

State of New Mexico
Western Regional Housing Authority

FINANCIAL STATEMENTS
With Independent Auditor's Report Thereon

For The Fiscal Year Ended June 30, 2016

Western Regional Housing Authority
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June 30, 2016

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Western Regional Housing Authority
DIRECTORY OF OFFICIALS
June 30, 2016

COMMISSIONERS

G. Vincent Barrett
Patricia Lincoln
Carol Anaya
Awish Baechtle
Vera Turner
Jackie Muncy

Chairman
Vice-Chairman
Treasurer
Secretary
Commissioner
Commissioner

ADMINISTRATIVE STAFF

Cathy DeMarco
Sonia Flores

Executive Director
Deputy Director

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

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INDEPENDENT AUDITOR'S REPORT

Timothy Keller, State Auditor
And
Board of Commissioners
Western Regional Housing Authority
Silver City, New Mexico

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and each major fund of the Western Regional Housing Authority, as of and for the year ended June 30, 2016, and the related notes to the financial statements which collectively comprise the Western Regional Housing Authority's basic financial statements as listed in the table of contents. We have also audited the budgetary comparisons for the enterprise funds presented as other supplementary information, as defined by the Governmental Accounting Standards Board, for the year ended June 30, 2016, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of 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.

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 and each major fund of the Western Regional Housing Authority as of June 30, 2016, and the respective changes in financial position and cash flows thereof, and the respective budgetary comparisons for individual enterprise funds presented as other supplementary information for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require management's discussion and analysis on pages 5 through 11 and information related to the Authority's pension plan on pages 40 through 42 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the Western Regional Housing Authority's financial statements that collectively comprise the Authority's basic financial statements, and the budgetary comparisons. The Schedule of Expenditures of Federal Awards as required by the Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Guidance, Cost Principles, and Audit Requirements for Federal Awards*, and the other schedules presented as other supplemental data as listed in the table of contents 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 and the other supplemental data are the responsibility of management and were derived from and related 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 auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal awards and the other supplemental data are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Schedule of Vendor Information, listed as other information in the table of contents, has not been subject 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 September 20, 2016, on our consideration of the Western Regional Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreement and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Western Regional Housing Authority's internal control over financial reporting and compliance.

Stone, McGee & Co CPAs

Silver City, New Mexico
September 20, 2016

Stone, McGee & Co.
Certified Public Accountants

Western Regional Housing Authority Management's Discussion and Analysis

As management of the Western Regional Housing Authority, we offer the readers of the Western Regional Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Western Regional Housing Authority for the fiscal year ended June 30, 2016. We encourage readers to consider the information presented here in conjunction with the financial statements of the Western Regional Housing Authority and additional information provided. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

Financial Highlights

- The assets of the Western Regional Housing Authority exceeded its liabilities at the close of the most recent fiscal year by \$3,199 (net position). Of this amount, \$357 (unrestricted net position) may be used to meet the Authority's obligations to residents and creditors.
- The Authority's total net position increased by \$17. Of this amount, \$74 increase was attributable to Housing Choice Voucher activities, Low Rent Public Housing generated a decrease of \$74, Southwest Housing Assistance activities generated a \$16 increase and State/Local increased \$1.
- At the end of the current fiscal year, unrestricted net position for the Low-Rent Public Housing fund were \$246, or 57% of the total Low-Rent Public Housing fund expenses.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Western Regional Housing Authority's basic financial statements comprised of two components: 1) basic financial statements; and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Basic Financial Statements

The *basic financial statements* are designed to provide readers with a broad overview of the Western Regional Housing Authority's finances, in a manner similar to a private-sector business.

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

The *statement of revenues, expenses and changes in net position* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected receivables and earned but unused vacation leave).

Proprietary Funds

The Western Regional Housing Authority maintains five proprietary enterprise funds to account for: Low-Rent Public Housing, Housing Choice Voucher Program, Southwest Housing Assistance Program (SWHAP), Emergency Shelter Grants (ESG), and State Programs (Linkages Program). The proprietary fund financial statements provide separate information for all Authority activities and programs.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Western Regional Housing Authority, assets exceeded liabilities by \$3,199 at the close of the most recent fiscal year.

By far the largest portion of the Housing Authority's assets (78%) reflect its investment in capital assets (e.g., land, buildings, furnishings, equipment), less any related debt used to acquire those assets that is still outstanding. Western Regional Housing Authority uses these capital assets to provide services to residents; consequently, these assets are not available for future spending.

Western Regional Housing Authority
Condensed Statement of Net Position
(In Thousands)

	<u>June 30,</u> <u>2015</u>	<u>June 30,</u> <u>2016</u>
Assets		
Current Assets	691	788
Restricted Assets	41	15
Capital Assets, Net	<u>2913</u>	<u>2842</u>
Total Assets	3645	3645
Deferred Outflow of Resources		
Related to Pension Plans	<u>30</u>	<u>31</u>
Total Assets and Deferred Outflow of Resources	<u>3675</u>	<u>3676</u>
Liabilities		
Current Liabilities	28	33
Noncurrent Liabilities	<u>342</u>	<u>426</u>
Total Liabilities	370	459
Deferred Inflows of Resources		
Related to Pension Plans	122	18
Net Position		
Net Investment in Capital Assets	2913	2842
Restricted for Housing Assistance Payments	26	-
Unrestricted	<u>244</u>	<u>357</u>
Total Net Position	<u>3183</u>	<u>3199</u>
Total Liabilities, Deferred Inflow of Resources & Net Position	<u>3675</u>	<u>3676</u>

A portion of the Western Regional Housing Authority's net position represents resources that are subject to external restrictions on how they may be used. The Housing Authority currently has 0 funds restricted for Housing Assistance Payments. The remaining balance of unrestricted net position (\$357) may be used to meet the Authority's ongoing obligations to residents and creditors.

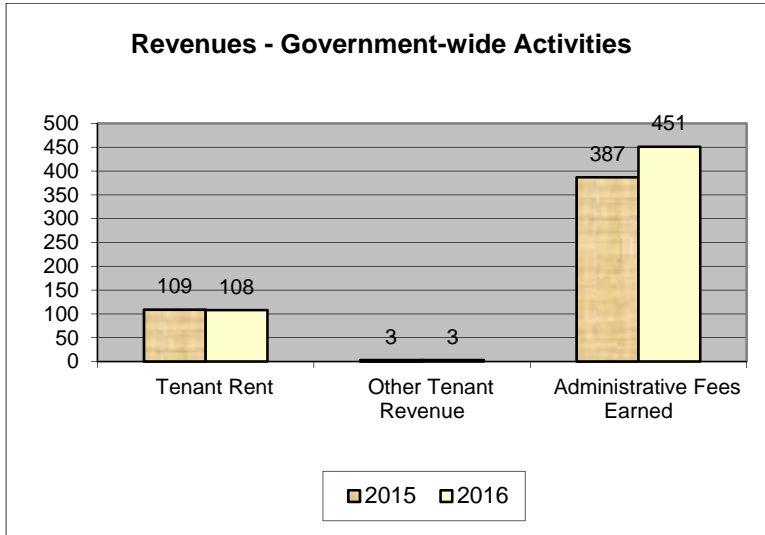
At the end of the current fiscal year, the Western Regional Housing Authority is able to report positive balances on all three categories of net position, for the government as a whole. The Housing Choice Voucher Program and the State and Local Program reported negative balances in unrestricted net position, this is due to the implementation of GASB 68. The Low Rent Public Housing Program also had a decrease of \$16 as a result of GASB 68.

There was a decrease of \$26 in restricted net position reported by the Housing Authority as compared to the prior year. The decrease was due to the Housing Authority having to utilize all of their HAP Reserves to maintain lease up as well as some of their HUD-Held reserves.

