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**STONE MOUNTAIN PLACE LIMITED PARTNERSHIP**

*Independent Auditor's Report*

*and Financial Statements*

*For the Years Ended*

*December 31, 2016 and 2015*

*Supplementary Information*

*For the Year Ended*

*December 31, 2016*

# Stone Mountain Place Limited Partnership

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## INDEPENDENT AUDITOR'S REPORT

To the Partners of

Stone Mountain Place Limited Partnership  
Las Cruces, New Mexico  
and  
Tim Keller, New Mexico State Auditor

### Report on the Financial Statements

We have audited the accompanying financial statements of Stone Mountain Place Limited Partnership, which comprise the balance sheets as of December 31, 2016 and 2015, and the related statements of operations, changes in partners' equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

### 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 an opinion on these financial statements based on our audits. We conducted our audits 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 the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to Stone Mountain Place Limited Partnership'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 Stone Mountain Place Limited Partnership'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 opinion.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Stone Mountain Place Limited Partnership as of December 31, 2016 and 2015, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Other Information*


Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 19 - 20 is presented for purposes of additional analysis and is not a required part of the financial statements.

The accompanying supplementary information shown on pages 19 - 20 is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information shown on pages 19 - 20 is fairly stated, in all material respects, in relation to the financial statements as a whole.

The *Schedule of Vendors* shown on page 21 has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 26, 2017, on our consideration of Stone Mountain Place Limited Partnership's internal control over financial reporting, and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on 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 Stone Mountain Place Limited Partnership's internal control over financial reporting and compliance.



Boothe, Vassar & Company

May 26, 2017  
Big Spring, Texas

Stone Mountain Place Limited Partnership

Balance Sheets

December 31, 2016 and 2015

ASSETS

	<u>12/31/2016</u>	<u>12/31/2015</u>
<b>Current Assets:</b>		
Cash and Cash Equivalents	\$ 25,755	\$ 52,125
Accounts Receivable - Tenants	1,682	4,020
Prepaid Expenses	20,513	19,024
<b>Total Current Assets</b>	<u>47,950</u>	<u>75,169</u>
<b>Restricted Deposits &amp; Funded Reserves:</b>		
Tenant Security Deposits	43,490	41,159
Real Estate Tax & Insurance	12,641	13,475
Other Escrows	3,107	3,134
Replacement Reserve	118,740	93,396
Operating Reserve	210,367	210,156
<b>Total Restricted Deposits &amp; Funded Reserves</b>	<u>388,345</u>	<u>361,320</u>
<b>Property &amp; Equipment:</b>		
Land	699,742	699,742
Buildings	8,013,334	8,013,334
Site Improvements	701,222	701,222
Furnishings	319,092	319,092
Accumulated Depreciation	(2,677,676)	(2,419,879)
<b>Total Property &amp; Equipment</b>	<u>7,055,714</u>	<u>7,313,511</u>
<b>Total Assets</b>	<u>\$ 7,492,009</u>	<u>\$ 7,750,000</u>

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

Stone Mountain Place Limited Partnership

Balance Sheets

December 31, 2016 and 2015

**LIABILITIES & PARTNERS' EQUITY**

	<b><u>12/31/2016</u></b>	<b><u>12/31/2015</u></b>
<b>Liabilities:</b>		
<b>Current Liabilities:</b>		
Current Maturities of Long-Term Debt	\$ 23,198	\$ 21,828
Accounts Payable	3,926	21,830
Accrued Interest	11,313	11,424
Accrued Expenses	9,553	8,867
Accrued Property Taxes	14,705	14,782
<b>Total Current Liabilities</b>	<b><u>62,695</u></b>	<b><u>78,731</u></b>
<b>Deposits &amp; Prepaid Liabilities:</b>		
Tenant Security Deposits	39,648	38,840
Prepaid Tenant Fees	11,382	5,323
<b>Total Deposits &amp; Prepaid Liabilities</b>	<b><u>51,030</u></b>	<b><u>44,163</u></b>
<b>Long-Term Liabilities:</b>		
Long-Term Debt (net of current maturities)	2,463,264	2,483,576
Deferred Development Fees	218,019	245,019
Asset Management Fee / Return to Owner	4,567	4,434
<b>Total Long-Term Liabilities</b>	<b><u>2,685,850</u></b>	<b><u>2,733,029</u></b>
<b>Total Liabilities</b>	<b><u>2,799,575</u></b>	<b><u>2,855,923</u></b>
<b>Partners' Equity (Deficit)</b>	<b><u>4,692,434</u></b>	<b><u>4,894,077</u></b>
<b>Total Liabilities &amp; Partners' Equity</b>	<b><u>\$ 7,492,009</u></b>	<b><u>\$ 7,750,000</u></b>

