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CERTIFIED PUBLIC ACCOUNTANTS

CIMMARON II APARTMENTS 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

Cimmaron II Apartments Limited Partnership

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INDEPENDENT AUDITOR'S REPORT

To the Partners of

Cimmaron II Apartments Limited Partnership
Anthony, New Mexico
and
Tim Keller, New Mexico State Auditor

Report on the Financial Statements

We have audited the accompanying financial statements of Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments 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 18 - 19 is presented for purposes of additional analysis and is not a required part of the financial statements.

The accompanying supplementary information shown on pages 18 - 19 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 18 - 19 is fairly stated, in all material respects, in relation to the financial statements as a whole.

The *Schedule of Vendors* shown on page 20 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 Cimmaron II Apartments 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 Cimmaron II Apartments Limited Partnership's internal control over financial reporting and compliance.



Boothe, Vassar & Company

May 26, 2017
Big Spring, Texas

Cimmaron II Apartments Limited Partnership

Balance Sheets

December 31, 2016 and 2015

ASSETS

	<u>12/31/2016</u>	<u>12/31/2015</u>
Current Assets:		
Cash and Cash Equivalents	\$ 11,366	\$ 55,937
Accounts Receivable - Tenants	16	1,144
Prepaid Expenses	25,992	24,121
Total Current Assets	<u>37,374</u>	<u>81,202</u>
Restricted Deposits & Funded Reserves:		
Tenant Security Deposits	41,285	37,983
Real Estate Tax & Insurance	14,988	16,070
Other Escrows	192	190
Replacement Reserve	127,914	102,582
Developer Fee Escrow	165,111	192,544
Total Restricted Deposits & Funded Reserves	<u>349,490</u>	<u>349,369</u>
Property & Equipment:		
Land	677,882	677,882
Buildings	8,744,373	8,744,373
Site Improvements	725,780	713,281
Furnishings	434,115	434,115
Accumulated Depreciation	(1,607,157)	(1,307,159)
Total Property & Equipment	<u>8,974,993</u>	<u>9,262,492</u>
Other Assets:		
Deferred Tax Credit Fees, net of amortization	7,024	7,751
Total Other Assets	<u>7,024</u>	<u>7,751</u>
Entity Assets:		
Operating & Operating Deficit Reserve	202,883	202,883
Total Entity Assets	<u>202,883</u>	<u>202,883</u>
Total Assets	<u>\$ 9,571,764</u>	<u>\$ 9,903,697</u>

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

Cimmaron II Apartments Limited Partnership

Balance Sheets

December 31, 2016 and 2015

LIABILITIES & PARTNERS' EQUITY

	<u>12/31/2016</u>	<u>12/31/2015</u>
Liabilities:		
Current Liabilities:		
Current Maturities of Long-Term Debt	\$ 10,112	\$ 9,458
Accounts Payable	1,512	3,296
Accrued Interest	7,700	7,752
Accrued Expenses	11,144	10,440
Accrued Property Taxes	14,854	14,705
Total Current Liabilities	<u>45,322</u>	<u>45,651</u>
Deposits & Prepaid Liabilities:		
Tenant Security Deposits	39,203	37,747
Prepaid Tenant Fees	3,103	1,032
Total Deposits & Prepaid Liabilities	<u>42,306</u>	<u>38,779</u>
Long-Term Liabilities:		
Long-Term Debt (net of current maturities)	1,322,585	1,330,341
Deferred Development Fees	165,013	192,544
Total Long-Term Liabilities	<u>1,487,598</u>	<u>1,522,885</u>
Total Liabilities	<u>1,575,226</u>	<u>1,607,315</u>
Partners' Equity (Deficit)	<u>7,996,538</u>	<u>8,296,382</u>
Total Liabilities & Partners' Equity	<u>\$ 9,571,764</u>	<u>\$ 9,903,697</u>

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

Cimmaron II Apartments Limited Partnership
Statements of Operations
For the Years Ended December 31, 2016 and 2015