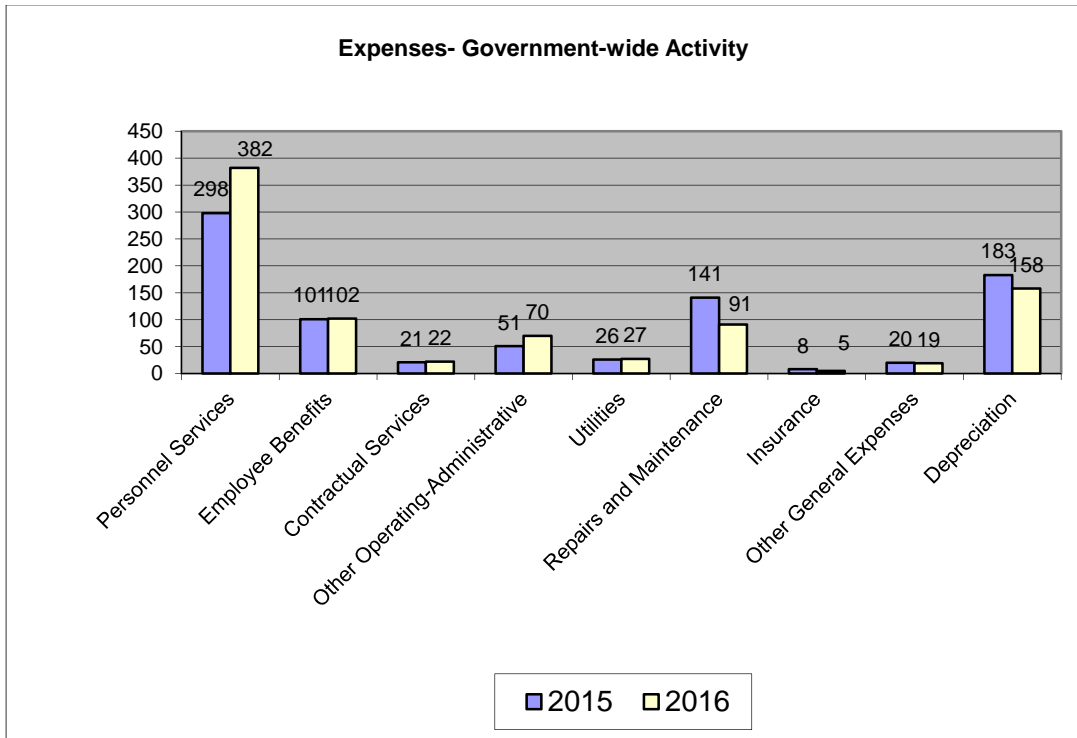
Western Regional Housing Authority
Condensed Statement of Revenues, Expenses and Changes in Fund Net Position
(In Thousands)

	June 30, 2015	June 30, 2016
Revenues:		
Tenant Rent	109	108
Other Tenant Revenue	3	3
Administrative Fees Earned	387	451
Total Revenue	<u>499</u>	<u>562</u>
Expenses:		
Personnel Services	298	382
Employee Benefits	101	102
Contractual Services	21	22
Other Operating-Administrative	51	70
Utilities	26	27
Repairs and Maintenance	141	91
Insurance	8	5
Other General Expenses	20	19
Depreciation	183	158
Total Expenses	<u>849</u>	<u>876</u>
Operating Income (Loss)	<u>(350)</u>	<u>(314)</u>
Non-Operating Revenues (Expenses)		
Intergovernmental Grants - Federal	3852	4087
Intergovernmental Grants - State	172	182
Housing Assistance Payments	(3952)	(3964)
Other Non-Operating Revenue	19	26
Gain (Loss) on Sale of Fixed Assets		
Total Non-Operating Revenue (Expenses)	<u>91</u>	<u>331</u>
Income (Loss) before Capital Contributions & Transfers	<u>(259)</u>	<u>17</u>
Change in Net Position	<u>(259)</u>	<u>17</u>
Net Position, July 1, 2015, as originally stated	3182	
Change in net position	<u>17</u>	
Net position, end of year	<u>3199</u>	

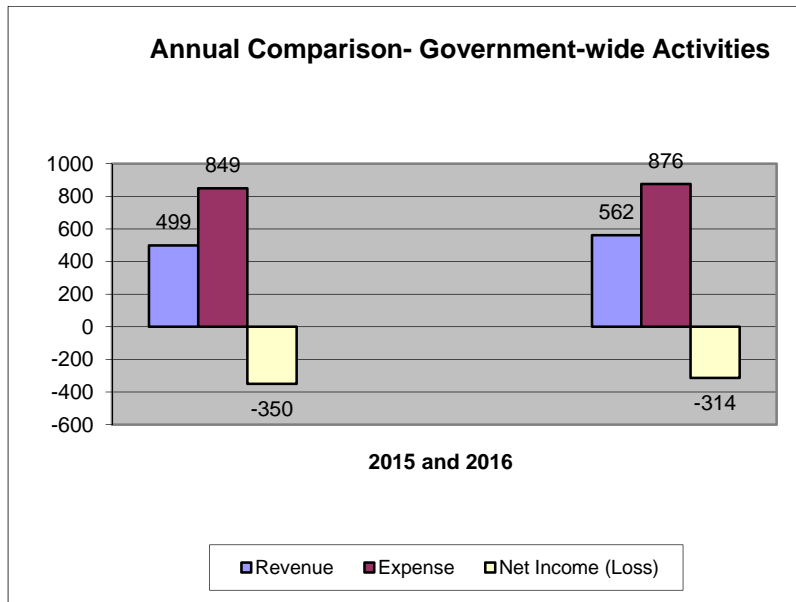
Total revenues increased \$63 about 13% during the year. This is the result of an increase in administrative fees, due to increased leasing.



Total expenses increased \$27 or not quite 4% as compared to the prior year.



For the most part, the Authority’s operating revenues seldom exceed operating expenses on an ongoing basis. Typically, deficit or unfavorable results from operations are subsidized by intergovernmental HUD assistance and Capital Fund grant programs.



Budgetary Highlights

During the year, the Authority’s operating revenues were over budgetary expectations by \$44; operating expenses remained under the budget plan by \$76 after adjusting for Depreciation Expenses of \$158, thereby eliminating the need to draw upon existing net position.

Capital Asset and Debt Administration

The Western Regional Housing Authority’s investment in capital assets as of June 30, 2016, amounts to \$2842 (net of accumulated depreciation). This investment in capital assets included land, land improvements, buildings, furnishings and equipment.

**Western Regional Housing Authority
Capital Assets (Net of Depreciation)**

	June 30, 2016
Land and Improvements	731,537
Buildings, Systems and Improvements	1,810,152
Furniture, Fixtures and Equipment	2,056
Construction in Progress	210,740
	<hr/>
Total Fixed Assets, Net of Accumulated Depreciation	<u>2,754,485</u>

Long Term Debt:

At the end of the current fiscal year, the Housing Authority had estimated long-term debt in the amount of \$426. This is an increase of \$84 from last year. \$83 of the increase is Net Pension Liability that we are now required to report as a result of GASB 68.

Economic Factors:

- The unemployment rate in Grant County as of July 2016, reported by the New Mexico Department of Workforce Solutions, is 6.8%, which is slightly lower than last year. This is equal to the state's average unemployment rate of 7.1%. The unemployment rate in Luna County as of July 2016 decreased slightly from 15.1% last year to 10.9%, they continue to rank the highest in the state.

Requests for Information:

This financial report is designed to provide a general overview of the Western Regional Housing Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director, 2545 North Silver Street, P.O. Box 3015, Silver City, NM 88062.

Western Regional Housing Authority
STATEMENT OF NET POSITION
 June 30, 2016

	Low Rent Public Housing	Housing Choice Vouchers	Southwest Housing Assistance
ASSETS			
Current assets:			
Cash	\$ 340,348	\$ 219,620	\$ 150,825
Interfund receivable			60,000
Accounts receivable (net)	1,450	12,712	284
Inventory	2,335		
Total current assets	\$ 344,133	\$ 232,332	\$ 211,109
Noncurrent assets:			
Restricted:			
Cash	\$ 11,889	-	\$ 3,342
Capital assets, net	2,068,358		774,052
Total noncurrent assets	\$ 2,080,247	\$ -	\$ 777,394
Total assets	\$ 2,424,380	\$ 232,332	\$ 988,503
DEFERRED OUTFLOWS OF RESOURCES			
Related to pension plan	\$ 11,496	\$ 18,053	\$ -
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 12,994	\$ 2,408	\$ 12
Interfund payable			
Compensated absences	529	1,177	
Unearned revenue	587		19
Tenant deposits (payable from restricted assets)	11,889		3,342
Total current liabilities	\$ 25,999	\$ 3,585	\$ 3,373
Noncurrent liabilities:			
Net pension liability	\$ 78,344	\$ 309,049	\$ -
Compensated absences	10,054	22,366	
Total noncurrent liabilities	\$ 88,398	\$ 331,415	\$ -
Total liabilities	\$ 114,397	\$ 335,000	\$ 3,373
DEFERRED INFLOWS OF RESOURCES			
Related to pension plans	\$ 6,656	\$ 10,453	\$ -
NET POSITION			
Net investment in capital assets	\$ 2,068,358	\$ -	\$ 774,052
Restricted for housing assistance payments			
Unrestricted	246,465	(95,068)	211,078
Total net position	\$ 2,314,823	\$ (95,068)	\$ 985,130