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

**Stone Mountain Place Limited Partnership**  
**Statements of Operations**  
**For the Years Ended December 31, 2016 and 2015**

	<b>12/31/2016</b>	<b>12/31/2015</b>
<b>Rental Income:</b>		
Potential Rental Income	\$ 528,629	\$ 523,654
Lease Excess	40,867	37,818
Less: Vacancies	(26,381)	(21,760)
Less: Concessions	(11,912)	(10,703)
<b>Total Rental Income</b>	<b>531,203</b>	<b>529,009</b>
 <b>Other Income:</b>		
Interest Income	359	298
Tenant Charges	9,211	7,747
Miscellaneous Income	1,501	957
<b>Total Other Income</b>	<b>11,071</b>	<b>9,002</b>
<b>Total Income</b>	<b>542,274</b>	<b>538,011</b>
 <b>Operating Expenses:</b>		
Administrative	104,669	94,204
Utilities	35,360	35,501
Maintenance	95,028	86,123
Taxes & Insurance	95,492	92,424
Financial Expense	151,004	152,400
<b>Total Cost of Operations</b>	<b>481,553</b>	<b>460,652</b>
<b>Net Income/(Loss) from Operations</b>	<b>60,721</b>	<b>77,359</b>
 <b>Non-Operating Income &amp; (Expenses):</b>		
Administrative Fees	(4,567)	(4,434)
Depreciation Expense	(257,797)	(258,955)
<b>Total Non-Operating Income &amp; (Expenses)</b>	<b>(262,364)</b>	<b>(263,389)</b>
<b>Net Income/(Loss)</b>	<b>\$ (201,643)</b>	<b>\$ (186,030)</b>

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

**Stone Mountain Place Limited Partnership**  
**Statements of Changes in Partners' Equity (Deficit)**  
**For the Years Ended December 31, 2016 and 2015**

	<u>Total</u>	<u>General Partner Equity</u>	<u>Limited Partner Equity</u>
<b>Partners' Equity (Deficit), December 31, 2014</b>	\$ 5,080,107	\$ (159)	\$ 5,080,266
Net Income/(Loss): 12/31/2015	(186,030)	(19)	(186,011)
Partners' Capital Contributions	0	0	0
Partners' Distributions	<u>0</u>	<u>0</u>	<u>0</u>
<b>Partners' Equity (Deficit), December 31, 2015</b>	\$ 4,894,077	\$ (178)	\$ 4,894,255
Net Income/(Loss): 12/31/2016	(201,643)	(20)	(201,623)
Partners' Capital Contributions	0	0	0
Partners' Distributions	<u>0</u>	<u>0</u>	<u>0</u>
<b>Partners' Equity (Deficit), December 31, 2016</b>	<u>\$ 4,692,434</u>	<u>\$ (198)</u>	<u>\$ 4,692,632</u>

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



**Stone Mountain Place Limited Partnership**  
**Statements of Cash Flows**  
**For the Years Ended December 31, 2016 and 2015**  
**Increase (Decrease) in Cash and Cash Equivalents**

	<b>12/31/2016</b>	<b>12/31/2015</b>
<b>Cash Flows From Operating Activities:</b>		
<b>Revenue:</b>		
Rental Receipts	\$ 539,600	\$ 531,943
Other Income	11,071	9,002
<b>Total Receipts</b>	<b>550,671</b>	<b>540,945</b>
<b>Expenses:</b>		
Administrative	(91,772)	(50,729)
Management Fees	(31,606)	(31,466)
Utilities	(35,360)	(35,501)
Maintenance	(95,028)	(86,123)
Taxes & Insurance	(95,569)	(92,199)
Financial Expense	(148,229)	(149,619)
Tenant Security Deposits	(1,523)	(2,229)
Asset Management Expense	(4,567)	(902)
<b>Total Disbursements</b>	<b>(503,654)</b>	<b>(448,768)</b>
<b>Net Cash from Operating Activities:</b>	<b>47,017</b>	<b>92,177</b>
<b>Cash Flows From Investing Activities:</b>		
Purchase Property & Equipment	0	(19,322)
Replacement Reserve	(25,344)	(7,413)
Real Estate Tax & Insurance	836	357
Other Escrows	27	(22)
Operating Reserve	(211)	(210)
<b>Net Cash from Investing Activities:</b>	<b>(24,692)</b>	<b>(26,610)</b>
<b>Cash Flows From Financing Activities:</b>		
Principal Payments on Mortgage	(21,828)	(20,541)
Asset Management Fee / Return to Owner	133	129
Deferred Development Fees	(27,000)	(35,000)
<b>Net Cash from Financing Activities:</b>	<b>(48,695)</b>	<b>(55,412)</b>
<b>Increase (Decrease) In Cash</b>	<b>(26,370)</b>	<b>10,155</b>
<b>Cash at Beginning of Period</b>	<b>52,125</b>	<b>41,970</b>
<b>Cash at End of Period</b>	<b>\$ 25,755</b>	<b>\$ 52,125</b>

