

**STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY**

**A DEPARTMENT OF
CITY OF TUCUMCARI, NEW MEXICO**

**ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2015**

INTRODUCTORY SECTION

**STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
Board of Commissioners and Management
June 30, 2015**

City Mayor and Commission

Mayor	Amiel Curnutt
Mayor Pro-Tem	Daniel Lopez
Commissioner	Robert Lumpkin
Commissioner	Jimmy Sandoval
Commissioner	Dora Salinas-McTigue

Administrative Officials

City Manager	Doug Powers
City Clerk	Angelica Gray
City Finance Director	Dennis Dysart
Housing Authority Executive Director	Viki Riddle

**STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
TABLE OF CONTENTS
FOR THE YEAR ENDED JUNE 30, 2015**

	<u>Exhibit/ Statement/ Schedule</u>	<u>Page</u>
INTRODUCTORY SECTION		
Table of Contents		i
Official Roster		ii
FINANCIAL SECTION		
Independent Auditors' Report		1
Basic Financial Statements:		
Balance Sheet	A	3
Statement of Revenues, Expenses and Changes in Net Position	B	4
Statement of Changes in Net Position	C	5
Statement of Cash Flows	D	6
Notes to Financial Statements		7
Financial Statements of Individual Funds:		
Combining Balance Sheet – Proprietary Funds	A-1	24
Combining Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds	A-2	25
Combining Statement of Cash Flows – Proprietary Funds	A-3	26
Statement of Revenues, Expenses, and Changes in Net Position – Budgetary (non-GAAP Basis) and Actual:		
Low Rent Public Housing Proprietary Fund	A-4	27
Section 8 Housing Choice Vouchers Proprietary Fund	A-5	28
USDA RD FmHA Rural Housing Program Proprietary Fund	A-6	29
SUPPORTING SCHEDULES		
Schedule of Cash and Cash Equivalents by Depository for Public Funds	I	30
Schedule of Depository Collateral	II	31
Schedule of Pension Information	III	32
Schedule of Vendor Information for Purchases over \$60,000	IV	33
COMPLIANCE AND FEDERAL FINANCIAL ASSISTANCE		
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>		35
Report on Compliance for Each major Federal Program; Report on Internal Control over Compliance and Report on the Schedule of Expenditures of Federal Awards Required by OMB Circular A-133		37
Schedule of Expenditures of Federal Awards	V	39
Schedule of Findings and Questioned Costs	VI	41
OTHER SUPPLEMENTAL INFORMATION		
Financial Data Schedule		43

FINANCIAL SECTION



Griego Professional Services, LLC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Tim Keller, New Mexico State Auditor
The Office of Management and Budget
Mayor and City Commissioners
Tucumcari Housing Authority, Tucumcari, New Mexico

Report on Financial Statements

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Tucumcari Housing Authority (the Authority), as of and for the year ended June 30, 2015, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents. We also have audited the financial statements of each of the Authority's nonmajor business-type and the budgetary comparisons for the major business-type funds, presented as supplementary information, as defined by the Government Accounting Standards Board (GASB), in the accompanying combining and individual fund financial statements as of and for the year ended June 30, 2015, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

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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 Authority, as of June 30, 2015, and the respective changes in financial position thereof and the respective budgetary comparisons for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audit was conducted for the purpose of forming opinions on the Authority's financial statements, the combining and individual fund financial statements, and the budgetary comparisons. The Schedule of Expenditures of federal awards as required by Office of Management and Budget *Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*, introductory, the Financial Data Schedule (FDS) and the other schedules required by 2.2.2.NMAC are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of federal awards, the Financial Data Schedule (FDS) and other schedules required by 2.2.2 NMAC are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with the auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of federal awards, the Financial Data Schedule (FDS) and other schedules required by 2.2.2 NMAC are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Management has omitted *Management's Discussion and Analysis* that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

The Schedule of Vendors Information for Purchases over \$60,000 has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 12, 2015 on our consideration of 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* in considering the Authority's internal control over financial reporting and compliance.

GRIEGO PROFESSIONAL SERVICES, LLC



Albuquerque, NM
November 12, 2015

BASIC FINANCIAL STATEMENTS

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
STATEMENT OF NET POSITION
JUNE 30, 2015

Exhibit A

ASSETS

Current assets:

Cash and cash equivalents	\$	685,495
Short term investments		22,957
Accounts receivable - tenants (net of allowance of \$917)		9,454
Accounts receivable - governments		5,269
Inventory		5,989
Prepaid assets		4,735
Restricted cash and cash equivalents		64,469

Non-current assets:

Land, structures, and equipment (net of accumulated depreciation)		2,652,518
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Deferred Outflow of Resources

Deferred Outflow		6,430
<i>Total assets</i>		3,457,316

LIABILITIES

Current liabilities :

Accounts payable	\$	7,350
Accrued salaries and benefits		3,243
Accrued interest payable		745
Unearned or unavailable revenue-prepaid rents		82
Compensated absences		2,271
Note payable, due within one year		14,766

Current liabilities (payable from restricted assets)

Tenant deposits		13,987
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Non-current liabilities :

Net pension liability		44,920
Note payable, due in more than one year		642,314

Total liabilities

Deferred Inflow of Resources

Deferred Inflow		17,604
<i>Total liabilities</i>		747,282

NET POSITION

Net investment in capital assets		1,995,438
Restricted		52,166
Unrestricted		662,430
<i>Total net position</i>		2,710,034

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2015

Exhibit B

<i>Operating revenues:</i>	
Charges for services	\$ 186,317
Miscellaneous	8,121
<i>Total operating revenues</i>	<u>194,438</u>
 <i>Operating expenses:</i>	
Administration	223,305
Utilities	89,210
Ordinary maintenance and operations	157,415
Insurance expenses	39,668
Capital fund operating costs	9,061
Other general expenses	215
Depreciation	196,888
<i>Total operating expenses</i>	<u>715,762</u>
<i>Operating loss</i>	<u>(521,324)</u>
 <i>Non-operating revenues(expenses):</i>	
Interest income (expense)	(9,369)
Gain on asset disposal	
Operating grants	771,281
Capital grants	65,328
Housing assistance payments	(354,089)
<i>Total non-operating revenues</i>	<u>473,151</u>
<i>Change in net position</i>	(48,173)
<i>Total net position - beginning of year</i>	2,818,857
<i>Prior period adjustment</i>	(60,650)
<i>Total net position - beginning of year (adjusted)</i>	<u>2,758,207</u>
<i>Total net position - end of year</i>	<u>\$ 2,710,034</u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
STATEMENT OF CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2015

Exhibit C

	<u>Investment in Capital Assets</u>	<u>Restricted Net Position</u>	<u>Unrestricted Net Position</u>	<u>Total</u>
Balance June 30, 2014	\$ 1,886,696	\$ 178,846	\$ 675,767	\$ 2,741,309
Net change in net position for the year ended June 30, 2014	<u>108,742</u>	<u>(126,680)</u>	<u>(13,337)</u>	<u>(31,275)</u>
Balance June 30, 2015	<u><u>\$ 1,995,438</u></u>	<u><u>\$ 52,166</u></u>	<u><u>\$ 662,430</u></u>	<u><u>\$ 2,710,034</u></u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2015

Exhibit D

<i>Cash flows from operating activities:</i>	
Cash received from customers	\$ 193,552
Cash paid to suppliers and employees	(520,281)
<i>Net cash used for capital financing activities</i>	<u>(326,729)</u>
<i>Cash flows used by noncapital financing activities:</i>	
Intergovernmental HUD operating subsidy	771,281
Housing assistance payments	(354,089)
<i>Net cash provided by noncapital financing activities</i>	<u>417,192</u>
<i>Cash flows used by capital financing activities:</i>	
Acquisition and construction of capital assets	(109,271)
Intergovernmental HUD capital subsidy	65,328
Gain on asset disposal	(4,557)
Principal payments on notes	(13,533)
Interest payments on notes	(9,584)
<i>Net cash used for capital financing activities</i>	<u>(71,617)</u>
<i>Cash flows from investing activities:</i>	
Interest received	<u>117</u>
<i>Net decrease in cash and cash equivalents</i>	18,963
<i>Cash and cash equivalents - beginning of year</i>	<u>753,958</u>
<i>Cash and cash equivalents - end of year</i>	<u>\$ 772,921</u>
<i>Reconciliation of operating loss to net cash used for operating activities:</i>	
Operating loss	\$ (521,324)
Adjustments to reconcile operating loss to net cash used for operating activities:	
Depreciation	196,888
Increase in accounts receivable	(4,069)
Increase in prepaid expenses	(226)
Increase in inventory	(165)
Decrease in accounts payable	1,217
Increase in accrued expenses	(751)
Increase in deferred outflows	(6,430)
Increase in deferred inflow	17,625
Increase in pension liability	(11,174)
Increase in tenant security deposits	3,162
Increase in compensated absences	(1,482)
<i>Net cash used for operating activities</i>	<u>\$ (326,729)</u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 1. Summary of Significant Accounting Policies

The Tucumcari Housing Authority (the Authority) was organized pursuant to an agreement with the United States Department of Housing and Urban Development (HUD) in July 1970. The agreement provided for 90 low-rent housing units, the construction of which was financed by bonds guaranteed by the U.S. Government. The terms of the agreement provided that HUD shall provide annual contributions to cover the debt service on bonds used for the construction and subsidies for operations of the program. The City of Tucumcari agreed to operate and maintain the Authority in accordance with the requirements of HUD. The Authority is department of the City of Tucumcari, New Mexico.