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

State and Local	Emergency Shelter	Total*
\$ 17,747	\$ 25,700	\$ 754,240
12,253	4,300	30,999
		2,335
<u>\$ 30,000</u>	<u>\$ 30,000</u>	<u>\$ 787,574</u>
\$ -	\$ -	\$ 15,231
		2,842,410
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,857,641</u>
<u>\$ 30,000</u>	<u>\$ 30,000</u>	<u>\$ 3,645,215</u>
<u>\$ 1,295</u>	<u>\$ -</u>	<u>\$ 30,844</u>
\$ -	\$ -	\$ 15,414
30,000	30,000	1,706
		606
		15,231
<u>\$ 30,000</u>	<u>\$ 30,000</u>	<u>\$ 32,957</u>
\$ 6,167	\$ -	\$ 393,560
		32,420
<u>\$ 6,167</u>	<u>\$ -</u>	<u>\$ 425,980</u>
<u>\$ 36,167</u>	<u>\$ 30,000</u>	<u>\$ 458,937</u>
<u>\$ 751</u>	<u>\$ -</u>	<u>\$ 17,860</u>
\$ -	\$ -	\$ 2,842,410
(5,623)		-
		356,852
<u>\$ (5,623)</u>	<u>\$ -</u>	<u>\$ 3,199,262</u>

*After internal receivables and payables have been eliminated.

Western Regional Housing Authority
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
For the Fiscal Year Ended June 30, 2016

	Low Rent Public Housing	Housing Choice Vouchers	Southwest Housing Assistance
Operating revenues:			
Tenant rent	\$ 78,554	\$ -	\$ 29,594
Other tenant revenue	3,266		82
Administration fees		450,742	
Total operating revenues	\$ 81,820	\$ 450,742	\$ 29,676
Operating expenses:			
Personnel services	\$ 142,279	\$ 223,425	\$ -
Employee benefits	21,034	78,244	
Contractual services	8,500	13,600	
Other administrative	12,197	38,707	12,882
Utilities	22,262	3,740	317
Repairs and maintenance	70,973	17,952	1,214
Insurance	3,139	1,996	191
Other general expenses	9,393	8,783	441
Depreciation	146,863		11,476
Total operating expenses	\$ 436,640	\$ 386,447	\$ 26,521
Operating income (loss)	\$ (354,820)	\$ 64,295	\$ 3,155
Nonoperating revenue (expense):			
Intergovernmental grants - Federal	\$ 265,327	\$ 3,757,110	\$ -
Intergovernmental grants - State	15,227	22,071	12,702
Housing assistance payments		(3,795,904)	
Other nonoperating revenue		26,429	
Gain (loss) on disposition of assets			300
Total nonoperating revenues (expenses)	\$ 280,554	\$ 9,706	\$ 13,002
Income (loss) before capital contributions and transfers:	\$ (74,266)	\$ 74,001	\$ 16,157
Change in net position	\$ (74,266)	\$ 74,001	\$ 16,157
Net position, July 1, 2015	2,389,089	(169,069)	968,973
Net position, June 30, 2016	\$ 2,314,823	\$ (95,068)	\$ 985,130

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

State and Local	Emergency Shelter	Total
\$ -	\$ -	\$ 108,148
		3,348
		<u>450,742</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 562,238</u>
\$ 16,008	\$ -	\$ 381,712
2,764		102,042
		22,100
6,790		70,576
500		26,819
640		90,779
		5,326
		18,617
		<u>158,339</u>
<u>\$ 26,702</u>	<u>\$ -</u>	<u>\$ 876,310</u>
<u>\$ (26,702)</u>	<u>\$ -</u>	<u>\$ (314,072)</u>
\$ -	\$ 64,195	\$ 4,086,632
131,654		181,654
(104,004)	(64,195)	(3,964,103)
		26,429
		<u>300</u>
<u>\$ 27,650</u>	<u>\$ -</u>	<u>\$ 330,912</u>
<u>\$ 948</u>	<u>\$ -</u>	<u>\$ 16,840</u>
\$ 948	\$ -	\$ 16,840
(6,571)	-	<u>3,182,422</u>
<u>\$ (5,623)</u>	<u>\$ -</u>	<u>\$ 3,199,262</u>

Western Regional Housing Authority
STATEMENT OF CASH FLOWS
For the Fiscal Year Ended June 30, 2016

	Low Rent Public Housing	Housing Choice Vouchers	Southwest Housing Assistance
Cash flows from operating activities:			
Receipts from tenants and fees	\$ 81,759	\$ 450,742	\$ 29,721
Payments to vendors	(123,257)	(85,015)	(14,592)
Payments to employees	(168,888)	(315,864)	
	<u>\$ (210,386)</u>	<u>\$ 49,863</u>	<u>\$ 15,129</u>
Cash flows from noncapital and related financing activities:			
Intergovernmental grants	\$ 283,210	\$ 3,768,834	\$ 27,702
Housing assistance payments		(3,795,904)	
Transfers			
Interfund activities		745	
Other nonoperating revenues		26,429	
	<u>\$ 283,210</u>	<u>\$ 104</u>	<u>\$ 27,702</u>
Cash flows from capital and related financing activities:			
Intergovernmental grants	\$ -	\$ -	\$ -
Sale of capital assets			300
Purchase of capital assets	(87,926)		
	<u>\$ (87,926)</u>	<u>\$ -</u>	<u>\$ 300</u>
Net increase (decrease) in cash	\$ (15,102)	\$ 49,967	\$ 43,131
Cash, beginning of year	<u>367,339</u>	<u>169,653</u>	<u>111,036</u>
Cash, end of year	<u>\$ 352,237</u>	<u>\$ 219,620</u>	<u>\$ 154,167</u>

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

State and Local	Emergency Shelter	Total
\$ -	\$ -	\$ 562,222
(7,930)		(230,794)
<u>(19,720)</u>		<u>(504,472)</u>
<u>\$ (27,650)</u>	<u>\$ -</u>	<u>\$ (173,044)</u>
\$ 133,004	\$ 60,523	\$ 4,273,273
(104,004)	(64,195)	(3,964,103)
(745)		-
		-
		<u>26,429</u>
<u>\$ 28,255</u>	<u>\$ (3,672)</u>	<u>\$ 335,599</u>
\$ -	\$ -	\$ -
		<u>(87,926)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ (87,926)</u>
\$ 605	\$ (3,672)	\$ 74,629
<u>17,142</u>	<u>29,372</u>	<u>694,542</u>
<u>\$ 17,747</u>	<u>\$ 25,700</u>	<u>\$ 769,171</u>

Western Regional Housing Authority
STATEMENT OF CASH FLOWS (concluded)
For the Fiscal Year Ended June 30, 2016

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Southwest Housing Assistance</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:			
Operating income (loss)	\$ (354,820)	\$ 64,295	\$ 3,155
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation expense	146,863		11,476
Provision for bad debts			
(Increase) decrease in:			
Accounts receivable	(600)		7
Prepaid expenses			
Inventory	(272)		
Increase (decrease) in:			
Accounts payable	3,479	(237)	12
Pension plan payable	(8,420)	(13,223)	
Payroll taxes payable	2,845		
Compensated absences		(972)	
Unearned revenue	565		19
Tenant deposits	(26)		460
Net cash provided by operating activities	<u>\$ (210,386)</u>	<u>\$ 49,863</u>	<u>\$ 15,129</u>

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

<u>State and Local</u>	<u>Emergency Shelter</u>	<u>Total</u>
\$ (26,702)	\$ -	\$ (314,072)
		158,339
		-
		(593)
		-
		(272)
		3,254
(948)		(22,591)
		2,845
		(972)
		584
		434
<u>\$ (27,650)</u>	<u>\$ -</u>	<u>\$ (173,044)</u>

Western Regional Housing Authority
NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1 Summary of Significant Accounting Policies

A. GENERAL

The Western Regional Housing Authority was organized under New Mexico statutes, to provide a conduit for housing funds for disadvantaged New Mexicans. The Authority is a political subdivision of the State of New Mexico.

The Authority's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (statements) and interpretations. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

B. FINANCIAL REPORTING ENTITY

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

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

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

C. BASIS OF PRESENTATION

Governmental-wide Financial Statements

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

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

Fund Financial Statements

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

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual proprietary fund are at least 10 percent of the corresponding total for all funds of that category or type, or
- b. The Authority believes the fund is particularly important to financial statement users.

The funds of the financial reporting entity are described below:

Proprietary Fund

Enterprise Fund

Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector.