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

**Stone Mountain Place Limited Partnership**  
**Statements of Cash Flows**  
**For the Years Ended December 31, 2016 and 2015**  
**Increase (Decrease) in Cash and Cash Equivalents**

	<b>12/31/2016</b>	<b>12/31/2015</b>
<b>Reconciliation of Net Profit (Loss) to Net Cash Provided by Operating Activities:</b>		
Net Income (Loss)	\$ (201,643)	\$ (186,030)
<b>Adjustments to Reconcile Net Profit (Loss) to Net Cash Provided by (Used in) Operating Activities:</b>		
Depreciation Expense	257,797	258,955
Non-Cash Interest for Debt Issuance Costs	2,886	2,886
(Increase) Decrease In Assets		
Accounts Receivable - Tenants	2,338	(336)
Accounts Receivable - Related Parties	0	3,532
Prepaid Expenses	(1,489)	(678)
Tenant Security Deposits	(2,331)	(1,364)
Increase (Decrease) In Liabilities		
Accounts Payable	(17,906)	15,684
Accrued Interest	(111)	(105)
Accrued Expenses	686	(2,997)
Accrued Property Taxes	(77)	225
Tenant Security Deposits	808	(865)
Prepaid Tenant Fees	6,059	3,270
Net Cash from Operating Activities	\$ 47,017	\$ 92,177
 <b><u>Supplemental Disclosures:</u></b>		
Interest Paid	\$ 136,484	\$ 137,773

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

## **Stone Mountain Place Limited Partnership**

### **Notes to Financial Statements**

**December 31, 2016 and 2015**

#### **NOTE A - ORGANIZATION**

Stone Mountain Place Limited Partnership was organized in August 4, 2005 as a Limited Partnership to develop, construct, own, maintain, and operate an 84-unit rental housing project for mixed income tenants with both tax credit and market rate units. The Project is located in the city of Las Cruces, New Mexico, and is currently known as Stone Mountain Place Apartments. The major activities of the Partnership are governed by the Partnership Agreement and the Internal Revenue Code Section 42.

The management of the Partnership and the ongoing management of Stone Mountain Place Apartments are vested in the Partners. The Partnership has hired JL Gray Company to provide day to day management for the property. Compensation for such services is as determined under the Partnership Agreement and Management Agreement.

The Project is financed and constructed under Section 542(c) of the Housing and Community Development Act, as amended, and is administered by the New Mexico Mortgage Finance Authority (MFA). Under this program, the Company provides housing to low and moderate income tenants, subject to regulation by MFA and the United States Department of Housing and Urban Development (HUD), as to rental charges and operating methods. Lower rental charges to tenants are recovered by the Project through rent subsidies provided by the local Public Housing Authority (PHA).

The Partnership is reported as a component unit of Mesilla Valley Public Housing Authority (MVPHA), previously Housing Authority of the City of Las Cruces, because MVPHA is a member of the General Partner of the Partnership. The Partnership has no component units.

#### **NOTE B - SIGNIFICANT ACCOUNTING POLICIES**

A summary of the Partnership's significant accounting policies consistently applied in the preparation of the accompanying financial statements are as follows:

##### Basis of Accounting

The Partnership utilized the accrual basis of accounting, whereby income is recognized as earned and expenses are recognized as obligations are incurred.

##### Cash and Cash Equivalents

Cash and cash equivalents consist of unrestricted short-term investments with an original maturity of three months or less, cash on deposit, money market funds and certificates of deposit.

##### Cash and Other Deposits

The Partnership maintains its cash in financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Cash and Cash equivalents in excess of FDIC limits were \$30,389 and \$54,443 at December 31, 2016 and 2015, respectively. The Partnership has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalents.

**Stone Mountain Place Limited Partnership**  
**Notes to Financial Statements**  
**December 31, 2016 and 2015**

**NOTE B - SIGNIFICANT ACCOUNTING POLICIES (continued)**

Collateralization of Deposits

The Project is a component unit of the Housing Authority of the City of Las Cruces and as such, is not required to secure collateralization on cash deposits.

Tenants' Security Deposits

Tenants' security deposits are held in a separate bank account. This account was funded in an amount greater than the security deposit liability as of December 31, 2016 and 2015.