	12/31/2016	12/31/2015
Rental Income:		
Potential Rental Income	\$ 511,560	\$ 493,122
Lease Excess	17,622	21,341
Less: Vacancies	(11,705)	(20,628)
Less: Concessions	(11,314)	(2,968)
Total Rental Income	506,163	490,867
 Other Income:		
Interest Income	132	12
Laundry & Vending	37	5
Tenant Charges	16,335	18,764
Miscellaneous Income	107	(590)
Total Other Income	16,611	18,191
Total Income	522,774	509,058
 Operating Expenses:		
Administrative	116,744	113,092
Utilities	67,165	67,323
Maintenance	89,780	85,448
Taxes & Insurance	104,986	95,948
Financial Expense	103,218	103,803
Total Cost of Operations	481,893	465,614
Net Income/(Loss) from Operations	40,881	43,444
 Non-Operating Income & (Expenses):		
Depreciation Expense	(299,998)	(298,939)
Amortization Expense	(727)	(727)
Total Non-Operating Income & (Expenses)	(300,725)	(299,666)
Net Income/(Loss)	\$ (259,844)	\$ (256,222)

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

Cimmaron II Apartments 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>
Partners' Equity (Deficit), December 31, 2014	\$ 8,582,604	\$ (44,674)	\$ 8,627,278
Net Income/(Loss): 12/31/2015	(256,222)	0	(256,222)
Partners' Capital Contributions	0	0	0
Partners' Distributions	<u>(30,000)</u>	<u>(29,970)</u>	<u>(30)</u>
Partners' Equity (Deficit), December 31, 2015	\$ 8,296,382	\$ (74,644)	\$ 8,371,026
Net Income/(Loss): 12/31/2016	(259,844)	0	(259,844)
Partners' Capital Contributions	0	0	0
Partners' Distributions	<u>(40,000)</u>	<u>(39,960)</u>	<u>(40)</u>
Partners' Equity (Deficit), December 31, 2016	<u>\$ 7,996,538</u>	<u>\$ (114,604)</u>	<u>\$ 8,111,142</u>

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

Cimmaron II Apartments Limited Partnership
Statements of Cash Flows
For the Years Ended December 31, 2016 and 2015
Increase (Decrease) in Cash and Cash Equivalents

	12/31/2016	12/31/2015
Cash Flows From Operating Activities:		
Revenue:		
Rental Receipts	\$ 509,362	\$ 493,047
Other Income	16,611	18,191
Total Receipts	525,973	511,238
Expenses:		
Administrative	(87,327)	(88,192)
Management Fees	(30,274)	(29,381)
Utilities	(68,054)	(66,434)
Maintenance	(90,985)	(84,396)
Taxes & Insurance	(104,837)	(95,737)
Financial Expense	(100,914)	(101,497)
Tenant Security Deposits	(1,846)	830
Total Disbursements	(484,237)	(464,807)
Net Cash from Operating Activities:	41,736	46,431
Cash Flows From Investing Activities:		
Purchase Property & Equipment	(12,499)	0
Replacement Reserve	(25,332)	(12,713)
Real Estate Tax & Insurance	1,082	677
Other Escrows	(2)	0
Developer Fee Escrow	27,433	27,530
Net Cash from Investing Activities:	(9,318)	15,494
Cash Flows From Financing Activities:		
Principal Payments on Mortgage	(9,458)	(8,847)
Partners' Distributions	(40,000)	(30,000)
Deferred Development Fees	(27,531)	(27,530)
Net Cash from Financing Activities:	(76,989)	(66,377)
Increase (Decrease) In Cash	(44,571)	(4,452)
Cash at Beginning of Period	55,937	60,389
Cash at End of Period	\$ 11,366	\$ 55,937

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

Cimmaron II Apartments Limited Partnership
Statements of Cash Flows
For the Years Ended December 31, 2016 and 2015
Increase (Decrease) in Cash and Cash Equivalents

	12/31/2016	12/31/2015
Reconciliation of Net Profit (Loss) to Net Cash Provided by Operating Activities:		
Net Income (Loss)	\$ (259,844)	\$ (256,222)
Adjustments to Reconcile Net Profit (Loss) to Net Cash Provided by (Used in) Operating Activities:		
Depreciation Expense	299,998	298,939
Amortization Expense	727	727
Non-Cash Interest for Debt Issuance Costs	2,356	2,356
(Increase) Decrease In Assets		
Accounts Receivable - Tenants	1,128	1,480
Prepaid Expenses	(1,871)	(879)
Tenant Security Deposits	(3,302)	(59)
Increase (Decrease) In Liabilities		
Accounts Payable	(1,784)	(1,107)
Accrued Interest	(52)	(50)
Accrued Expenses	704	(554)
Accrued Property Taxes	149	211
Tenant Security Deposits	1,456	889
Prepaid Tenant Fees	2,071	700
Net Cash from Operating Activities	\$ 41,736	\$ 46,431
 <u>Supplemental Disclosures:</u>		
Interest Paid	\$ 92,741	\$ 93,353