The Enterprise funds are as follows:

Major Funds

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

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

Southwest Housing Assistance – To account for non-subsidized housing owned and operated by the Housing Authority. Provides living accommodations to qualified families through reduced rate rentals.

State and Local - To account for State sources from the New Mexico Mortgage Finance Authority to provide intake, screening and placement into homes for disadvantaged New Mexicans.

Emergency Shelter – To account for federal funds for use in emergency shelter for disadvantaged clients.

D. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

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

Measurement Focus

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

- a. The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources, (whether current or noncurrent) associated with their activities are reported. Revenues, expenses, gains, losses, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from non-

exchange transactions are recognized in accordance with professional standards. Proprietary fund equity is classified as net position.

Basis of Accounting

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

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

E. BUDGETS

The Housing Authority adopts budgets for its Proprietary funds in accordance with the Housing and Urban Development Program Agreements.

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

F. CASH AND INVESTMENTS

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

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

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

New Mexico Statutes require that financial institutions with public monies on deposit pledge collateral, to the owner of such public monies, in an amount not less than 50% of the public monies held on deposit. Collateral pledged is held in

safekeeping by other financial institutions, with safekeeping receipts held by the Authority. The pledged securities remain in the name of the financial institution. Premiums (discounts) on investments are amortized by the interest method, or methods approximating the interest method.

G. INTERFUND RECEIVABLES AND PAYABLES

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as “interfund receivables/payables”. These balances have been eliminated in the “total” column in the Statement of Net Position.

H. RECEIVABLES

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

I. CAPITAL ASSETS

Government-wide Statements and Fund Statements

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

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

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

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

J. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents consumption of net position that applies to a future period, and so will not be recognized as an outflow or resources (expenses/expenditures) until then. The Authority has deferred outflows of resources related to pension plans as discussed in Note 6.

In addition to liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has deferred inflows of resources related to pension plans as discussed in Note 6.

K. RESTRICTED POSITION

Restricted position includes cash and investments of the proprietary fund that are legally restricted as to their use. The primary restricted positions are related to rent deposits, capital grants and housing payment advances.

L. LONG-TERM DEBT

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

M. COMPENSATED ABSENCES

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

N. EQUITY CLASSIFICATIONS

Government-wide Statements and Fund Financial Statements

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings

that are attributable to the acquisition, construction, or improvement of those assets.

- b. Restricted net position - Consists of net positions with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net positions that do not meet the definition of “restricted” or “net investment in capital assets, net of related debt.”

O. REVENUES, EXPENDITURES, AND EXPENSES

Operating Revenues and Expenses

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

Expenditures/Expenses

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

The Authority first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available. The Authority does not allocate indirect costs.

Inventories are carried at cost, valued by the first-in first-out method.

P. INTERFUND TRANSFERS

Permanent reallocation of resources between funds of the reporting entity are classified as interfund transfers. For the purposes of the total column in the Statement of Revenues, Expenses and Change in Net Position, all interfund transfers between individual funds have been eliminated.

Q. USE OF ESTIMATES

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

Note 2 Custodial Credit Risk

Custodial credit risk is the risk in the event of a bank failure the Governments deposits may not be returned to it. The Authority does not have a deposit policy for credit risk beyond that disclosed in Note 1. As of June 30, 2016, \$-0- of the Authority's bank balance of \$786,653 was exposed to custodial credit risk.

	<u>Bank Balance</u>	<u>Carrying Amount</u>
Deposits by custodial risk		
Category:		
Insured	\$ 250,000	\$ 250,000
Collateral held by the pledging bank agent in Authority's name	536,653	519,221
Uninsured	<u>-0-</u>	<u>-0-</u>
	<u>\$ 786,653</u>	<u>\$ 769,221</u>

Note 3 Accounts Receivables

Due from tenants	\$ 1,148
Due from other governments	<u>29,851</u>
Net receivables	<u>\$ 30,999</u>

Note 4 Capital Assets

Capital asset activity for the year ended June 30, 2016, was as follows:

	<u>Balance July 1, 2015</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance June 30, 2016</u>
Capital assets not being depreciated:				
Land	\$ 731,537	\$ -0-	\$ -0-	\$ 731,537
Construction in progress	<u>210,740</u>	<u>87,925</u>	<u> </u>	<u>298,665</u>
Total assets not being depreciated	<u>\$ 942,277</u>	<u>\$ 87,925</u>	<u>\$ -0-</u>	<u>\$ 1,030,202</u>
Other capital assets:				
Buildings/improvements	\$ 4,874,307	\$ -0-	\$ -0-	\$ 4,874,307
Equipment/furnishings	<u>230,660</u>	<u> </u>	<u>29,720</u>	<u>200,940</u>
Total other assets at historical cost	<u>\$ 5,104,967</u>	<u>\$ -0-</u>	<u>\$ 29,720</u>	<u>\$ 5,075,247</u>

Less accumulated depreciation for:				
Buildings/improvements	\$(2,909,038)	\$ (155,116)	\$ -0-	\$(3,064,154)
Equipment/furnishings	<u>(225,382)</u>	<u>(3,223)</u>	<u>29,720</u>	<u>(198,885)</u>
Total accumulated depreciation	<u>\$(3,134,420)</u>	<u>\$ (158,339)</u>	<u>\$ 29,720</u>	<u>\$(3,263,039)</u>
Other capital assets (net)	<u>\$ 1,970,547</u>	<u>\$ (158,339)</u>	<u>\$ -0-</u>	<u>\$ 1,812,208</u>
Capital assets, net	<u>\$ 2,912,824</u>	<u>\$ (70,414)</u>	<u>\$ -0-</u>	<u>\$ 2,842,410</u>

Note 5 Compensated Absences

Changes in compensated absences were as follows for the year ended June 30, 2016:

	Balance <u>July 1, 2015</u>	<u>Additions</u>	<u>Retirements</u>	Balance <u>June 30, 2016</u>
	<u>\$ 32,253</u>	<u>\$ 23,613</u>	<u>\$ 21,740</u>	<u>\$ 34,126</u>

Amounts due:

Current	\$ 1,706
Long-term	<u>32,420</u>
	<u>\$ 34,126</u>

Note 6 Pension Plan – Public Employees Retirement Association

Summary of Significant Accounting Policies

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.

General Information about the 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, 2015 available at [http://www.pera.state.nm.us/pdf/AuditFinancialStatements/366 Public Employees Retirement Association 2015.pdf](http://www.pera.state.nm.us/pdf/AuditFinancialStatements/366_Public_Employees_Retirement_Association_2015.pdf).

Contributions – The contribution requirements of defined benefit plan members and the Western Regional Housing Authority 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 FY15 for the various PERA coverage options, for both Tier I and Tier II, see the tables available in the note disclosures on pages 31 through 32 of the PERA FY15 annual audit report at [http://osanm.org/media/audits/366 Public Employees Retirement Association 2015.pdf](http://osanm.org/media/audits/366_Public_Employees_Retirement_Association_2015.pdf). The PERA coverage options that apply to The Authority are the Municipal General. Statutorily required contributions to the pension plan from the Authority were \$30,844 and employer paid member benefits that were “picked up” by the employer were \$-0- for the year ended June 30, 2016.

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, 2014. The PERA pension liability amounts for each division were rolled forward from the valuation date to the Plan year ending June 30, 2015, using generally accepted actuarial principles. Therefore the employer’s portion was established as of the measurement date June 30, 2015.

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 Authority’s proportion of the net

pension liability for each member 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, 2015. Only employer contributions for the pay period end dates that fell within the period of July 1, 2014 to June 30, 2015 were included in the total contributions for a specific employer. Regular and any adjustment contributions that applied to FY 2015 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, at June 30, 2016, the Authority reported a liability of \$393,560 for its proportionate share of the net pension liability. At June 30, 2015, the Authority's proportion was .0386 and was .0399 percent.

For the year ended June 30, 2016, the Authority recognized PERA Fund Division Municipal General pension expense of \$8,253. At June 30, 2016, the Authority reported PERA Fund Division Municipal General deferred outflows of resources and deferred inflows or resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 8,718
Changes of assumptions	-	153
Net difference between projected and actual earnings on pension plan investments	-	1,245
Changes in proportion and differences between the Authority contributions and proportionate share of contributions	-	7,744
The Authority's contributions subsequent to the measurement date	<u>30,844</u>	<u>-</u>
Total	<u>\$ 30,844</u>	<u>\$ 17,860</u>

\$30,844 reported as deferred outflows of resources related to pensions resulting from Authority contributions subsequent to the measurement date June 30, 2015 will be recognized as a reduction of the net pension liability in the year ended June 30, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2017	\$ (13,005)
2018	(13,005)
2019	(13,006)
2020	21,156
2021	
Thereafter	-

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, 2014 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, 2015 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, 2015. These actuarial methods and assumptions were adopted by the Board for use in the June 30, 2015 actuarial valuation.