The primary goal of the Low Rent Public Housing program is the provision of a decent home in a suitable living environment for families that cannot afford standard private housing. Under this program, decent, safe and sanitary housing is made available to families having incomes lower than those serviced by Public Housing Agencies (PHA) which are organized and authorized in accordance with State Law to engage or assist in the development and operation of a Low Rent Public Housing program. The PHA is a local housing authority (LHA) governed by an appointed board of directors who employ an administrative staff headed by an executive director.

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

This summary of significant accounting policies of the Authority is presented to assist in the understanding of the Authority's financial statements. The financial statements and notes are the representation of the Authority's management, who is responsible for their integrity and objectivity. The Authority has implemented Governmental Accounting Standards Board (GASB) statement No. 34 *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* for the year ended June 30, 2014. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. The financial statements have incorporated all applicable GASB pronouncements as well as Accounting Principles Board Opinions and Accounting Research Bulletins of the Committee on Accounting Procedures unless those pronouncements conflict with or contradict GASB pronouncements.

The more significant of the Authority's accounting policies are described below.

The following programs are maintained as major enterprise funds by the Authority:

- **Low Rent Public Housing Program** – Funded through direct grants from HUD, the overall objective of the Low Rent Public Housing Program is to provide cost-effective, decent, safe and affordable dwellings for lower income families through reduced rate rental units built and owned by the Authority.
- **Capital Fund Projects** – Funded on a reimbursement basis by HUD, the program funds may be used for the development, financing, and modernization of public housing developments and for management improvements. Per HUD requirements, these funds are presented within the Low Rent Public Housing Program on the Financial Statements.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 1. Summary of Significant Accounting Policies (Continued)

- **Section 8 Programs** – These programs, funded through direct grants from HUD, provide rental and utilities assistance to qualified families through rent subsidies paid directly to third-party landlords.
- **USDA FmHA Rural Housing Program** – USDA Rural Development (RD) provides Federal subsidy to the Tucumcari Housing Authority for the purpose of housing people eligible for occupancy as provided in Section 514 or Section 515 of Title V of the Housing Act of 1949, as amended, and RD/FmHA regulations for a 20 year period beginning December 1, 2000.

A. *Financial Reporting Entity*

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

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

B. *Basis of Presentation*

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

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

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

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 1. Summary of Significant Accounting Policies (Continued)

B. *Basis of Presentation (Continued)*

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

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

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

GASB No. 63 amends GASB 34 to incorporate deferred outflows of resources and deferred inflows of resources in the financial reporting model.

Deferred outflows of resources – a consumption of net assets by the government that is applicable to a future reporting period. It has a positive effect on net position, similar to assets.

Deferred inflows of resources – an acquisition of net assets by the government that is applicable to a future reporting period. It has a negative effect on net position, similar to liabilities.

Net Position – The residual of the net effects of assets, deferred outflows of resources, liabilities, and deferred inflows of resources.

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

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

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

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

D. *Assets, Liabilities, and Equity*

Cash and Cash Equivalents

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

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 1. Summary of Significant Accounting Policies (Continued)

D. *Assets, Liabilities, and Equity (Continued)*

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

Accounts Receivable

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

Inventory

Inventories are valued at cost.

Prepaid Items

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

Land, Structures and Equipment

Proprietary fund property and equipment acquisitions are recorded at cost or, if contributed property, at their fair market value at the time the contribution is made. Repairs and maintenance are recorded as expenses, while renewals and betterments are capitalized. Assets capitalized have an original cost of \$5,000 or more, per section 12-6-10 NMSA 1978, and a useful life of more than one year. Pursuant to the implementation of GASB Statement No. 34, the historical costs of infrastructure assets, (retroactive to 1979) are included as part of the Authority's capital assets reported in the basic financial statements. Information Technology Equipment including software is being capitalized and included in furniture, fixtures and equipment in accordance with NMAC 2.2.20.1.9 C (5). Contributed capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. No interest was included as part of the cost of capital assets under construction.

Depreciation is recorded using the straight-line method based on the estimated useful life of the asset. The following lives are utilized:

Land Improvements	5-20 years
Buildings & Building Improvements	10-40 years
Machinery & Equipment	3-15 years

Accounts Payable

Payables are comprised of unpaid vendor and supplier invoices and are recognized when incurred.

Accrued Expenses

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

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 1. Summary of Significant Accounting Policies (Continued)

D. *Assets, Liabilities, and Equity (Continued)*

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the New Mexico Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA, on the economic resources measurement focus and accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Compensated Absences

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

Cash Flows

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

Interfund Transactions

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

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

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. Significant estimates affecting the Authority's financial statements include management's estimate of the useful lives of capital assets.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 1. Summary of Significant Accounting Policies (Continued)

D. *Assets, Liabilities, and Equity (Continued)*

Net Position

Net position comprise the various net earnings from operating and non-operating revenues, expenses and contributions of capital. Net position are classified in the following three components: invested in capital assets, net of related debt; restricted; and unrestricted net position. Invested in capital assets, net of related debt, consists of all capital assets, net of accumulated depreciation and reduced by the outstanding debt that is attributable to the acquisition, construction and improvement of the assets: debt related to the unspent proceeds or other restricted cash and investments is excluded from the determination. Restricted net position consists of net assets for which constraints are placed thereon by external parties, such as: lenders, grantors, contributors, laws, regulations and enabling legislation, including self-imposed legal mandates. Unrestricted net position consist of all other net assets not included in the above categories.

Restricted Assets

Certain resources set aside for modernization and development, as well as security deposits held as insurance against the non-payment for services rendered are classified on the balance sheet as restricted because their use is limited. The Authority's policy is to apply restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Revenue Recognition

Dwelling rental revenues are recorded as rentals become due. Rental payments received in advance, if any, are deferred until earned. The Authority has entered into annual contributions contracts with HUD to develop, manage and own public housing projects and to administer the federal Section 8 housing programs, whereby monthly housing assistance payments are made to landlords on behalf of eligible lower income individuals and families. HUD makes monthly operating subsidy contributions within the public housing program and monthly contributions for housing assistance payments and administration fees for the Section 8 program. Such contributions are reflected as operating grants in the accompanying financial statements.

E. *Budgets*

The Authority adheres to the following regarding the budget:

1. The executive director and the fee accountant prepare the budget in accordance with HUD guidelines.
2. Capital expenditures for the Capital Funds Program (CFP) are budgeted for grant purposes. Expenditures capitalized are reflected as increases to capital assets and reported on the statement of net position. The Authority does not budget for depreciation expense.
3. HUD reviews the proposed budget and makes corrections, revisions and amendments as necessary.
4. The executive director submits the budget to the Authority's Board of Directors for approval.
5. The Board of Directors approves the budget.

The Authority does not budget depreciation expense; therefore, the budget is not prepared in accordance with generally accepted accounting principles. The budget is a guideline to operations and is not a legally enforceable document. The Authority's level of budgetary control is at the total fund level and the individual capital projects level. The Authority submitted its budget to the State of New Mexico Department of Finance and Administration.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 2. Cash and Cash Equivalents

State statutes authorize the investment of the Authority's funds in a wide variety of instruments including certificates of deposit and other similar obligations, state investment pool, money market accounts, and United States Government obligations. All invested funds of the Authority properly followed State investment requirements as of June 30, 2015.

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

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

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

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

According to the Federal Deposit Insurance Corporation, public unit deposits are funds owned by the public unit. Time deposits, savings deposits and interest bearing NOW accounts of a public unit in an institution in the same state will be insured up to \$250,000 in aggregate and separate from the \$250,000 coverage for public unit demand deposits at the same institution.

Deposits

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

	Wells Fargo Bank	First National Bank		Total
Total amount of deposits	\$ 769,039	\$ 7,966		\$ 777,005
FDIC Coverage	(250,000)	(7,966)		(257,966)
Total uninsured public funds	519,039	0		519,039
Pledged collateral held by pledging bank's trust department or agent but not in agency's name	(455,279)	0		(403,848)
Uninsured and uncollateralized	\$(115,191)	\$ 0		\$(115,191)
Collateral requirement (50% of uninsured public funds)	\$ 259,195	\$ 0		\$ 259,195
Total pledged collateral	(455,279)	0		(455,279)
Total (over) under requirement	\$(196,084)	\$ 0		\$(196,084)

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 2. Cash and Cash Equivalents (Continued)

At June 30, 2015, the carrying amount of the Authority's deposits was \$772,921.