Tenant Receivable and Bad Debt Policy

Tenant rent charges for the current month are due on the first of the month. The Partnership does not accrue interest on the tenant receivable balances. The Partnership has not established an allowance for doubtful accounts and does not use the reserve method for recognizing bad debts. Bad debts are treated as direct write-offs in the period management determines that collection is not probable.

Property and Equipment

Property and equipment are recorded at cost. Improvements are capitalized, while expenditures for maintenance and repairs are expensed as incurred. Property and Equipment with a unit cost of \$5,000 or more and an estimated useful life greater than one year are capitalized and depreciated based on the straight-line method over the estimated useful lives of the assets. Property and Equipment purchases less than \$5,000 or with lives of one year or less, and maintenance and repairs which do not extend the useful lives of premises and equipment, are charged to expense as incurred.

Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. Any resulting gains and losses are reflected in the statements of operations. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives using the straight-line method.

	Estimated Life
Buildings	15-40
Site Improvements	5-15
Furnishings	3-10

**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE B - SIGNIFICANT ACCOUNTING POLICIES *(continued)***

Impairment

The Partnership reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property including the Low Income Housing Tax Credits and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. There were no impairment losses recognized in 2016 or 2015.

Income Taxes

No provision or benefit for income taxes has been included in these financial statements since taxable income passes through to, and is reportable by, the Partners individually. As of December 31, 2016, the Partnership's tax years for 2013, 2014 and 2015 are subject to examination by the federal and state tax authorities. With few exceptions, as of December 31, 2016, the Partnership is no longer subject to examinations by tax authorities for years before 2013.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Rental Income

Rental Income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Partnership and the tenants of the property are operating leases.

Reclassifications

Certain items in the 2015 financial statements have been reclassified to conform to the 2016 presentation.

**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE C - PARTNERS' PROFIT AND LOSS ALLOCATION AND DISTRIBUTIONS**

The Partners of Stone Mountain Place Limited Partnership and their respective profit and loss percentages are as follows as of December 31, 2016 and 2015:

General Partner:	
<i>Stone Mountain Place, LLC</i>	0.01 %
Limited Partner:	
<i>TCIG Tax Credit Fund II, LLC</i>	<u>99.99 %</u>
Total	<u><u>100.00 %</u></u>

**NOTE D - LONG-TERM DEBT**

The Project is financed with a 40-year mortgage payable to New Mexico Mortgage Finance Authority in the original amount of \$2,305,000, with an interest rate of 6.10%. The mortgage is payable in monthly installments of \$12,843 including interest through the maturity date. The loan will be secured by a first lien position on the Project. The unpaid principal of the loan is due May 2048. The accrued interest was \$10,964 and \$11,075 as of December 31, 2016 and 2015, respectively. Interest expensed on this loan was \$132,182 and \$133,477 as of December 31, 2016 and 2015, respectively.

12/31/2016    12/31/2015

\$ 2,156,800    \$ 2,178,628

The Project also has a 45-year mortgage payable to City of Las Cruces in the original amount of \$419,116. Interest will accrue on the outstanding principal balance of the loan at the annual rate of 1.00% per annum. Interest only payments shall be made monthly in the amount of \$349 for the first 15 years; in year sixteen the note will be payable in 360 monthly installments of \$1,348. Maturity of the loan occurs at the sale, refinance, or transfer of the property or on August 2051. The accrued interest was \$349 and \$349 as of December 31, 2016 and 2015, respectively. Interest expensed on this loan was \$4,191 and \$4,191 as of December 31, 2016 and 2015, respectively.

	419,116	419,116
Less: Unamortized Debt Issuance Costs	<u>(89,454)</u>	<u>(92,340)</u>
Total	2,486,462	2,505,404
Less: Current Portion	<u>(23,198)</u>	<u>(21,828)</u>
Long-Term Notes Payable	<u><u>\$ 2,463,264</u></u>	<u><u>\$ 2,483,576</u></u>

**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE D - LONG-TERM DEBT (continued)**

Aggregate maturities of the mortgage notes in each of the next five years are approximated as follows:

	Principal	Interest
December 31, 2017	\$ 23,198	\$ 135,114
2018	24,654	133,659
2019	26,200	132,113
2020	27,844	130,469
2021	29,591	128,722
2022-2026	230,254	612,248
2027-2031	305,708	545,782
2032-2036	394,907	456,584
2037-2041	514,823	336,668
2042-2046	676,328	175,163
2047-2051	310,327	14,582
2052-2056	12,082	50
Less: Unamortized Debt Issuance Costs	(89,454)	
Total	\$ 2,486,462	\$ 2,801,154

In 2016, the Project retroactively adopted the requirements in ASU No. 2015-03, *Interest-Imputation of Interest (Subtopic 835-30): Simplifying the Presentation of Debt Issuance Costs*, to present debt issuance costs as a reduction of the carrying amount of the related debt rather than as an asset. Long-term debt as of December 31, 2015 was previously reported on the balance sheet as \$2,575,916 with the associated \$92,340 unamortized debt issuance costs included in other assets. Amortization of debt issuance costs of \$2,886 and \$2,886 for the years ended December 31, 2016 and 2015 is reported as Financial Expense in the Statements of Operations. Such amortization of debt issuance costs was previously reported as amortization expense in the Statements of Operations for the year ended December 31, 2015.