Actuarial valuation date	June 30, 2014
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:	
• Investment rate of return	7.75% annual rate, net of investment expense
• Payroll growth	3.50% annual rate
• Projected salary increases	3.50% to 14.25% annual rate
• 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 of 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	<u>4.0%</u>	4.15%
Total	<u>100.0%</u>	

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 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 Authority’s net pension liability in each PERA Fund Division that the 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.

	1% Decrease (6.75%)	Current Discount Rate (7.75%)	1% Increase (8.75%)
PERA Fund Division Municipal General	<u>(6.75%)</u>	<u>(7.75%)</u>	<u>(8.75%)</u>

The Authority’s proportionate share of the net pension liability	<u>\$ 670,077</u>	<u>\$ 393,560</u>	<u>\$ 163,655</u>
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Pension Plan Fiduciary Net Position – Detailed information about the pension plan’s fiduciary net position is available in the separately issued FY15 PERA financial report. The report is available at <http://www.pera.state.nm.us/publications.html>.

Note 7 Contingent Liabilities

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

Note 8 Risk Management

The Authority is exposed to various risks of loss related to torts; thefts of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has joined together with other governments in the State and obtained insurance through the New Mexico Self Insurers Fund, a public risk pool currently operating as a common risk management and insurance program for local governments. The Authority pays an annual premium to New Mexico Self Insurers Fund for its general insurance coverage, and risk of loss is transferred.

Note 9 Financial Data Schedule

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

The financial data schedule is a hard copy of the Authority’s electronic submission to the Real Estate Assessment Center, and is presented in their required format. Therefore some amounts may differ from those presented in the financial statements.

Note 10 Interfund Activity

Interfund balances at June 30, 2016 consisted of the following:

	<u>Interfund Payable</u>		
	<u>State and Local</u>	<u>Emergency Shelter</u>	<u>Total</u>
<u>Interfund Receivable</u>			
SW Housing Assistance	\$ 30,000	\$ 30,000	\$ 60,000

The loans were made to fund operating expenses and are expected to be paid within one year.

Note 11 Evaluation of Subsequent Events

The Authority has evaluated subsequent events through September 20, 2016, the date which the financial statements were available to be issued.

Western Regional Housing Authority
LOW RENT PUBLIC HOUSING
Statement of Revenues and Expenses - Budget and Actual
For the Fiscal Year Ended June 30, 2016

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Operating revenues:				
Tenant rent	\$ 73,525	\$ 81,549	\$ 78,554	\$ (2,995)
Other tenant revenue	1,200	1,500	3,266	1,766
	<u>\$ 74,725</u>	<u>\$ 83,049</u>	<u>\$ 81,820</u>	<u>\$ (1,229)</u>
Operating expenses:				
Personnel services	\$ 115,182	\$ 145,780	\$ 142,279	\$ 3,501
Employee benefits	38,000	48,507	21,034	27,473
Contractual services	8,500	8,500	8,500	-
Other administrative	6,085	14,000	12,197	1,803
Utilities	25,137	25,000	22,262	2,738
Repairs and maintenance	50,408	55,000	70,973	(15,973)
Insurance	6,000	3,500	3,139	361
Other general	3,000	1,000	6,331	(5,331)
Travel	1,057	3,727	3,062	665
Depreciation			146,863	(146,863)
	<u>\$ 253,369</u>	<u>\$ 305,014</u>	<u>\$ 436,640</u>	<u>\$ (131,626)</u>
Operating income (loss)	<u>\$ (178,644)</u>	<u>\$ (221,965)</u>	<u>\$ (354,820)</u>	<u>\$ (132,855)</u>
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 185,644	\$ 228,965	\$ 280,554	\$ 51,589
Other nonoperating revenue				-
Gain (loss) on disposition of assets				-
	<u>\$ 185,644</u>	<u>\$ 228,965</u>	<u>\$ 280,554</u>	<u>\$ 51,589</u>
Income (loss) before capital contributions	\$ 7,000	\$ 7,000	\$ (74,266)	\$ (81,266)
Capital contributions			-	-
Change in net position	\$ 7,000	\$ 7,000	<u>\$ (74,266)</u>	<u>\$ (81,266)</u>
Operating reserves				
Purchase of fixed assets	<u>(7,000)</u>	<u>(7,000)</u>		
Net change in financial position	<u>\$ -</u>	<u>\$ -</u>		

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

Western Regional Housing Authority
HOUSING CHOICE VOUCHERS
Statement of Revenues and Expenses - Budget and Actual
For the Fiscal Year Ended June 30, 2016

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Operating revenues:				
Administrative fees	\$ 404,212	\$ 404,212	\$ 450,742	\$ 46,530
 Total operating revenues	 \$ 404,212	 \$ 404,212	 \$ 450,742	 \$ 46,530
Operating expenses:				
Personnel services	\$ 233,119	\$ 225,035	\$ 223,425	\$ 1,610
Employee benefits	100,243	98,777	78,244	20,533
Contract services	14,000	14,000	13,600	400
Other administrative	48,000	44,000	38,707	5,293
Utilities	2,050	4,600	3,740	860
Repairs and maintenance	29,000	28,000	17,952	10,048
Insurance	3,000	2,500	1,996	504
Other general			2,904	(2,904)
Travel	8,800	8,800	5,879	2,921
Depreciation				-
 Total operating expenses	 \$ 438,212	 \$ 425,712	 \$ 386,447	 \$ 39,265
 Operating income (loss)	 \$ (34,000)	 \$ (21,500)	 \$ 64,295	 \$ 85,795
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 3,988,306	\$ 3,975,806	\$ 3,779,181	\$ (196,625)
Housing assistance payments	(3,971,306)	(3,963,306)	(3,795,904)	167,402
Other nonoperating revenue	22,000	14,000	26,429	12,429
Gain (loss) on disposition of assets				-
 Total nonoperating revenues (expenses)	 \$ 39,000	 \$ 26,500	 \$ 9,706	 \$ (16,794)
Transfers	\$ -	\$ -		\$ -
 Change in net position	 \$ 5,000	 \$ 5,000	 \$ 74,001	 \$ 69,001
Operating reserves				
Purchase of fixed assets	(5,000)	(5,000)		
 Net change in financial position	 \$ -	 \$ -		

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

Western Regional Housing Authority
SOUTHWEST HOUSING ASSISTANCE
Statement of Revenues and Expenses - Budget and Actual
For the Fiscal Year Ended June 30, 2016

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 31,944	\$ 31,944	\$ 29,594	\$ (2,350)
Other tenant revenue			82	82
	<u>\$ 31,944</u>	<u>\$ 31,944</u>	<u>\$ 29,676</u>	<u>\$ (2,268)</u>
Total operating revenues				
Operating expenses:				
Personnel services	\$ -	\$ -	\$ -	\$ -
Employee benefits				-
Other administrative	2,000	15,000	12,882	2,118
Repairs and maintenance	8,000	7,500	1,214	6,286
Utilities	500	1,000	317	683
Insurance	800	800	191	609
Other general			441	(441)
Depreciation			11,476	(11,476)
	<u>\$ 11,300</u>	<u>\$ 24,300</u>	<u>\$ 26,521</u>	<u>\$ (2,221)</u>
Total operating expenses				
Operating income (loss)	<u>\$ 20,644</u>	<u>\$ 7,644</u>	<u>\$ 3,155</u>	<u>\$ (4,489)</u>
Nonoperating revenue (expense):				
Governmental grants	\$ -	\$ 25,000	\$ 12,702	\$ (12,298)
Other nonoperating revenue			300	(300)
	<u>\$ -</u>	<u>\$ 25,000</u>	<u>\$ 13,002</u>	<u>\$ (12,598)</u>
Total nonoperating revenues (expenses)				
Transfers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Change in net position	\$ 20,644	\$ 32,644	<u>\$ 16,157</u>	<u>\$ (17,087)</u>
Transfer to reserves	(137,692)	(137,692)		
Capital expenditures	(20,000)	(32,000)		
Beginning cash balance	<u>137,048</u>	<u>137,048</u>		
Net change in financial position	<u>\$ -</u>	<u>\$ -</u>		

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

Western Regional Housing Authority
STATE AND LOCAL
Statement of Revenues and Expenses - Budget and Actual
For the Fiscal Year Ended June 30, 2016