Custodial Credit Risk – Deposits. Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The government does not have a deposit policy for custodial credit risk, other than following state statutes as put forth in the Public Money Act (Section 6-10-1 to 6-10-63, NMSA 1978). At June 30, 2014, none of the Authority's bank balance of \$771,636 was exposed to custodial credit risk because the amount uninsured was collateralized by collateral held by the pledging bank's trust department in the Authority's name.

Reconciliation of Cash and Temporary Investments

Proprietary Funds – Statement of Net Position	
Cash and cash equivalents per Exhibit A	\$ 749,964
Short term investments per Exhibit A	22,957
Less: Petty cash	(200)
Add: Outstanding and Other Reconciling Items	<u>4,284</u>
Total Amount of Deposits per Bank	<u>\$ 777,005</u>

Note 3. Accounts Receivable

The Authority's accounts receivable at June 30, 2015, are as follows:

	<u>Accounts Receivable</u>	<u>Allowance</u>	<u>Net</u>
Accounts receivable – Tenants	\$ 9,236	\$ 917	\$ 8,319
Accounts receivable – Other	1,135	0	1,135
Accounts receivable – HUD	<u>5,269</u>	<u>0</u>	<u>5,269</u>
Total	<u>\$ 15,640</u>	<u>\$ 917</u>	<u>\$ 14,723</u>

Note 4. Interfund Receivables, Payables and Transfers

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

As of June 30, 2015, the Authority did not have any balances due between funds.

Note 5. Land, Structures, and Equipment

A summary of capital assets and changes occurring during the year ended June 30, 2015 follows. Land and construction in progress are not subject to depreciation.

	<u>Balance 6/30/2014</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance 6/30/2015</u>
Capital Assets, Not Being Depreciated:					
Land-Low Rent Public Housing	\$ 68,890	\$ -	\$ -	-	\$ 68,890
Land-USDA FmHA Rural Housing	27,120	-	-	-	27,120
Construction in Progress-Low Rent Public Housing	<u>5,070</u>	<u>-</u>	<u>-</u>	<u>(5,070)</u>	<u>-</u>
Capital Assets, Not Being Depreciated:	<u>101,080</u>	<u>-</u>	<u>-</u>	<u>(5,070)</u>	<u>96,010</u>
Capital Assets, Being Depreciated:					
<i>Low Rent Public Housing Program</i>					
Furniture, fixtures, & equipment	448,274	34,095	-	-	482,369
Land improvements	1,193,781	-	-	-	1,193,781
Buildings & building improvement	<u>2,634,553</u>	<u>33,529</u>	<u>-</u>	<u>5,070</u>	<u>2,673,152</u>
Total Public Housing Program	<u>4,276,608</u>	<u>67,624</u>	<u>-</u>	<u>5,070</u>	<u>4,349,302</u>

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 5. Land, Structures, and Equipment (Continued)

	Balance 6/30/2014	Additions	Deletions	Transfers	Balance 6/30/2015
<i>Section 8</i>					
Furniture, fixtures, & equipment	-	9,315	-	-	9,315
<i>USDA FmHA Rural Housing Program</i>					
Furniture, fixtures, & equipment	54,344	-	-	-	54,344
Buildings & building improvements	940,412	32,331	-	-	972,743
Total Rural Housing Program	994,756	32,331	-	-	1,027,087
Total Capital Assets, Being Depreciated:	<u>5,271,364</u>	<u>109,270</u>	<u>-</u>	<u>5,070</u>	<u>5,385,704</u>
Accumulated Depreciation:					
Low Rent Public Housing Program					
Furniture, fixtures, & equipment	(343,785)	(33,243)	-	-	(377,028)
Land improvements	(956,342)	(44,698)	-	-	(1,001,040)
Buildings & building improvement	(976,410)	(88,932)	-	-	(1,065,342)
Total Public Housing Program	<u>(2,276,537)</u>	<u>(166,873)</u>	<u>-</u>	<u>-</u>	<u>(2,443,410)</u>
Section 8 Program					
Furniture, fixtures, & equipment	-	(1,743)	-	-	(1,743)
USDA FmHA Rural Housing Program					
Furniture, fixtures, & equipment	(54,344)	-	-	-	(54,344)
Buildings & building improvements	(301,427)	(28,272)	-	-	(329,699)
Total Rural Housing Program	<u>(355,771)</u>	<u>(28,272)</u>	<u>-</u>	<u>-</u>	<u>(384,043)</u>
Total Accumulated Depreciation:	<u>(2,632,308)</u>	<u>(196,888)</u>	<u>-</u>	<u>-</u>	<u>(2,829,196)</u>
Total Capital Assets, Net of Depreciation:	<u>\$ 2,740,136</u>	<u>\$ (87,618)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>2,652,518</u>

The Authority has continued to maintain the cost of its buildings and equipment and update its depreciation schedule as information becomes available. Depreciation expense for the year ended June 30, 2015, totaled \$196,888.

Note 6. Long-Term Debt

The following summarizes changes in long-term liabilities during the year ended June 30, 2015.

	Balance 6/30/2014	Additions	Deletions	Balance 6/30/2015	Due Within One Year
Compensated Absences	\$ 3,753	\$ 6,753	\$ (8,235)	\$ 2,271	\$ 2,271
Note Payable	<u>670,613</u>	<u>-</u>	<u>(13,533)</u>	<u>657,080</u>	<u>14,766</u>
Total	<u>\$ 674,366</u>	<u>\$ 6,753</u>	<u>\$ (21,768)</u>	<u>\$ 659,351</u>	<u>\$ 17,037</u>

Compensated Absences

The Authority's policy allows employees to accumulate limited amounts of vacation and sick pay, which vacation is payable to the employee upon termination or retirement. The amount due within one year is \$2,271.

Note Payable

On December 31, 2000 the City of Tucumcari purchased a 24 unit apartment complex (Chaparral Apartments) from a private owner. Tucumcari Housing Authority manages the units on behalf of the City.

At purchase, certain agreements including a Section 515, Rural Housing Rental Assistance agreement and a mortgage were assumed by the City. The debt is owed to the Farmers Home Administration (FmHA), a division of the United States Department of Agriculture.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 6. Long-Term Debt (Continued)

The Rental Assistance Agreement is similar in many respects to the subsidized rental program administered by the U.S. Department of Housing and Urban Development, in that, it is primarily directed toward providing housing to qualified low income citizens. The agreement binds the federal government to provide the difference between the approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household in accordance with government regulations. Additionally, the units are subject to an Interest Credit and Rental Assistance Agreement, which provides for additional subsidy for mortgage payments of \$4,047 monthly.

Both of these agreements require the City to adhere to all USDA regulations. Violation of any terms, conditions or program regulations permit the U.S. Government, at its option, to suspend or terminate the agreement.

Additionally, the U.S. Government may suspend, terminate or modify the agreement, at its option, should it determine that a subsidy is no longer required for the benefit of the tenants.

Subsidy budgets for Rural Housing Projects are approved and awarded by the FmHA for five year periods.

The loan and subsidy agreements require monthly contributions to a reserve account, which may only be used to ensure mortgage payments are made timely, or, with the permission of FmHA, make renovation or betterments to the units.

No money was transferred during the year ended June 30, 2015 from the reserve account for improvements. Monthly payments of \$665 were made into the reserve account during the year.

At June 30, 2015 the outstanding indebtedness owed to FmHA was \$657,080. Total principal and interest installments of \$5,973 are due monthly (including the \$4,047 debt service subsidy payment). The effective interest over the term of the loan (because of the debt service subsidy payment) is approximately 1%. Principal payments during the year were \$13,533.

The following schedule shows the aggregate maturities of the indebtedness owed to FmHA over the life of the loan based upon current estimated debt subsidies:

	<u>Principal</u>	<u>Total Interest</u>	<u>Interest Subsidy</u>	<u>Net Interest</u>
2016	\$ 14,766	\$ 56,912	\$ 48,560	\$ 8,352
2017	16,111	55,567	48,560	7,007
2018	17,579	54,099	48,560	5,539
2019	19,180	52,498	48,560	3,938
2020	20,927	50,750	48,560	2,190
2021-2025	136,950	221,436	242,800	(21,364)
2026-2030	211,776	146,610	242,800	(96,190)
2031-2035	<u>219,791</u>	<u>19,450</u>	<u>56,653</u>	<u>(37,203)</u>
Total	<u>\$ 657,080</u>	<u>\$ 657,322</u>	<u>\$ 785,053</u>	<u>\$ (127,731)</u>

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 7. Non-Cash Revenue & Expenses

During the year ended June 30, 2015, the Tucumcari Housing Authority recognized revenue and expenses, each in the amount of \$48,560, in relation to its Interest Credit and Rental Assistance Agreement. Payments were made on the Authority's behalf, though not received or made by the Authority. As such, the Authority recognizes both non cash revenue and expenses in this amount.

Note 8. Risk Management

Tucumcari Housing Authority is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has joined together with other housing authorities throughout the Country 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 the Housing Authority Insurance Group for its general insurance coverage and all risk of loss is transferred.