The apartment project is pledged as collateral for the mortgage. The mortgage loan is nonrecourse debt secured by deeds of trust on the related real estate.

**NOTE E - RESERVE FUNDS**

Replacement Reserve

In accordance with the Partnership Agreement and the New Mexico Mortgage Finance Authority Loan Agreement, the Partnership shall establish and maintain a Replacement Reserve. The Partnership shall make deposits into the Replacement Reserve fund of \$25,200 annually. The Replacement Reserve balance was \$118,740 and \$93,396 as of December 31, 2016 and 2015, respectively.

**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE E - RESERVE FUNDS *(continued)***

Operating Reserve

In accordance with the Partnership Agreement, the Partnership shall establish and maintain an Operating Reserve fund in an amount not less than \$205,000. The Operating Reserve balance was \$210,367 and \$210,156 as of December 31, 2016 and 2015, respectively.

**NOTE F - COMMITMENTS AND CONTINGENCIES**

Housing Tax Credits

As incentive for investment equity, the Partnership applied for and received an allocation certificate for Housing Tax Credits established by the Tax Reform Act of 1986. To qualify for the Tax Credits, the Partnership must meet certain requirements, including attaining a qualified basis sufficient to support the credit allocation. In addition, tenant eligibility and rental charges are restricted in accordance with Internal Revenue Code Section 42. Management has certified that each Tax Credit unit has met these qualifications to allow the credits allocated to each unit be claimed.

Compliance with these regulations must be maintained in each of the fifteen consecutive years of the compliance period. Failure to maintain compliance with occupant eligibility, unit gross rent, or to correct noncompliance within a reasonable time period could result in recapture of previously claimed Tax Credits plus interest.

Housing Finance Agency Risk-Sharing Program - Section 542(c)

The Project is financed and operated under Section 542(c) of the Housing and Community Development Act, as amended, administrated by the New Mexico Mortgage Finance Authority (MFA). Under this program the Partnership provides housing to low and moderate income tenants, subject to regulation by MFA and the United States Department of Housing and Urban Development (HUD), as to rental charges and operating methods.

HOME Investment Partnerships Program

In addition, the Partnership received funding from the HOME Investment Partnerships Program to assist with financing the development of the Project. Under the terms of the agreement, eight units shall be designated as floating HOME assisted units.

Regulatory Agreement Provisions

On February 5, 2001, the Company executed a 542 (c) Multifamily Insurance Program Regulatory Agreement with the New Mexico Mortgage Finance Authority in order to obtain the "risk-sharing" mortgage loan. The Company is required to abide by the Regulatory Agreement provisions including, but not limited to, (1) the maintenance of certain tenant income requirements, (2) limitations on surplus cash distributions, (3) Replacement Reserve requirements, and (4) compliance with Affirmative Fair Housing marketing plans.



**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE F - COMMITMENTS AND CONTINGENCIES *(continued)***

Long-term Contract

The Partnership entered into a service agreement and a compensation agreement with Comcast of California XIV LLC (Comcast) on March 13, 2012. The service agreement is for a term of 15 years, and then automatically renews biannually unless either party provides at least 60 days notice not to renew at the end of the term. Per the compensation agreement, Comcast agreed to pay the Partnership a one-time fee of \$10,500 as consideration for entering into a long-term service agreement. The total fee was received by the Partnership upon execution of the agreements.

**NOTE G - TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES**

Property Management Fee

In accordance with the Management Agreement, the Partnership has incurred Management Fee expenses for services rendered in connection with the leasing and operation of the Project. The current year management fee is equal to 6% of gross rental income. Property Management Fees expensed were \$32,363 and \$32,186 during 2016 and 2015, respectively. The amounts due to the Management Agent related to Management Fees were \$757 and \$720 as of December 31, 2016 and 2015, respectively.