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ -	\$ -	\$ -	\$ -
Other tenant revenue				-
Total operating revenues	\$ -	\$ -	\$ -	\$ -
Operating expenses:				
Personnel services	\$ 4,575	\$ 21,422	\$ 16,008	\$ 5,414
Employee benefits	2,500	6,350	2,764	3,586
Contract services				-
Other administrative	1,925	11,378	6,790	4,588
Utilities		500	500	-
Repairs and maintenance			640	(640)
Depreciation				-
Total operating expenses	\$ 9,000	\$ 39,650	\$ 26,702	\$ 12,948
Operating income (loss)	\$ (9,000)	\$ (39,650)	\$ (26,702)	\$ 12,948
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 97,446	\$ 228,950	\$ 131,654	\$ (97,296)
Housing assistance payments	(88,446)	(189,300)	(104,004)	85,296
Other nonoperating revenue				-
Gain (loss) on disposition of assets				-
Total nonoperating revenues (expenses)	\$ 9,000	\$ 39,650	\$ 27,650	\$ (12,000)
Change in net position	\$ -	\$ -	\$ 948	\$ 948

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

Western Regional Housing Authority
EMERGENCY SHELTER GRANT
Statement of Revenues and Expenses - Budget and Actual
For the Fiscal Year Ended June 30, 2016

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ -	\$ -	\$ -	\$ -
Other tenant revenue				-
Total operating revenues	\$ -	\$ -	\$ -	\$ -
Operating expenses:				
Personnel services	\$ -	\$ -	\$ -	\$ -
Employee benefits				-
Contract services				-
Other administrative				-
Utilities				-
Repairs and maintenance				-
Depreciation				-
Total operating expenses	\$ -	\$ -	\$ -	\$ -
Operating income (loss)	\$ -	\$ -	\$ -	\$ -
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 56,950	\$ 64,204	\$ 64,195	\$ (9)
Housing assistance payments	(56,950)	(64,204)	(64,195)	9
Other nonoperating revenue				-
Gain (loss) on disposition of assets				-
Total nonoperating revenues (expenses)	\$ -	\$ -	\$ -	\$ -
Change in net position	\$ -	\$ -	\$ -	\$ -

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

Western Regional Housing Authority
**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY OF
PERA FUND DIVISION MUNICIPAL GENERAL
PUBLIC EMPLOYEES RETIREMENT ASSOCIATION)(PERA) PLAN
LAST 10 FISCAL YEARS***

	2016	2015
Western Regional Housing Authority's proportion of the net pension liability	.0386%	.0399%
Western Regional Housing Authority's proportionate share of the net pension liability	\$ 393,560	\$ 311,263
Western Regional Housing Authority's covered employee payroll	\$ 322,976	\$ 323,716
Western Regional Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	122%	96%
Plan fiduciary net position as a percentage of the total pension liability	77%	81%

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

Western Regional Housing Authority
**SCHEDULE OF CONTRIBUTIONS-PUBLIC EMPLOYEES RETIREMENT
ASSOCIATION (PERA) PLAN-PERA FUND DIVISION MUNICIPAL GENERAL
*LAST 10 FISCAL YEARS**

	2016	2015
Contractually required contributions	\$ 30,844	\$ 30,081
Contributions in relation to contractually required contribution	(30,844)	(30,081)
Contribution deficiency (excess)	\$ -	\$ -
Western Regional Housing Authority's covered-employee payroll	\$ 322,976	314,984
Contributions as a percentage of covered-employee payroll	9.55%	9.55%

*This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10 year trend is compiled, the Western Regional Housing Authority will present information for those years for which information is available.

Western Regional Housing Authority
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2016

Change in benefit terms – The PERA Fund COLA and retirement eligibility benefits changes in recent years are described in Note 1 of the PERA FY15 audit available at [http://www.pera.state.nm.us/pdf/AuditFinancialStatements/366 Public Employees Retirement Association 2015.pdf](http://www.pera.state.nm.us/pdf/AuditFinancialStatements/366%20Public%20Employees%20Retirement%20Association%202015.pdf).

Changes of valuation – The Public Employees Retirement Association (PERA) of New Mexico Annual Actuarial Valuation as of June 30, 2015 report is available at:

http://www.pera.state.nm.us/pdf/Investment/RetirementFundValuationReports/6-30-2015%20PERA%20Valuation%20Report_FINAL.pdf.

The Summary of Key Findings for the PERA Fund (on page 2 of the report) states “The return on the actuarial value of assets was 7.64% compared to the expected return of 7.75%. The total increase to the unfunded actuarial accrued liability is \$410 million and results in a decrease to the funded ratio from 75.8% to 74.9%.” For details about the actuarial assumptions, see Appendix B on page 53 of the report.

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2016

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$340,348	\$219,620	\$25,700	\$17,747	\$150,825	\$754,240		\$754,240
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted		\$0				\$0		\$0
114 Cash - Tenant Security Deposits	\$11,889				\$3,342	\$15,231		\$15,231
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	\$352,237	\$219,620	\$25,700	\$17,747	\$154,167	\$769,471	\$0	\$769,471
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects		\$12,712				\$12,712		\$12,712
124 Accounts Receivable - Other Government			\$4,300	\$12,253		\$16,553		\$16,553
125 Accounts Receivable - Miscellaneous								
126 Accounts Receivable - Tenants	\$1,190				\$785	\$1,975		\$1,975
126.1 Allowance for Doubtful Accounts - Tenants	\$326				\$501	\$827		\$827
126.2 Allowance for Doubtful Accounts - Other		\$0	\$0	\$0		\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery	\$586					\$586		\$586
128.1 Allowance for Doubtful Accounts - Fraud	\$0					\$0		\$0
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$1,450	\$12,712	\$4,300	\$12,253	\$284	\$30,999	\$0	\$30,999
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets								
143 Inventories	\$2,383					\$2,383		\$2,383
143.1 Allowance for Obsolete Inventories	-\$48					-\$48		-\$48
144 Inter Program Due From					\$60,000	\$60,000	\$60,000	\$120,000
145 Assets Held for Sale								
150 Total Current Assets	\$356,022	\$232,332	\$30,000	\$30,000	\$214,451	\$862,805	\$60,000	\$922,805
161 Land	\$436,727				\$294,810	\$731,537		\$731,537
162 Buildings	\$1,460,056				\$414,250	\$4,874,306		\$4,874,306
163 Furniture, Equipment & Machinery - Dwellings	\$53,759	\$52,220				\$105,979		\$105,979
164 Furniture, Equipment & Machinery - Administration	\$89,523				\$5,439	\$94,962		\$94,962

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Balance Sheet Summary

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
165 Leasehold Improvements								
166 Accumulated Depreciation	-\$3,059,632	-\$52,220			-\$151,187	-\$3,263,039		-\$3,263,039
167 Construction in Progress	\$87,925				\$210,740	\$298,665		\$298,665
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,068,358	\$0	\$0	\$0	\$774,052	\$2,842,410	\$0	\$2,842,410
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	\$2,068,358	\$0	\$0	\$0	\$774,052	\$2,842,410	\$0	\$2,842,410
200 Deferred Outflow of Resources	\$11,496	\$18,053		\$1,295		\$30,844		\$30,844
290 Total Assets and Deferred Outflow of Resources	\$2,435,876	\$250,385	\$30,000	\$31,295	\$988,503	\$3,736,059	\$60,000	\$3,796,059
311 Bank Overdraft								
312 Accounts Payable <= 90 Days	\$3,937	\$2,408			\$12	\$6,357		\$6,357
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable	\$9,057					\$9,057		\$9,057
322 Accrued Compensated Absences - Current Portion	\$529	\$1,177				\$1,706		\$1,706
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	\$11,889				\$3,342	\$15,231		\$15,231
342 Unearned Revenue	\$587				\$19	\$606		\$606
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			\$30,000	\$30,000		\$60,000	\$60,000	\$120,000
348 Loan Liability - Current								
310 Total Current Liabilities	\$25,999	\$3,585	\$30,000	\$30,000	\$3,373	\$92,957	\$60,000	\$152,957
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings								