Note 9. PERA Pension Plan

Plan description. The Public Employees Retirement Fund (PERA Fund) is a cost-sharing, multiple employer defined benefit pension plan. This fund has six divisions of members, including State General, State Police/Adult Correction Officer, Municipal General, Municipal Police/Detention Officers, Municipal fire, and State Legislative Divisions, and offers 24 different types of coverage within the PERA plan. All assets accumulated may be used to pay benefits, including refunds of member contributions, to any of the plan members or beneficiaries, as defined by the terms of this plan. Certain coverage plans are only applicable to a specific division. Eligibility for membership in the PERA Fund is set forth in the Public Employees Retirement Act (Chapter 10, Article 11, NMSA 1978). Except as provided for in the Volunteer Firefighters Retirement Act (10-11A-1 to 10-11A-7, NMSA 1978), the Judicial Retirement Act (10-12B-1 to 10-12B-19, NMSA 1978), the Magistrate Retirement Act (10-12C-1 to 10-12C-18, NMSA 1978), and the Educational Retirement Act (Chapter 22, Article 11, NMSA 1978), and the provisions of Sections 29-4-1 through 29-4-11, NMSA 1978 governing the State Police Pension Fund, each employee and elected official of every affiliated public employer is required to be a member in the PERA Fund.

PERA issues a publicly available financial report and a comprehensive annual financial report that can be obtained at <http://saonm.org/> using the Audit Report Search function for agency 366.

Benefits provided. For a description of the benefits provided and recent changes to the benefits see Note 1 in the PERA audited financial statements for the fiscal year ended June 30, 2014 available at http://www.pera.state.nm.us/pdf/AuditFinancialStatements/366_Public_Employees_Retirement_Association_2014.pdf.

Contributions. The contribution requirements of defined benefit plan members and the (name of employer) are established in state statute under Chapter 10, Article 11, NMSA 1978. The contribution requirements may be amended by acts of the legislature. For the employer and employee contribution rates in effect for FY14 for the various PERA coverage options, for both Tier I and Tier II, see the tables available in the note disclosures on pages 29 through 31 of the PERA FY14 annual audit report at

http://osanm.org/media/audits/366_Public_Employees_Retirement_Association_2014.pdf. The PERA coverage options that apply to Housing Authority is the Municipal General Division.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 9. PERA Pension Plan (Continued)

Statutorily required contributions to the pension plan from the Housing Authority were \$6,430 and employer paid member benefits that were “picked up” by the employer were \$ 6,430 for the year ended June 30, 2015.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: The PERA pension liability amounts, net pension liability amounts, and sensitivity information were based on an annual actuarial valuation performed as of June 30, 2013. The PERA pension liability amounts for each division were rolled forward from the valuation date to the Plan year ending June 30, 2014, using generally accepted actuarial principles. Therefore, the employer’s portion was established as of the measurement date June 30, 2014.

The assets of the PERA fund are held in one trust, but there are six distinct membership groups (municipal general members, municipal police members, municipal fire members, state general members, state police members and legislative members) for whom separate contribution rates are determined each year pursuant to chapter 10, Article 11 NMSA 1978. Therefore, the calculations of the net pension liability, pension expense and deferred Inflows and Outflows were performed separately for each of the membership groups: municipal general members; municipal police members; municipal fire members; state general members; state police members and legislative members. The Housing Authority’s proportion of the net pension liability for each membership group that the employer participates in is based on the employer contributing entity’s percentage of that membership group’s total employer contributions for the fiscal year ended June 30, 2014. Only employer contributions for the pay period end dates that fell within the period of July 1, 2013 to June 30, 2014 were included in the total contributions for a specific employer. Regular and any adjustment contributions that applied to FY 2014 are included in the total contribution amounts. In the event that an employer is behind in reporting to PERA its required contributions, an estimate (receivable) was used to project the unremitted employer contributions. This allowed for fair and consistent measurement of the contributions with the total population. This methodology was used to maintain consistent measurement each year in determining the percentages to be allocated among all the participating employers.

For PERA Fund Division Municipal General Division, at June 30, 2015, the Housing Authority reported a liability of \$44,920 for its proportionate share of the net pension liability. At June 30, 2014, the Housing Authority’s proportion was .3199 percent, which was unchanged from its proportion measured as of June 30, 2013, due to the insignificance of the difference.

For the year ended June 30, 2015, the Housing Authority recognized PERA Fund Division Municipal General Division pension expense of \$4,556. At June 30, 2015, the Housing Authority reported PERA Fund Division \$6,430 and \$17,604 deferred outflows of resources and deferred inflows or resources related to pensions from the following sources:

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 9. PERA Pension Plan (Continued)

	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
Differences between expected and actual experience	\$ —	\$ 30
Changes of assumptions	—	—
Net difference between projected and actual Earnings on pension plan investments	—	17,574
Changes in proportion and differences between the Authority's contributions and proportionate Share of contributions	—	—
Authority's contributions subsequent to the measurement date	<u>6,430</u>	<u>—</u>
Total	<u>\$ 6,430</u>	<u>\$ 17,604</u>

\$6,430 reported as deferred outflows of resources related to pensions resulting from Housing Authority contributions subsequent to the measurement date June 30, 2014 will be recognized as a reduction of the net pension liability in the year ended June 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year <u>Ending June 30,</u>	
2016	\$ 4,401
2017	4,401
2018	4,401
2019	4,401

Actuarial assumptions. As described above, the PERA Fund member group pension liabilities and net pension liabilities are based on actuarial valuations performed as of June 30, 2013 for each of the membership groups. Then each PERA Fund member group pension liability was rolled forward from the valuation date to the Plan year ending June 30, 2014 using generally accepted actuarial principles. There were no significant events or changes in benefit provisions that required an adjustment to the roll-forward liabilities as of June 30, 2014. These actuarial methods and assumptions were adopted by the Board for use in the June 30, 2014 actuarial valuation.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 9. PERA Pension Plan (Continued)

Actuarial valuation date	June 30, 2013
Actuarial cost method	Entry age normal
Amortization method	Level percentage of pay
Amortization period	Solved for based on statutory rates
Asset valuation method	Fair value
Actuarial assumptions:	
<input type="checkbox"/> Investment rate of return	7.75% annual rate, net of investment expense
<input type="checkbox"/> Payroll growth	3.50% annual rate
<input type="checkbox"/> Projected salary increases	3.50% to 14.25% annual rate
<input type="checkbox"/> Includes inflation at	3.00% annual rate

The long-term expected rate of return on pension plan investments was determined using a statistical analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and most recent best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

ALL FUNDS - Asset Class	Target Allocation	Long-Term Expected Real Rate if Return
US Equity	21.1%	5.00%
International Equity	24.8	5.20
Private Equity	7.0	8.20
Core and Global Fixed Income	26.1	1.85
Fixed Income Plus Sectors	5.0	4.80
Real Estate	5.0	5.30
Real Assets	7.0	5.70
Absolute Return	4.0	4.15
Total	100.0%	

Discount rate: The discount rate used to measure the total pension liability was 7.75 percent. The projection of cash flows used to determine the discount rate assumed that future contributions will be made in accordance with statutory rates. On this basis, the pension plan's fiduciary net position together with the expected future contributions are sufficient to provide all projected future benefit payments of current plan members as determined in accordance with GASBS 67. Therefore, the 7.75% assumed long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Housing Authority's proportionate share of the net pension liability to changes in the discount rate. The following tables show the sensitivity of the net pension liability to changes in the discount rate. In particular, the tables present the Housing Authority's net pension liability in each PERA Fund Division that the Housing Authority participates in, under the current single rate assumption, as if it were calculated using a discount rate one percentage point lower (6.75%) or one percentage point higher (8.75%) than the single discount rate.

Fiscal Year	1% Decrease	Current Discount	1% Increase
Ending June 30,	(6.75%)	Rate (7.75%)	(8.75%)
Authority's proportionate share of the net pension liability	\$ 84,685	\$ 44,920	\$ 14,200

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 9. PERA Pension Plan (Continued)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued FY14 Restated PERA financial report. The report is available at <http://www.pera.state.nm.us/publications.html>.

Payables to the pension plan. There are no payables to the plan as of June 30, 2015.

Note 10. Post Employment Benefits—State Retiree Health Care Plans

Plan Description. Tucumcari Housing Authority contributes to the New Mexico Retiree Health Care Fund, a cost-sharing multiple-employer defined benefit postemployment healthcare 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 postemployment healthcare plan. That report and further information can be obtained by writing to the Retiree Health Care Authority at 4308 Carlisle NE, Suite 104, Albuquerque, NM 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.