Asset Management Fee

In accordance with the Partnership Agreement, the Partnership shall pay to the Limited Partner an Asset Management Fee in the annual, cumulative amount of \$3,500. The fee will increase by three percent (3%) each year. The fee is payable out of available cash flow as further detailed in the Partnership Agreement. Asset Management Fees of \$4,567 and \$4,434 were recognized during 2016 and 2015, respectively. The amounts due to the Limited Partner related to Asset Management Fees were \$4,567 and \$4,434 as of December 31, 2016 and 2015, respectively.

Incentive Management Fee

In accordance with the Partnership Agreement, the Partnership shall pay to the General Partner a noncumulative Incentive Management Fee. The fee shall equal 90% of cash flow remaining after the priorities set forth in the Partnership Agreement. In no event, shall the Incentive Management Fee and the Property Management Fee exceed, in the aggregate, 12% of the gross revenues of the Project in any fiscal year. There were no Incentive Management Fees accrued during 2016 and 2015. There were no amounts due to the General Partner related to Incentive Management Fees as of December 31, 2016 and 2015.

**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE G - TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES *(continued)***

Development Fee

The Partnership entered into a Development Services Agreement with the Housing Authority of the City of Las Cruces currently known as Mesilla Public Housing Authority (MVPHA), an affiliate of the General Partner and JL Gray Company, (Developer). The Development Fee of \$855,247 is payable 30% to the Owner and 70% to the Developer. The fee is payable out of available cash flow as further detailed in the Partnership Agreement. This Development Fee has been capitalized into the basis of the building. As of December 31, 2016, \$637,228 of this fee has been paid. Development Fees of \$27,000 and \$35,000 were paid during 2016 and 2015, respectively. The amounts due related to Development Fees were \$218,019 and \$245,019 as of December 31, 2016 and 2015, respectively.

Laundry Lease

The Partnership leased space for the installation and operation of coin-operated laundry and vending machine equipment to JL Gray Company for fifty-one percent (51%) of the laundry room receipts after Gross Receipts Tax. This lease continues in effect until terminated by either party. The Partnership received no laundry income for the years ended December 31, 2016 and 2015.

Reimbursed Expenses

The Management Agent, an affiliate of one of the Partners, is reimbursed for a few expenses that are directly related to this property. Due to the nature and function of the Management Agent, some expenses are incurred for the property by the Management Agent. These reimbursements qualify as eligible project expenses and do not duplicate expenses that are included in the management fee. There were no amounts due to the Management Agent related to reimbursed expenses as of December 31, 2016 and 2015.

Guaranty of Tax Credits

Under the terms of the Partnership Agreement, the General Partner has the duty to use its best efforts to ensure that the Partnership qualifies for the maximum lawful Low-Income-Housing Tax Credits. In the event that actual Low-Income-Housing Tax Credits accruing to the benefit of the Limited Partner are less than the amount of credits that were projected at the formation of the Partnership, the contributions of capital otherwise required of the Limited Partner may be reduced, or constructive advances deemed made, in accordance with applicable provisions of the Partnership Agreement.

**Stone Mountain Place Limited Partnership**

**Notes to Financial Statements**

**December 31, 2016 and 2015**

**NOTE G - TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES (continued)**

Operating Deficit and Completion Guarantees

The General Partner is obligated to make contributions to the Partnership as necessary to fund operating expenses, debt service payments, reserve and escrow accounts, capital improvements and maintenance expenses that occur during certain specified periods, as defined. The General Partner's obligation to make operating deficits is unlimited prior to the later of (1) permanent loan closing and (2) the achievement of debt service coverage ratio of 1.15:1 for ninety consecutive days. Subsequently, the General Partner's obligation to make operating deficit contributions is limited to \$205,000 and terminates upon the achievement of certain operating milestones. Operating deficit loans bear interest at 10% per annum and are repayable subject to distributable cash flow, as defined. There are no outstanding liabilities reported as operating deficit loans as of December 31, 2016 and 2015, respectively.

Additionally, the General Partner has guaranteed to fund any cost overruns necessary to complete the Project. The Developer has guaranteed the operating deficit and construction completion obligations.

**NOTE H - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS**

The Partnership's sole asset is Stone Mountain Place Apartments. The Partnership's operations are concentrated in the multifamily real estate market. In addition, the Partnership operates in a heavily regulated environment. The operations of the Partnership are subject to the administrative directives, rules, and regulations of federal, state, and local regulatory agencies. Such administrative directives, rules, and regulations are subject to change by federal and state agencies. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

**NOTE I - ACCRUED EXPENSES**

The accrued expenses on the balance sheet contain the following:

	<u>12/31/2016</u>	<u>12/31/2015</u>
Accrued Payroll Expenses	\$ 3,968	\$ 3,282
Accrued Audit Fees	5,585	5,585
Total Accrued Expenses	<u>\$ 9,553</u>	<u>\$ 8,867</u>

**NOTE J - SUBSEQUENT EVENTS**

The Project has evaluated subsequent events through May 26, 2017 which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure.