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Balance Sheet Summary

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
353 Non-current Liabilities - Other								
354 Accrued Compensated Absences - Non Current	\$10,054	\$22,366				\$32,420		\$32,420
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities	\$78,344	\$309,049		\$6,167		\$393,560		\$393,560
350 Total Non-Current Liabilities	\$88,398	\$331,415	\$0	\$6,167	\$0	\$425,980	\$0	\$425,980
300 Total Liabilities	\$114,397	\$335,000	\$30,000	\$36,167	\$3,373	\$518,937	\$60,000	\$578,937
400 Deferred Inflow of Resources	\$6,656	\$10,453		\$751		\$17,860		\$17,860
508.4 Net Investment in Capital Assets	\$2,068,358				\$774,052	\$2,842,410		\$2,842,410
511.4 Restricted Net Position		\$0				\$0		\$0
512.4 Unrestricted Net Position	\$246,465	-\$95,068	\$0	-\$5,623	\$211,078	\$356,852		\$356,852
513 Total Equity - Net Assets / Position	\$2,314,823	-\$95,068	\$0	-\$5,623	\$985,130	\$3,199,262	\$0	\$3,199,262
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$2,435,876	\$250,385	\$30,000	\$31,295	\$988,503	\$3,736,059	\$60,000	\$3,796,059

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2016

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$78,554				\$29,594	\$108,148		\$108,148
70400 Tenant Revenue - Other	\$2,706				\$82	\$2,788		\$2,788
70500 Total Tenant Revenue	\$81,260	\$0	\$0	\$0	\$29,676	\$110,936	\$0	\$110,936
70600 HUD PHA Operating Grants	\$177,402	\$4,207,852				\$4,385,254		\$4,385,254
70610 Capital Grants	\$87,925					\$87,925		\$87,925
70710 Management Fee								
70720 Asset Management Fee								
70730 Book Keeping Fee								
70740 Front Line Service Fee								
70750 Other Fees								
70700 Total Fee Revenue						\$0	\$0	\$0
70800 Other Government Grants	\$15,227	\$22,071	\$64,195	\$131,654	\$12,702	\$245,849		\$245,849
71100 Investment Income - Unrestricted	\$0					\$0		\$0
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery		\$25,789				\$25,789		\$25,789
71500 Other Revenue	\$560	\$640				\$1,200		\$1,200
71600 Gain or Loss on Sale of Capital Assets	\$0				\$300	\$300		\$300
72000 Investment Income - Restricted	\$0					\$0		\$0
70000 Total Revenue	\$362,374	\$4,256,352	\$64,195	\$131,654	\$42,678	\$4,857,253	\$0	\$4,857,253
91100 Administrative Salaries	\$87,662	\$223,425		\$16,008		\$327,095		\$327,095
91200 Auditing Fees	\$8,500	\$13,600				\$22,100		\$22,100
91300 Management Fee								
91310 Book-keeping Fee								
91400 Advertising and Marketing								
91500 Employee Benefit contributions - Administrative	\$21,034	\$78,244		\$2,764		\$102,042		\$102,042
91600 Office Expenses								
91700 Legal Expense								
91800 Travel	\$3,062	\$5,879		\$500		\$9,441		\$9,441
91810 Allocated Overhead								

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Revenue and Expense Summary

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
91900 Other	\$12,197	\$38,707		\$6,290	\$12,882	\$70,076		\$70,076
91000 Total Operating - Administrative	\$132,455	\$359,855	\$0	\$25,562	\$12,882	\$530,754	\$0	\$530,754
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	\$0	\$0	\$0	\$0
93100 Water	\$18,344	\$572		\$17		\$18,933		\$18,933
93200 Electricity	\$2,954	\$2,579		\$454	\$111	\$6,098		\$6,098
93300 Gas	\$964	\$589		\$29	\$206	\$1,788		\$1,788
93400 Fuel								
93500 Labor								
93600 Sewer								
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense								
93000 Total Utilities	\$22,262	\$3,740	\$0	\$500	\$317	\$26,819	\$0	\$26,819
94100 Ordinary Maintenance and Operations - Labor	\$54,617					\$54,617		\$54,617
94200 Ordinary Maintenance and Operations - Materials and Other	\$15,115	\$1,538			\$441	\$17,094		\$17,094
94300 Ordinary Maintenance and Operations Contracts	\$37,406	\$16,414		\$640	\$773	\$55,233		\$55,233
94500 Employee Benefit Contributions - Ordinary Maintenance	\$18,452					\$18,452		\$18,452
94000 Total Maintenance	\$125,590	\$17,952	\$0	\$640	\$1,214	\$145,396	\$0	\$145,396
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	\$0	\$0	\$0	\$0
96110 Property Insurance	\$3,105				\$191	\$3,296		\$3,296
96120 Liability Insurance		\$1,929				\$1,929		\$1,929
96130 Workmen's Compensation	\$34	\$67				\$101		\$101
96140 All Other Insurance								
96100 Total insurance Premiums	\$3,139	\$1,996	\$0	\$0	\$191	\$5,326	\$0	\$5,326
96200 Other General Expenses		\$2,904				\$2,904		\$2,904

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Revenue and Expense Summary

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
96210 Compensated Absences	\$2,846					\$2,846		\$2,846
96300 Payments in Lieu of Taxes								
96400 Bad debt - Tenant Rents	\$904				\$441	\$1,345		\$1,345
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$3,750	\$2,904	\$0	\$0	\$441	\$7,095	\$0	\$7,095
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	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$287,196	\$386,447	\$0	\$26,702	\$15,045	\$715,390	\$0	\$715,390
97000 Excess of Operating Revenue over Operating Expenses	\$75,178	\$3,869,905	\$64,195	\$104,952	\$27,633	\$4,141,863	\$0	\$4,141,863
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized	\$2,581					\$2,581		\$2,581
97300 Housing Assistance Payments		\$3,795,904	\$64,195	\$104,004		\$3,964,103		\$3,964,103
97350 HAP Portability-In								
97400 Depreciation Expense	\$146,863				\$11,476	\$158,339		\$158,339
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$436,640	\$4,182,351	\$64,195	\$130,706	\$26,521	\$4,840,413	\$0	\$4,840,413
10010 Operating Transfer In	\$13,625					\$13,625		\$13,625
10020 Operating transfer Out	-\$13,625					-\$13,625		-\$13,625
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								

Western Regional Housing Authority (NM067)
Silver City, NM
Entity Wide Revenue and Expense Summary

	Project Total	14.871 Housing Choice Vouchers	14.231 Emergency Shelter Grants Program	2 State/Local	1 Business Activities	Subtotal	ELIM	Total
10094 Transfers between Project and Program - Out								
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$74,266	\$74,001	\$0	\$948	\$16,157	\$16,840	\$0	\$16,840
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$2,389,089	-\$169,069	\$0	-\$6,571	\$968,973	\$3,182,422		\$3,182,422
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors								
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		-\$95,068				-\$95,068		-\$95,068
11180 Housing Assistance Payments Equity		\$0				\$0		\$0
11190 Unit Months Available	648	10932			60	11640		11640
11210 Number of Unit Months Leased	640	9429			48	10117		10117
11270 Excess Cash	\$303,054					\$303,054		\$303,054
11610 Land Purchases	\$0					\$0		\$0
11620 Building Purchases	\$0					\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0					\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0					\$0		\$0
11650 Leasehold Improvements Purchases	\$0					\$0		\$0
11660 Infrastructure Purchases	\$0					\$0		\$0
13510 CFPP Debt Service Payments	\$0					\$0		\$0
13901 Replacement Housing Factor Funds	\$0					\$0		\$0

Western Regional Housing Authority (NM067)
Silver City, NM
Single Project Revenue and Expense

Submission Type: Audited/Single
Audit

Fiscal Year End: 06/30/2016

Project: NM067000001 HILLSIDE APARTMENTS

	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$78,554		\$78,554
70400 Tenant Revenue - Other	\$2,706		\$2,706
70500 Total Tenant Revenue	\$81,260	\$0	\$81,260
70600 HUD PHA Operating Grants	\$163,777	\$13,625	\$177,402
70610 Capital Grants		\$87,925	\$87,925
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	\$15,227		\$15,227
71100 Investment Income - Unrestricted	\$0		\$0
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$560		\$560

Western Regional Housing Authority (NM067)
Silver City, NM
Single Project Revenue and Expense

	Low Rent	Capital Fund	Total Project
71600 Gain or Loss on Sale of Capital Assets	\$0		\$0
72000 Investment Income - Restricted	\$0		\$0
70000 Total Revenue	\$260,824	\$101,550	\$362,374
91100 Administrative Salaries	\$87,662		\$87,662
91200 Auditing Fees	\$8,500		\$8,500
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$21,034		\$21,034
91600 Office Expenses			
91700 Legal Expense			
91800 Travel	\$3,062		\$3,062
91810 Allocated Overhead			
91900 Other	\$12,197		\$12,197
91000 Total Operating - Administrative	\$132,455	\$0	\$132,455
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

Western Regional Housing Authority (NM067)
Silver City, NM
Single Project Revenue and Expense