The employer, employee and retiree contributions are required to be remitted to the RHCA on a monthly basis. The statutory requirements for the employer and employee contributions can be changed by the New Mexico State Legislature. Employers that choose to become participating employers after January 1, 1998, are required to make contributions to the RHCA fund in the amount determined to be appropriate by the board.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 10. Post Employment Benefits—State Retiree Health Care Plans

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. For employees that were members of an enhanced retirement plan (state police and adult correctional officer member coverage plan 1; municipal police member coverage plans 3, 4 or 5; municipal fire member coverage plan 3, 4 or 5; municipal detention officer member coverage plan 1; and members pursuant to the Judicial Retirement Act) during the fiscal year ended June 30, 2014, the statute required each participating employer to contribute 2.5% of each participating employee's annual salary; and each participating employee was required to contribute 1.25% of their salary. For employees that were not members of an enhanced retirement plan during the fiscal year ended June 30, 2014, the statute required each participating employer to contribute 2.0% of each participating employee's annual salary; each participating employee was required to contribute 1.0% of their salary. In addition, pursuant to Section 10-7C-15(G) NMSA 1978, at the first session of the Legislature following July 1, 2013, the legislature shall review and adjust the distributions pursuant to Section 7-1-6.1 NMSA 1978 and the employer and employee contributions to the authority in order to ensure the actuarial soundness of the benefits provided under the Retiree Health Care Act.

The Authority's contributions to the RHCA for the years ended June 30, 2015, 2014, and 2013 were \$3,123, \$2,466, and \$3,756, respectively, which equal the required contributions for each year.

Note 11. Contingent Liabilities

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

Note 12. Concentrations

Approximately 80% percent of the Authority's revenues are derived from grants from various federal agencies. Reduction or interruption of these funds is not expected, however, if reduction or interruption of funding occurred it would have a material impact on the operations of the Authority.

Note 13. Other Required Individual Fund Disclosures

Generally accepted accounting principles require disclosures of certain information concerning individual funds including:

Excess of expenditures over appropriations: There were no funds which exceeded approved budgetary authority for the year ended June 30, 2015.

Note 14. Subsequent Events

The date to which events occurring after June 30, 2015, the date of the most recent balance sheet, have been evaluated for possible adjustment to the financial statements or disclosures is November 12, 2015. There were no events noted as of this date.

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

Note 15. Subsequent Accounting Standard Pronouncements

In February 2015, the GASB issued Statement No. 72, *Fair Value Measurement and Application*, which is effective for financial statement for periods beginning after June 15, 2015.

In June 2015, the GASB issued Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB 67 and 68*, which is effective for financial statement for periods beginning after June 15, 2015.

In June 2015, the GASB issued Statement No. 74, *Financial Reporting for Postemployment Benefits Other Than Pension Plans*, which is effective for financial statement for periods beginning after June 15, 2016.

In June 2015, the GASB issued Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, which is effective for financial statement for periods beginning after June 15, 2017.

In June 2015, the GASB issued Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, which is effective for financial statement for periods beginning after June 15, 2015.

In August 2015, the GASB issued Statement No. 77, *Tax Abatement Disclosures*, which is effective for financial statement for periods beginning after December 15, 2015.

NOTE 16 Prior period adjustment

Prior period adjustment was due to corrections in pension liabilities related to GASB 68 in the financial statements which totaled (\$650,650) in business-type activities.

FINANCIAL STATEMENTS OF INDIVIDUAL FUNDS

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
COMBINING BALANCE SHEET - PROPRIETARY FUNDS
JUNE 30, 2015

Statement A-1

ASSETS	Low-Rent Public Housing	Section 8	USDA FMHA Rural Housing Program	Total
Cash and cash equivalents	\$ 497,444	\$ 141,435	\$ 46,616	\$ 685,495
Short term investments	22,957	-	-	22,957
Accounts receivable - tenants (net of allowance of \$917)	8,254	1,135	65	9,454
Accounts receivable - governments	61	-	5,208	5,269
Inventory	5,989	-	-	5,989
Prepaid assets	4,735	-	-	4,735
Restricted cash and cash equivalents	7,966	-	56,503	64,469
Land, structures and equipment (net of depreciation of \$	1,974,782	7,572	670,164	2,652,518
<i>Deferred outflow of resources</i>				
Deferred Outflows	6,430	-	-	6,430
<i>Total assets</i>	<u>2,528,618</u>	<u>150,142</u>	<u>778,556</u>	<u>3,457,316</u>
LIABILITIES				
<i>Current liabilities (payable from current assets):</i>				
Accounts payable	\$ 6,216	-	1,134	7,350
Accrued salaries & benefits	3,243	-	-	3,243
Accrued interest	-	-	745	745
Unearned or unavailable revenue-prepaid rents	-	-	82	82
Compensated absences	2,271	-	-	2,271
<i>Current liabilities (payable from restricted assets):</i>				
Tenant deposits	9,650	-	4,337	13,987
<i>Non-current liabilities:</i>				
Net pension liability	44,920	-	-	44,920
Note payable, due within one year	-	-	14,766	14,766
Notes payable, due in more than one year	-	-	642,314	642,314
<i>Deferred inflow of resources</i>				
Deferred Outflows	17,604	-	-	17,604
<i>Total liabilities</i>	<u>83,904</u>	<u>-</u>	<u>663,378</u>	<u>747,282</u>
NET POSITION				
Net investment in capital assets	1,974,782	7,572	13,084	1,995,438
Restricted	-	-	52,166	52,166
Unrestricted	469,932	142,570	49,928	662,430
<i>Total net position</i>	<u>2,444,714</u>	<u>150,142</u>	<u>115,178</u>	<u>2,710,034</u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO

Statement A-2

TUCUMCARI HOUSING AUTHORITY

A DEPARTMENT OF CITY OF TUCUMCARI

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2015

	Low-Rent Public Housing Program	Section 8	USDA FMHA Rural Housing Program	Total
<i>Operating revenues:</i>				
Charges for services	\$ 152,453	\$ -	\$ 33,864	\$ 186,317
Miscellaneous	3,794	606	3,721	8,121
<i>Total operating revenues</i>	<u>156,247</u>	<u>606</u>	<u>37,585</u>	<u>194,438</u>
<i>Operating expenses:</i>				
Administration	148,838	39,599	34,868	223,305
Tenant services	-	-	-	-
Utilities	83,536	-	5,674	89,210
Ordinary maintenance and operations	120,736	-	36,679	157,415
Insurance expenses	37,175	700	1,793	39,668
Capital fund expenditures	9,061	-	-	9,061
Other general expenses	-	-	215	215
Depreciation	166,873	1,743	28,272	196,888
<i>Total operating expenses</i>	<u>566,219</u>	<u>42,042</u>	<u>107,501</u>	<u>715,762</u>
<i>Operating income/(loss)</i>	<u>(409,972)</u>	<u>(41,436)</u>	<u>(69,916)</u>	<u>(521,324)</u>
<i>Non-operating revenues (expenses):</i>				
Interest income	105	12	(9,486)	(9,369)
Operating grants	267,184	424,845	79,252	771,281
Capital grants	65,328	-	-	65,328
Gain/(loss) on asset disposal	-	-	-	-
Housing assistance payments	-	(354,089)	-	(354,089)
<i>Total non-operating revenues (expenses)</i>	<u>332,617</u>	<u>70,768</u>	<u>69,766</u>	<u>473,151</u>
<i>Net income (loss)</i>	(77,355)	29,332	(150)	(48,173)
<i>Total net position - beginning of year</i>	2,582,719	120,810	115,328	2,818,857
<i>Prior period adjustment</i>	(60,650)	-	-	(60,650)
<i>Total net position - beginning of year (adjusted)</i>	2,522,069	120,810	115,328	2,758,207
<i>Total net position - end of year</i>	<u>\$ 2,444,714</u>	<u>\$ 150,142</u>	<u>\$ 115,178</u>	<u>\$ 2,710,034</u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
COMBINING STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2015