**Stone Mountain Place Limited Partnership  
Supplemental Information  
Year Ended December 31, 2016**

**Stone Mountain Place Limited Partnership**  
**Supplementary Information Required by HUD**  
**Year Ending December 31, 2016**

**1. SCHEDULE OF RESERVE FOR REPLACEMENTS**

Balance as of January 1, 2016	\$ 93,396
Total Monthly Deposit	25,200
Interest Earned on Reserve for Replacement Account (Net of Service Fees)	144
Approved Withdrawals	<u>0</u>
Balance as of December 31, 2016	<u><u>\$ 118,740</u></u>

**2. SCHEDULE OF OPERATING RESERVE**

Balance as of January 1, 2016	\$ 210,156
Total Monthly Deposit	0
Interest Earned on Operating Reserve Account (Net of Service Fees)	211
Approved Withdrawals	<u>0</u>
Balance as of December 31, 2016	<u><u>\$ 210,367</u></u>

**3. SCHEDULE OF CHANGES IN FIXED ASSETS**

	Balance 12/31/2015	Additions	Deductions	Balance 12/31/2016
Land	\$ 699,742	\$ 0	\$ 0	\$ 699,742
Buildings	8,013,334	0	0	8,013,334
Site Improvements/Building Equipment	701,222	0	0	701,222
Furnishings	319,092	0	0	319,092
Totals	<u>9,733,390</u>	<u>0</u>	<u>0</u>	<u>9,733,390</u>
Accumulated Depreciation	2,419,879	\$ 257,797	\$ 0	2,677,676
Net Book Value	<u><u>\$ 7,313,511</u></u>			<u><u>\$ 7,055,714</u></u>

**Stone Mountain Place Limited Partnership**  
**Computation of Surplus Cash and Distributions**  
**Year Ending December 31, 2016**

		<u>12/31/2016</u>
<b>Cash:</b>		
	Cash	\$ 69,245
	Total Cash	<u>69,245</u>
<b>Current Obligations:</b>		
	Accrued Mortgage Interest Payable	11,313
	Accounts Payable - 30 Days	3,926
	Accrued Expenses (not escrowed)	9,553
	Prepaid Revenue	11,382
	Tenant Security Deposits Liability	<u>39,648</u>
	Total Current Obligations	<u>75,822</u>
	Surplus Cash (Deficiency)	<u>(6,577)</u>
<b>Amount Available for Distribution During Next Fiscal Period:</b>		
	Surplus Cash	<u>\$ 0</u>

**Stone Mountain Place Limited Partnership**

**Schedule of Vendors**

**Year Ending December 31, 2016**

<u>Agency Number</u>	<u>Agency Name</u>	<u>Agency Type</u>	<u>RFB#/RFP#</u>
9010-D	Stone Mountain Place Limited Partnership	Other Agencies	None

# BOOTHE ★ VASSAR

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BIG SPRING, TEXAS 79720 WWW.BOOTHEVASSAR.COM

CERTIFIED PUBLIC ACCOUNTANTS

KENNETH C. BOOTHE, CPA  
KENNETH@BOOTHEVASSAR.COM

MARK S. VASSAR, CPA  
MARK@BOOTHEVASSAR.COM

## **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***

To the Partners of  
Stone Mountain Place Limited Partnership  
Las Cruces, New Mexico  
and  
Tim Keller, New Mexico State Auditor

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 Stone Mountain Place Limited Partnership which comprise the balance sheet as of December 31, 2016, and related statements of operations, changes in partners' equity (deficit), and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 26, 2017.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Stone Mountain Place Limited Partnership'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Stone Mountain Place Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of Stone Mountain Place Limited Partnership's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. 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.

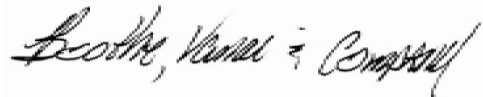


## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Stone Mountain Place Limited Partnership's financial statements are free from 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 results 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.



Boothe, Vassar & Company

May 26, 2017  
Big Spring, Texas

# BOOTHE ★ VASSAR

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## **INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR HUD PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE CONSOLIDATED AUDIT GUIDE FOR AUDITS OF HUD PROGRAMS**

To the Partners of  
Stone Mountain Place Limited Partnership  
Las Cruces, New Mexico  
and  
Tim Keller, New Mexico State Auditor

### **Report on Compliance for Each Major HUD Program**

We have audited Stone Mountain Place Limited Partnership's compliance with the compliance requirements described in the *Consolidated Audit Guide for Audits of HUD Programs* (the Guide) that could have direct and material effect on each of Stone Mountain Place Limited Partnership's major U.S. Department of Housing and Urban Development (HUD) programs for the year ended December 31, 2016. Stone Mountain Place Limited Partnership's major HUD program is a HUD insured mortgage.