	Low Rent	Capital Fund	Total Project
93100 Water	\$18,344		\$18,344
93200 Electricity	\$2,954		\$2,954
93300 Gas	\$964		\$964
93400 Fuel			
93500 Labor			
93600 Sewer			
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$22,262	\$0	\$22,262
94100 Ordinary Maintenance and Operations - Labor	\$54,617		\$54,617
94200 Ordinary Maintenance and Operations - Materials and Other	\$15,115		\$15,115
94300 Ordinary Maintenance and Operations Contracts	\$37,406		\$37,406
94500 Employee Benefit Contributions - Ordinary Maintenance	\$18,452		\$18,452
94000 Total Maintenance	\$125,590	\$0	\$125,590
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$3,105		\$3,105
96120 Liability Insurance			

Western Regional Housing Authority (NM067)
Silver City, NM
Single Project Revenue and Expense

	Low Rent	Capital Fund	Total Project
96130 Workmen's Compensation	\$34		\$34
96140 All Other Insurance			
96100 Total insurance Premiums	\$3,139	\$0	\$3,139
96200 Other General Expenses			
96210 Compensated Absences	\$2,846		\$2,846
96300 Payments in Lieu of Taxes			
96400 Bad debt - Tenant Rents	\$904		\$904
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$3,750	\$0	\$3,750
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
96900 Total Operating Expenses	\$287,196	\$0	\$287,196
97000 Excess of Operating Revenue over Operating Expenses	-\$26,372	\$101,550	\$75,178
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized	\$2,581		\$2,581

Western Regional Housing Authority (NM067)
Silver City, NM
Single Project Revenue and Expense

	Low Rent	Capital Fund	Total Project
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$146,863		\$146,863
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$436,640	\$0	\$436,640
10010 Operating Transfer In	\$13,625		\$13,625
10020 Operating transfer Out		-\$13,625	-\$13,625
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)	\$13,625	-\$13,625	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$162,191	\$87,925	-\$74,266
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0

Western Regional Housing Authority (NM067)
Silver City, NM
Single Project Revenue and Expense

	Low Rent	Capital Fund	Total Project
11030 Beginning Equity	\$2,389,089	\$0	\$2,389,089
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
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			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	648		648
11210 Number of Unit Months Leased	640		640
11270 Excess Cash	\$303,054		\$303,054
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$0	\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0

Western Regional Housing Authority
SCHEDULE OF INDIVIDUAL DEPOSIT ACCOUNTS AND INVESTMENTS
 June 30, 2016

	<u>Type of Account</u>	<u>Bank Balance</u>	<u>Reconciled Balance</u>
<u>Wells Fargo Bank</u>			
Housing Assistance Payments	Checking	\$ 9,001	\$ -
Voucher	Checking	224,876	219,470
Southwest Housing Assistance	Checking	154,167	154,167
Low Rent Public Housing	Checking	343,422	343,079
Linkages	Checking	18,847	17,747
Payroll	Checking	9,109	9,058
MFA	Checking	<u>27,231</u>	<u>25,700</u>
Total bank deposits		<u>\$ 786,653</u>	\$ 769,221
Petty cash			<u>250</u>
Total cash per financial statements			<u>\$ 769,471</u>

Western Regional Housing Authority
SCHEDULE OF DEPOSITORY COLLATERAL
 June 30, 2016

	<u>Wells Fargo Bank</u>
Checking accounts	\$ 786,653
Less FDIC insurance	<u>(250,000)</u>
Total uninsured public funds	<u><u>\$ 536,653</u></u>
50% collateralization requirement (Section 6-10-17 NMSA)	\$ 268,327
Total collateralization requirement	<u>\$ 268,327</u>
Pledged securities: FMAC FGPC, cusip number 3128PYX41, maturing 4/1/2027	<u>635,183</u>
Total pledged securities	<u>635,183</u>
Pledged securities over (under) requirement	<u><u>\$ 366,857</u></u>

Securities are pledged to the Western Regional Housing Authority, and are held at the Bank of New York Mellon. The securities remain in the name of the financial institution, with safekeeping receipts held by the Authority.

Western Regional Housing Authority
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Fiscal Year Ended June 30, 2016

<u>Federal Grantor/Pass-through Grantor/ Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Entity Identifying Number</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				
Direct programs:				
Public and Indian Housing	14.850	N/A	\$ -	\$ 163,777
Section 8 Housing Choice Vouchers	14.871	N/A		4,207,852
Public Housing Capital Fund	14.872	N/A		101,550
Passed through NM Mortgage Finance Authority:				
Emergency Solutions Grant Program	14.231	11-01-WST-TBA-001		<u>64,195</u>
 Total U.S. Department of Housing and Urban Development and total expenditures of federal awards			<u>\$ -</u>	<u>\$ 4,537,374</u>

See accompanying notes to schedule of expenditures of federal awards.

Western Regional Housing Authority
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For The Fiscal Year Ended June 30, 2016

Note 1 Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Western Regional Housing Authority, under programs of the federal government for the year ended June 30, 2016. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Western Regional Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Western Regional Housing Authority.

Note 2 Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance.

Note 3 The Western Regional Housing Authority has elected not to use the de Minimis indirect cost rate as allowed under the Uniform Guidance.

Western Regional Housing Authority
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For The Fiscal Year Ended June 30, 2016

Findings – Financial Statement Audit

None

Findings – Major Federal Award Programs

None

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LINDA STONE MCGEE, C.P.A.
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**REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

INDEPENDENT AUDITOR'S REPORT

Timothy Keller, State Auditor
And
Board of Commissioners
Western Regional Housing Authority
Silver City, 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 and each major fund of the Western Regional Housing Authority as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the Western Regional Housing Authority's basic financial statements, and the related budgetary comparisons of the Authority presented as other supplementary information, and have issued our report thereon dated September 20, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Western Regional Housing 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 Western Regional Housing 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 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 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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

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.

Stone, McGee & Co CPAs

Silver City, New Mexico
September 20, 2016

Stone, McGee & Co.
Certified Public Accountants

MIKE STONE, C.P.A.
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**REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL
OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

INDEPENDENT AUDITOR'S REPORT

Timothy Keller, State Auditor
And
Board of Commissioners
Western Regional Housing Authority
Silver City, New Mexico

Report on Compliance for Each Major Federal Program

We have audited the Western Regional Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Western Regional Housing Authority's major federal programs for the year ended June 30, 2016. The Western Regional Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Western Regional Housing 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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance 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 Western Regional Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In our opinion, the Western Regional Housing 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, 2016.

Report on Internal Control over Compliance

Management of the Western Regional Housing 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 Western Regional Housing 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 the Uniform Guidance, 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 Western Regional Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance 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. 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 the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Stone, McGee & Co CPAs

Silver City, New Mexico
September 20, 2016

Stone, McGee & Co.
Certified Public Accountants

Western Regional Housing Authority
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For The Fiscal Year Ended June 30, 2016

SUMMARY OF AUDIT RESULTS

1. The auditor's report expresses an unmodified opinion on whether the financial statements of the Western Regional Housing Authority were prepared in accordance with generally accepted accounting principles.
2. No significant deficiencies relating to the audit of the financial statements are reported in the *Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards*.
3. No instances of noncompliance material to the financial statements of the Western Regional Housing Authority, which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.
4. No significant deficiencies in internal control over major federal award programs are reported in the *Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance*.
5. The auditors' report on compliance for the major federal awards programs for the Western Regional Housing Authority expresses an unmodified opinion on all major programs.
6. No audit findings that are required to be reported in accordance with 2 CFR section 200.516(a) were noted during the audit.
7. The programs tested as major programs were: Section 8 Housing Choice Vouchers, CFDA No. 14.871.
8. The threshold for distinguishing types A and B programs was \$750,000.
9. The Western Regional Housing Authority was determined to be a low-risk auditee.

FINDINGS – FINANCIAL STATEMENT AUDIT

None

FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARDS PROGRAMS

None

OTHER – FINANCIAL STATEMENT PREPARATION

The financial statements were prepared by Stone, McGee & Co., C.P.A.'s with substantial assistance and approval from Authority personnel, who have accepted responsibility for the financial statements.

EXIT CONFERENCE

The contents of this report were discussed September 1, 2016. Present at this exit conference were:

<u>Name</u>	<u>Title</u>	<u>Affiliation</u>
Awish Baechtle	Commissioner	Western Regional Housing Authority
Cathy DeMarco	Executive Director	Western Regional Housing Authority
Sonia Flores	Deputy Director	Western Regional Housing Authority
Kay Stone	Shareholder	Stone, McGee & Co., C.P.A.'s