Statement A-3

	Low-Rent Public Housing Program	Section 8	USDA FMHA Rural Housing Program	Total
<i>Cash flows from operating activities:</i>				
Cash received from customers	\$ 153,595	\$ 1,203	38,754	\$ 193,552
Cash paid to suppliers and employees	(398,955)	(40,299)	(81,027)	(520,281)
<i>Net cash provided by (used for) operating activities</i>	<u>(245,360)</u>	<u>(39,096)</u>	<u>(42,273)</u>	<u>(326,729)</u>
<i>Cash flows used by noncapital financing activities:</i>				
Intergovernmental HUD operating subsidy	267,184	424,845	79,252	771,281
Housing assistance payments	-	(354,089)	-	(354,089)
<i>Net cash provided by noncapital financing activities</i>	<u>267,184</u>	<u>70,756</u>	<u>79,252</u>	<u>417,192</u>
<i>Cash flows used by capital financing activities:</i>				
Acquisition and construction of capital assets	(67,625)	(9,315)	(32,331)	(109,271)
Intergovernmental HUD capital subsidy	65,328	-	-	65,328
Loss on asset disposal	(4,557)	-	-	(4,557)
Principal payments on notes	-	-	(13,533)	(13,533)
Interest payments on notes	-	-	(9,584)	(9,584)
<i>Net cash provided by capital financing activities</i>	<u>(6,854)</u>	<u>(9,315)</u>	<u>(55,448)</u>	<u>(71,617)</u>
<i>Cash flows from investing activities:</i>				
Interest received	105	12	-	117
<i>Net increase/(decrease) in cash and cash equivalents</i>	15,075	22,357	(18,469)	18,963
<i>Cash and cash equivalents - beginning of year</i>	<u>513,291</u>	<u>119,079</u>	<u>121,588</u>	<u>753,958</u>
<i>Cash and cash equivalents - end of year</i>	<u>\$ 528,366</u>	<u>\$ 141,436</u>	<u>\$ 103,119</u>	<u>\$ 772,921</u>
<i>Reconciliation of operating (loss) to net cash provided by (used for) operating activities:</i>				
Operating income (loss)	\$ (409,972)	\$ (41,436)	\$ (69,916)	\$ (521,324)
Adjustments to reconcile operating (loss) to net cash (used) by operating activities:				
Depreciation	166,873	1,743	28,272	196,888
Increase in accounts receivable	(5,116)	597	450	(4,069)
Increase in prepaid expenses	(226)	-	-	(226)
Increase in inventory	(165)	-	-	(165)
Decrease in accounts payable	3,015	-	(1,798)	1,217
Increase in accrued expenses	(751)	-	-	(751)
Increase in deferred outflows	(6,430)	-	-	(6,430)
Increase in deferred inflow	17,604	-	21	17,625
Increase in pension liability	(11,174)	-	-	(11,174)
Increase/(decrease) in tenant security deposits	2,464	-	698	3,162
Increase in compensated absences	(1,482)	-	-	(1,482)
<i>Net cash provided by (used for) operating activities</i>	<u>\$ (245,360)</u>	<u>\$ (39,096)</u>	<u>\$ (42,273)</u>	<u>\$ (326,729)</u>

STATE OF NEW MEXICO

Statement A-4

TUCUMCARI HOUSING AUTHORITY

A DEPARTMENT OF CITY OF TUCUMCARI

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL
LOW RENT PUBLIC HOUSING PROPRIETARY FUND
FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Favorable (Unfavorable)
	Original	Final		
<i>Revenues:</i>				
Tenant rent	\$ -	\$ 152,453	\$ 152,453	\$ -
Other operating revenue	-	3,794	3,794	-
<i>Total revenues</i>	<u>-</u>	<u>156,247</u>	<u>156,247</u>	<u>-</u>
<i>Expenditures:</i>				
Current				
Administration	-	148,838	143,434	5,404
Tenant services	-	-	-	-
Ordinary maintenance and operations	-	120,736	120,736	-
Utilities	-	83,536	83,536	-
Insurance expenses	-	37,175	37,175	-
Other general expenses	-	-	-	-
Depreciation expense	-	166,873	166,873	-
Capital fund operating costs	-	9,061	9,061	-
<i>Total expenditures</i>	<u>-</u>	<u>566,219</u>	<u>560,815</u>	<u>5,404</u>
<i>Operating Income (loss)</i>	<u>-</u>	<u>(409,972)</u>	<u>(404,568)</u>	<u>5,404</u>
<i>Non-operating revenues (expenses):</i>				
Designated cash	-	77,355	-	(77,355)
Gain on asset disposal	-	-	-	-
HUD operating subsidy	-	267,184	267,184	-
HUD capital project grants	-	65,328	65,328	-
Investment income	-	105	105	-
<i>Total non-operating revenues (expenses)</i>	<u>-</u>	<u>409,972</u>	<u>332,617</u>	<u>(77,355)</u>
<i>Change in net position</i>	<u>\$ -</u>	<u>\$ -</u>	<u>(71,951)</u>	<u>\$ (71,951)</u>
<i>Net position - beginning of year</i>			<u>600,318</u>	
<i>Net position - end of year</i>			<u>\$ 528,367</u>	
Reconciliation to GAAP Basis				
Net change in net position			\$ (71,951)	
Adjustments to revenues			-	
Adjustments to expenditures			<u>(5,404)</u>	
Excess (deficiency) of revenues and other sources (uses) over expenditures (GAAP Basis)			<u>\$ (77,355)</u>	

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

STATE OF NEW MEXICO

Statement A-5

TUCUMCARI HOUSING AUTHORITY

A DEPARTMENT OF CITY OF TUCUMCARI

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL
HOUSING CHOICE VOUCHERS SECTION 8 PROPRIETARY FUND
FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Favorable (Unfavorable)
	Original	Final		
<i>Revenues:</i>				
Tenant rent	\$ -	\$ -	\$ -	\$ -
Other operating revenue	-	606	606	-
<i>Total revenues</i>	<u>-</u>	<u>606</u>	<u>606</u>	<u>-</u>
<i>Expenditures:</i>				
Current				
Administration	-	39,599	39,599	-
Tenant services	-	-	-	-
Ordinary maintenance and operations	-	-	-	-
Utilities	-	-	-	-
Insurance expenses	-	700	700	-
Depreciation expense	-	1,743	1,743	-
General expenses	-	-	-	-
<i>Total expenditures</i>	<u>-</u>	<u>40,299</u>	<u>42,042</u>	<u>-</u>
<i>Operating Income (loss)</i>	<u>-</u>	<u>(39,693)</u>	<u>(41,436)</u>	<u>(1,743)</u>
<i>Non-operating revenues (expenses):</i>				
Designated cash	-	(31,075)	-	31,075
Gain on asset disposal	-	-	-	-
HUD operating subsidy	-	424,845	424,845	-
Housing assistance payments	-	(354,089)	(354,089)	-
Investment income	-	12	12	-
<i>Total non-operating revenues (expenses)</i>	<u>-</u>	<u>39,693</u>	<u>70,768</u>	<u>31,075</u>
<i>Change in net position</i>	<u>\$ -</u>	<u>\$ -</u>	29,332	<u>\$ 29,332</u>
<i>Net position - beginning of year</i>			112,103	
<i>Net position - end of year</i>			<u>\$ 141,435</u>	
Reconciliation to GAAP Basis				
Net change in net position			\$ 29,332	
Adjustments to revenues			-	
Adjustments to expenditures			-	
Excess (deficiency) of revenues and other sources (uses) over expenditures (GAAP Basis)			<u>\$ 29,332</u>	

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

STATE OF NEW MEXICO

Statement A-6

TUCUMCARI HOUSING AUTHORITY

A DEPARTMENT OF CITY OF TUCUMCARI

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS - BUDGET AND ACTUAL
 USDA FMHA RURAL HOUSING PROGRAM PROPRIETARY FUND
 FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Favorable (Unfavorable)
	Original	Final		
<i>Revenues:</i>				
Tenant rent	\$ -	\$ 33,864	\$ 33,864	\$ -
Other operating revenue	-	3,721	3,721	-
<i>Total revenues</i>	<u>-</u>	<u>37,585</u>	<u>37,585</u>	<u>-</u>
<i>Expenditures:</i>				
Current				
Administration	-	34,868	34,868	-
Tenant services	-	-	-	-
Ordinary maintenance and operations	-	36,679	36,679	-
Utilities	-	5,674	5,674	-
Insurance expense	-	1,793	1,793	-
Depreciation expense	-	28,272	28,272	-
Other general expenses	-	215	215	-
<i>Total expenditures</i>	<u>-</u>	<u>107,501</u>	<u>107,501</u>	<u>-</u>
<i>Operating Income (loss)</i>	<u>-</u>	<u>(69,916)</u>	<u>(69,916)</u>	<u>-</u>
<i>Non-operating revenues (expenses):</i>				
Designated cash	-	150	-	(150)
Gain on asset disposal	-	-	-	-
HUD operating subsidy	-	79,252	79,252	-
Housing assistance payments	-	-	-	-
Investment income (expense)	-	(9,486)	(9,486)	-
<i>Total non-operating revenues (expenses)</i>	<u>-</u>	<u>69,916</u>	<u>69,766</u>	<u>(150)</u>
<i>Change in net assets</i>	<u>\$ -</u>	<u>\$ -</u>	(150)	<u>\$ (150)</u>
<i>Net assets - beginning of year</i>			103,269	
<i>Net assets - end of year</i>			<u>\$ 103,119</u>	
Reconciliation to GAAP Basis				
Net change in net assets			\$ (150)	
Adjustments to revenues			-	
Adjustments to expenditures			-	
Excess (deficiency) of revenues and other sources (uses) over expenditures (GAAP Basis)			<u>\$ (150)</u>	

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

SUPPORTING SCHEDULES

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
SCHEDULE OF CASH AND CASH EQUIVALENTS BY DEPOSITORY
FOR PUBLIC FUNDS
JUNE 30, 2015