### ***Management's Responsibility***

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its HUD program(s).

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of Stone Mountain Place Limited Partnership's major HUD programs based on our audit of the 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 Guide. Those standards and the Guide require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on a major HUD program occurred. An audit includes examining, on a test basis, evidence about Stone Mountain Place Limited Partnership'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 HUD program. However, our audit does not provide a legal determination of Stone Mountain Place Limited Partnership's compliance.

### ***Opinion on Each Major HUD Program***

In our opinion, Stone Mountain Place Limited Partnership complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major HUD programs for the year ended December 31, 2016.

### **Report on Internal Control Over Compliance**

Management of Stone Mountain Place Limited Partnership is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered Stone Mountain Place Limited Partnership's internal control over compliance with the requirements that could have a direct and material effect on each major HUD program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major HUD program and to test and report on internal control over compliance in accordance with the Guide, 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 Stone Mountain Place Limited Partnership'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 compliance requirement of a HUD 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 compliance requirement of a HUD 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 compliance requirement of a HUD 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 Guide. Accordingly, this report is not suitable for any other purpose.



Boothe, Vassar & Company

May 26, 2017  
Big Spring, Texas

**Stone Mountain Place Limited Partnership**  
**Schedule of Findings and Responses**  
**December 31, 2016**

**Current Year Audit Findings: December 31, 2016**

Our audit disclosed no findings that are required to be reported.

**Stone Mountain Place Limited Partnership**  
**Schedule of the Status of Prior Audit Findings,**  
**Questioned Costs, and Recommendations**  
**December 31, 2016**

**Prior Year Audit Findings: December 31, 2015**

Our audit disclosed no findings that are required to be reported.

**Stone Mountain Place Limited Partnership**

**Mortgagor's Certification**

**December 31, 2016**

We hereby certify that we have examined the accompanying financial statements and supplemental data of Stone Mountain Place Limited Partnership as of December 31, 2016, and to the best of our knowledge and belief, the same are complete and accurate.

Signatories:

Signed:  Date: 5/20/17

Name: Juan Olvera

Title: Executive Director  
Mesilla Valley Public Housing Authority

**Auditee Information:**

505-325-6515  
May 26, 2017  
Stone Mountain Place Limited Partnership  
930 East Boutz Road  
Las Cruces, New Mexico 88001

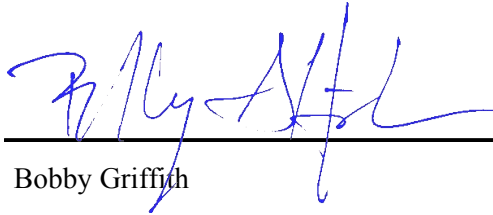
**Stone Mountain Place Limited Partnership**

**Management Agent's Certification**

**December 31, 2016**

We hereby certify that we have examined the accompanying financial statements and supplemental data of Stone Mountain Place Limited Partnership as of December 31, 2016, and to the best of our knowledge and belief, the same are complete and accurate.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

Name: Bobby Griffith

Title: CFO - Senior Executive

Management Company: JL Gray Company

Address: 1816 East Mojave St.  
Farmington, NM 87401

**Stone Mountain Place Limited Partnership**

**Information on Auditor**

**December 31, 2016**

**Auditor's Transmittal Letter**

Audit Firm:                               Boothe, Vassar & Company  
  State of New Mexico License No. 10014

Lead Auditor:                             Diane Fox  
  Certified Public Accountant

Audit Firm Address:                    1001 East Farm Road 700  
  Big Spring, Texas 79720  
  Phone: 432-263-1324  
  Fax: 432-263-2124

Auditor's Report Date:                May 26, 2017

Contacts:                                 diane@boothevassar.com



**Stone Mountain Place Limited Partnership**

**Exit Conference**

**December 31, 2016**

**EXIT CONFERENCE**

An exit conference was held on May 26, 2017, which was attended by the following:

**Housing Authority Administration**

Juan Olvera	Executive Director
Lorena Rivera	Operations Director/ Deputy Director
Laura Ramos	Accountant

**Boothe, Vassar & Company**

Diane Fox	Audit Manager
Shelley Garcia	Audit Manager

**Management Agent**

Bobby Griffith	Chief Financial Officer
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Preparation of Financial Statements

The financial statements presented in this report were compiled by the auditor Boothe, Vassar & Company. However, the contents of the financial statements remain the responsibility of management.