Schedule I

Financial Institution	Wells Fargo Bank	First National Bank	Total
<i>BALANCE PER BANK</i>			
Checking - General Operating Fund	\$ 497,822	\$ -	\$ 497,822
Savings - CIAP	-	-	-
Checking - CIAP Operating Account	382	-	382
Checking - Section 8 Account	141,557	-	141,557
Certificate of Deposit	22,957	-	22,957
Checking - Security Deposits	4,702	7,966	12,668
Checking - Operations	49,818	-	49,818
Checking - Reserve Account	51,801	-	51,801
Total on Deposit	769,039	7,966	777,005
Reconciling Items	(4,284)	-	(4,284)
Reconciled Balance, June 30, 2015	<u>\$ 764,755</u>	<u>\$ 7,966</u>	772,721
Petty Cash			<u>200</u>
Total Cash per Government-wide Financial Statements			<u>\$ 772,921</u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
SCHEDULE OF DEPOSITORY COLLATERAL
PUBLIC FUNDS
JUNE 30, 2015

Schedule II

Name of Depository	CUSIP Number	Fair Market Value June 30, 2015	Maturity Date	Name and Location of Safekeeper
Wells Fargo Bank, N.A.				
FG G08525 3.000% - Housing	31397AZV8	367,531	5/1/2043	Bank of New York Mellon
FHR 3852AD 3.000% - Housing	3137AB5AB	15,825	12/1/2025	Bank of New York Mellon
FHR 3874DJ 2.000% - Housing	3137ABH53	14,112	10/1/2020	Bank of New York Mellon
FHR 3916CD 2.000% - Housing	3137AE3Q6	7,841	10/1/2018	Bank of New York Mellon
FHR 4039AB 1.500% - Housing	3137AQME5	25,392	5/1/2027	Bank of New York Mellon
FHR 4048CA 2.000% - Housing	3137AQT6	11,967	9/1/2041	Bank of New York Mellon
FHR 3213LF 0.410% - Housing	31397AZV8	<u>12,611</u>	9/1/2041	Bank of New York Mellon
Total - Wells Fargo		<u>\$ 455,279</u>		

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OF PERA FUND DIVISION
Public Employees retirement Association (PERA) Plan
Last 10 Fiscal Years*
JUNE 30, 2015

Schedule III

	2015
Proportion of the net pension liability	0.3199%
Proportionate share of the net pension liability	44,920
Covered-employee payroll	166,737
Proportionate share of the net pension liability (asset) as a percentage of it's covered-employee payroll	27%
Plan fiduciary net position as a percentage of the total pension liability	6033.0%

*The amounts were determined as of June 30. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Housing Authority present information for those years for which information is available.

SCHEDULE OF AUTHORITY'S CONTRIBUTIONS
Public Employees Retirement Association (PERA) Plan
PERA Fund Division
Last 10 Fiscal Years**

Contractually required contribution	4,277
Contributions in relation to the contractually required contribution	6,430
Contribution deficiency (excess)	(2,153)
Authority's covered-employee payroll	166,737
Contributions as a percentage of covered-employee payroll	3%

** This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the (name of employer) will present information for those years for which information is available.

Changes of benefit terms. The PERA Fund COLA and retirement eligibility benefits changes in recent years are described in Note 1 of the PERA FY14 audit available at http://www.pera.state.nm.us/pdf/AuditFinancialStatements/366_Public_Employees_Retirement_Association_2014.pdf.

Changes of Assumptions. The Public Employees Retirement Association (PERA) of New Mexico Annual Actuarial Valuation as of June 30, 2014 report is available at http://www.pera.state.nm.us/pdf/Investments/RetirementFundValuationReports/6-30-2014%20PERA%20Valuation%20Report_FINAL.pdf. The summary of Key Findings for the PERA Fund (on page 2 of the report) states “based on a recent experience study for the five-year period ending June 30, 2013, the economic and demographic assumptions were updated for this valuation. The changes in assumptions resulted in a decrease of \$30.8 million to Fund liabilities and an increase of 0.13% to the funded ratio. For details about changes in the actuarial assumptions, see Appendix B on page 60 of the report.

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

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
SCHEDULE OF VENDOR INFORMATION FOR PURCHASES EXCEEDING \$60,000 (excluding GRT)
JUNE 30, 2015

Schedule IV

<i>RFB#/RFP#</i>	<i>Type of Procurement</i>	<i>Awarded Vendor</i>	<i>Amount of Awarded Contract</i>	<i>Amount of Amended Contract</i>	<i>Name and Physical Address per the procurement documentation, of <u>ALL</u> Vendor(s) that responded</i>
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None

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
SCHEDULE OF VENDOR INFORMATION FOR PURCHASES EXCEEDING \$60,000 (excluding GRT)
JUNE 30, 2015

Schedule IV

In-State/ Out-of-State

<i>Vendor (Y or N) (Based on Statutory Definition)</i>	<i>Was the vendor in-state and chose Veteran's preference (Y or N) For federal funds answer N/A</i>	<i>Brief Description of the Scope of Work</i>
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COMPLIANCE AND FEDERAL FINANCIAL ASSISTANCE



Griego Professional Services, LLC

Certified Public Accountants

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards

Independent Auditor's Report

Tim Keller, New Mexico State Auditor
The Office of Management and Budget
To the Mayor and the City Commissioners
Tucumcari Housing Authority, Tucumcari, New Mexico

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities, each major fund, the aggregate remaining fund information, of the Tucumcari Housing Authority (the Authority) as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and the combining and individual funds and related budgetary comparison of the Authority, presented as supplemental information, and have issued our report hereon date November 12, 2015.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the 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 disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

GRIEGO PROFESSIONAL SERVICES, LLC

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

Albuquerque, NM
November 12, 2015



Griego Professional Services, LLC

Certified Public Accountants

Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

Independent Auditor's Report

Tim Keller, New Mexico State Auditor
The Office of Management and Budget
To the Mayor and the City Commissioners
Tucumcari Housing Authority, Tucumcari, New Mexico

Report on Compliance for Each Major Federal Program

We have audited Tucumcari Housing Authority's (the Authority) 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 Authority's major federal programs for the year ended June 30, 2015. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2015.

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Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 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. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

GRIEGO PROFESSIONAL SERVICES, LLC



Albuquerque, NM
November 12, 2015

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2015

Schedule V

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development		
<i>Direct funding from U.S. Department of Housing and Urban Development</i>		
Public and Indian Housing	14.850	\$ 267,184
Section 8 Housing Choice Vouchers (1)	14.871	424,845
Capital Fund Projects	14.872	65,328
Total Direct U.S. Department of Housing and Urban Development		<u>757,357</u>
U.S. Department of Agriculture		
<i>Direct funding from U.S. Department of Agriculture</i>		
Rural Rental Assistance Payments	10.427	79,252
Rural Rental Assistance Interest Subsidy	10.415	-
Total Direct U.S. Department of Agriculture		<u>79,252</u>
Total Federal Financial Assistance		<u>\$ 836,609</u>

(1) Denotes Major Federal Financial Assistance Program

The accompanying notes are an integral part of these financial statements

Notes to Schedule of Expenditures of Federal Awards

1. Basis of Presentation

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

2. Subrecipients

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

3. Debt Service Subsidy

The Authority did not receive any noncash assistance. However, a debt service subsidy payment was received and applied against interest payments due in the amount of \$48,560. This amount has been included in the amount reflected under the USDA FmHA program.

4. Loan Amount

The Authority owed \$657,080 to FmHA at June 30, 2015.

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

Total federal awards expended per Schedule of Expenditures of Federal Awards	\$	850,258
Total expenditures funded by other sources		<u>228,962</u>
Total expenditures	\$	<u>1,079,220</u>

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2015

Schedule VI

Section I – Summary of Audit Results

Financial Statements:

- | | |
|--|------------|
| 1. Type of auditors’ report issued | Unmodified |
| 2. Internal control over financial reporting: | |
| a. Material weaknesses identified? | No |
| b. Significant deficiencies identified? | No |
| c. Noncompliance material to financial statements noted? | No |

Federal Awards:

- | | |
|---|------------|
| 1. Internal control over major programs: | |
| a. Material weakness identified? | No |
| b. Significant deficiencies identified? | No |
| 2. Type of auditors’ report issued on compliance for major programs | Unmodified |
| 3. Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133? | No |
| 4. Identification of major programs: | |

<u>CFDA Number</u>	<u>Federal Program</u>
14.871	Section 8 Housing Choice Voucher Program

- | | |
|---|-----------|
| 5. Dollar threshold used to distinguish between type A and type B programs: | \$300,000 |
| 6. Auditee qualified as low-risk auditee? | Yes |

STATE OF NEW MEXICO
TUCUMCARI HOUSING AUTHORITY
A DEPARTMENT OF CITY OF TUCUMCARI
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2015

Schedule VI

Section I – Financial Statement Findings

NONE

Section II – Federal Award Findings and Questioned Costs

NONE

Section III – Prior Year Audit Findings

FS 2014-001 Reimbursement for Alcoholic Beverage (Other Matter) - Resolved

Section IV – Other Disclosures

Auditor Prepared Financials

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

Exit Conference

The contents of this report were discussed on November 12, 2015. The following individuals were in attendance:

Tucumcari Housing Authority & City of Tucumcari Officials

Jared Langenegger, City Manager
Dennis Dysart, City Finance Director
Robert Lumpkin, Mayor
Amy Guitierrez, Commissioner
Rick Haymaker, Commissioner
John Mihm, Commissioner
John Mihm, Commissioner
Vicki Strand, Human Resources Director
Angelica Gray, City Clerk
Viki Riddle, Housing Authority Executive Director

Griego Professional Services, LLC

J.J. Griego, CPA

OTHER SUPPLEMENTAL INFORMATION

Housing Authority of the City of Tucumcari (NM033)

TUCUMCARI, NM

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2015

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$495,761	\$116,832	\$612,593	\$612,593
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted		\$24,603	\$24,603	\$24,603
114 Cash - Tenant Security Deposits	\$9,650		\$9,650	\$9,650
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$505,411	\$141,435	\$646,846	\$646,846
121 Accounts Receivable - PHA Projects	\$61		\$61	\$61
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous		\$1,135	\$1,135	\$1,135
126 Accounts Receivable - Tenants	\$9,171		\$9,171	\$9,171
126.1 Allowance for Doubtful Accounts - Tenants	-\$917		-\$917	-\$917
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$8,315	\$1,135	\$9,450	\$9,450
131 Investments - Unrestricted	\$22,957		\$22,957	\$22,957
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$4,735		\$4,735	\$4,735
143 Inventories	\$5,989		\$5,989	\$5,989
143.1 Allowance for Obsolete Inventories	\$0		\$0	\$0
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$547,407	\$142,570	\$689,977	\$689,977
161 Land	\$68,890		\$68,890	\$68,890
162 Buildings	\$2,405,505		\$2,405,505	\$2,405,505
163 Furniture, Equipment & Machinery - Dwellings	\$289,159		\$289,159	\$289,159
164 Furniture, Equipment & Machinery - Administration	\$193,209	\$9,315	\$202,524	\$202,524
165 Leasehold Improvements	\$1,197,557		\$1,197,557	\$1,197,557
166 Accumulated Depreciation	-\$2,443,410	-\$1,743	-\$2,445,153	-\$2,445,153
167 Construction in Progress	\$263,871		\$263,871	\$263,871
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,974,781	\$7,572	\$1,982,353	\$1,982,353
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$1,974,781	\$7,572	\$1,982,353	\$1,982,353
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$2,522,188	\$150,142	\$2,672,330	\$2,672,330
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$5,167		\$5,167	\$5,167
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$3,244		\$3,244	\$3,244
322 Accrued Compensated Absences - Current Portion	\$2,271		\$2,271	\$2,271

324	Accrued Contingency Liability				
325	Accrued Interest Payable				
331	Accounts Payable - HUD PHA Programs				
332	Account Payable - PHA Projects				
333	Accounts Payable - Other Government				
341	Tenant Security Deposits	\$9,650		\$9,650	\$9,650
342	Unearned Revenue				
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				
344	Current Portion of Long-term Debt - Operating Borrowings				
345	Other Current Liabilities				
346	Accrued Liabilities - Other				
347	Inter Program - Due To				
348	Loan Liability - Current				
310	Total Current Liabilities	\$20,332	\$0	\$20,332	\$20,332
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352	Long-term Debt, Net of Current - Operating Borrowings				
353	Non-current Liabilities - Other				
354	Accrued Compensated Absences - Non Current				
355	Loan Liability - Non Current				
356	FASB 5 Liabilities				
357	Accrued Pension and OPEB Liabilities				
350	Total Non-Current Liabilities	\$0	\$0	\$0	\$0
300	Total Liabilities	\$20,332	\$0	\$20,332	\$20,332
400	Deferred Inflow of Resources				
508.4	Net Investment in Capital Assets	\$1,974,781	\$7,572	\$1,982,353	\$1,982,353
511.4	Restricted Net Position		\$24,603	\$24,603	\$24,603
512.4	Unrestricted Net Position	\$527,075	\$117,967	\$645,042	\$645,042
513	Total Equity - Net Assets / Position	\$2,501,856	\$150,142	\$2,651,998	\$2,651,998
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$2,522,188	\$150,142	\$2,672,330	\$2,672,330

Housing Authority of the City of Tucumcari (NM033)

TUCUMCARI, NM

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2015

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$138,803		\$138,803	\$138,803
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	\$138,803	\$0	\$138,803	\$138,803
70600 HUD PHA Operating Grants	\$286,245	\$424,845	\$711,090	\$711,090
70610 Capital Grants	\$46,267		\$46,267	\$46,267
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$105		\$105	\$105
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery		\$606	\$606	\$606
71500 Other Revenue	\$3,793	\$11	\$3,804	\$3,804
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$475,213	\$425,462	\$900,675	\$900,675
91100 Administrative Salaries	\$71,729	\$19,960	\$91,689	\$91,689
91200 Auditing Fees	\$5,630	\$3,000	\$8,630	\$8,630
91300 Management Fee				
91310 Book-keeping Fee	\$5,061	\$2,300	\$7,361	\$7,361
91400 Advertising and Marketing	\$166		\$166	\$166
91500 Employee Benefit contributions - Administrative	\$39,546	\$5,225	\$44,771	\$44,771
91600 Office Expenses	\$19,847	\$4,417	\$24,264	\$24,264
91700 Legal Expense				
91800 Travel	\$748	\$540	\$1,288	\$1,288
91810 Allocated Overhead				
91900 Other	\$705	\$4,157	\$4,862	\$4,862
91000 Total Operating - Administrative	\$143,432	\$39,599	\$183,031	\$183,031
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other				
92500 Total Tenant Services	\$0	\$0	\$0	\$0
93100 Water	\$45,306		\$45,306	\$45,306
93200 Electricity	\$5,593		\$5,593	\$5,593
93300 Gas	\$31,519		\$31,519	\$31,519
93400 Fuel				
93500 Labor				
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense	\$1,119		\$1,119	\$1,119
93000 Total Utilities	\$83,537	\$0	\$83,537	\$83,537
94100 Ordinary Maintenance and Operations - Labor	\$61,528		\$61,528	\$61,528
94200 Ordinary Maintenance and Operations - Materials and Other	\$18,313		\$18,313	\$18,313

94300 Ordinary Maintenance and Operations Contracts	\$13,211		\$13,211	\$13,211
94500 Employee Benefit Contributions - Ordinary Maintenance	\$27,684		\$27,684	\$27,684
94000 Total Maintenance	\$120,736	\$0	\$120,736	\$120,736
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$22,250		\$22,250	\$22,250
96120 Liability Insurance	\$6,563		\$6,563	\$6,563
96130 Workmen's Compensation	\$3,615		\$3,615	\$3,615
96140 All Other Insurance	\$4,747	\$700	\$5,447	\$5,447
96100 Total Insurance Premiums	\$37,175	\$700	\$37,875	\$37,875
96200 Other General Expenses	\$9,061		\$9,061	\$9,061
96210 Compensated Absences				
96300 Payments in Lieu of Taxes				
96400 Bad debt - Tenant Rents				
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$9,061	\$0	\$9,061	\$9,061
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$393,941	\$40,299	\$434,240	\$434,240
97000 Excess of Operating Revenue over Operating Expenses	\$81,272	\$385,163	\$466,435	\$466,435
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments		\$354,089	\$354,089	\$354,089
97350 HAP Portability-In				
97400 Depreciation Expense	\$166,873	\$1,743	\$168,616	\$168,616
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$560,814	\$396,131	\$956,945	\$956,945
10010 Operating Transfer In	\$19,061		\$19,061	\$19,061
10020 Operating transfer Out	-\$19,061		-\$19,061	-\$19,061
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$85,601	\$29,331	-\$56,270	-\$56,270
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$2,582,719	\$120,811	\$2,703,530	\$2,703,530
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$4,738		\$4,738	\$4,738
11050 Changes in Compensated Absence Balance				

11060	Changes in Contingent Liability Balance				
11070	Changes in Unrecognized Pension Transition Liability				
11080	Changes in Special Term/Severance Benefits Liability				
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100	Changes in Allowance for Doubtful Accounts - Other				
11170	Administrative Fee Equity		\$125,539	\$125,539	\$125,539
11180	Housing Assistance Payments Equity		\$24,603	\$24,603	\$24,603
11190	Unit Months Available	1080	1680	2760	2760
11210	Number of Unit Months Leased	1044	969	2013	2013
11270	Excess Cash	\$483,523		\$483,523	\$483,523
11610	Land Purchases	\$0		\$0	\$0
11620	Building Purchases	\$6,772		\$6,772	\$6,772
11630	Furniture & Equipment - Dwelling Purchases	\$0		\$0	\$0
11640	Furniture & Equipment - Administrative Purchases	\$5,756		\$5,756	\$5,756
11650	Leasehold Improvements Purchases	\$33,739		\$33,739	\$33,739
11660	Infrastructure Purchases	\$0		\$0	\$0
13510	CFPP Debt Service Payments	\$0		\$0	\$0
13901	Replacement Housing Factor Funds	\$0		\$0	\$0