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

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE A - ORGANIZATION

Cimmaron II Apartments Limited Partnership was organized in 2004 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. Twenty-four of the units were acquired through the purchase of an adjacent apartment complex and the remaining sixty units entered into substantial completion during April of 2011. The Project is located in the city of Anthony, New Mexico, and is currently known as Cimmaron II Apartments. The major activities of the Partnership are governed by the Partnership Agreement and the Internal Revenue Service Code Section 42.

The management of the Partnership and the ongoing management of Cimmaron II Apartments are vested in the Partners. The Partnership has hired JL Gray Company, an affiliate of one of the Partners, 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.

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE B - SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Cash and Other Deposits

The Partnership maintains its cash in financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. Accounts held in escrow for developer fees and the operating deficit reserve are invested without any federal deposit insurance. The amounts held without insurance are \$368,723 and \$395,790 as of 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.

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.

Buildings	40
Site Improvements	5-20
Furnishings	7-10

Cimmaron II Apartments 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.

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE C - PARTNERS' PROFIT AND LOSS ALLOCATION AND DISTRIBUTIONS

The Partners of Cimmaron II Apartments Limited Partnership and their respective profit and loss percentages were as follows as of December 31, 2016 and 2015:

General Partner:
Cimmaron Apartments LLC to receive Net Income at 100.00%
 Limited Partner:
JLG Properties, LLC to receive Net Loss at 100.00%

NOTE D - LONG-TERM DEBT

The Project is financed with a 480-month note payable to New Mexico Mortgage Finance Authority under the 542(c) FHA-Insured Multifamily Loan Program in the original amount of \$1,420,000, with an interest rate of 6.7%. The note is payable in monthly installments of \$8,517 including interest through the maturity date. The unpaid principal of the loan is due January 2052. The accrued interest was \$7,700 and \$7,752 as of December 31, 2016 and 2015, respectively. Interest expensed on this note was \$92,689 and \$93,303 as of December 31, 2016 and 2015, respectively.

	<u>12/31/2016</u>	<u>12/31/2015</u>
	\$ 1,379,025	\$ 1,388,483
Less: Unamortized Debt Issuance Costs	<u>(46,328)</u>	<u>(48,684)</u>
Total	1,332,697	1,339,799
Less: Current Portion	<u>(10,112)</u>	<u>(9,458)</u>
Long-Term Notes Payable	<u><u>\$ 1,322,585</u></u>	<u><u>\$ 1,330,341</u></u>

Aggregate maturities of the loans are approximated as follows

	<u>Principal</u>	<u>Interest</u>
December 31, 2017	\$ 10,112	\$ 92,088
2018	10,810	91,389
2019	11,557	90,642
2020	12,356	89,844
2021	13,210	88,990
2022-2026	81,068	429,930
2027-2031	113,222	397,776
2032-2036	158,130	352,867
2037-2041	220,851	290,147
2042-2046	308,449	202,549
2047-2051	430,792	80,206
2052-2056	8,468	49
Less: Unamortized Debt Issuance Costs	<u>(46,328)</u>	
Total	<u><u>\$ 1,332,697</u></u>	<u><u>\$ 2,206,477</u></u>

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE D - LONG-TERM DEBT (continued)

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 \$1,379,025 with the associated \$48,684 unamortized debt issuance costs included in other assets. Amortization of debt issuance costs of \$2,356 and \$2,355 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 - TCEP FUNDS

On December 18, 2009, the Partnership executed a \$9,525,110 TCEP Mortgage Note to New Mexico Mortgage Finance Authority. The terms of the loan begin upon its execution and end 180 months after commencement of the Compliance Period. There are no interest or scheduled principal payments due with respect to this loan. The amount subject to recapture shall be reduced by 6.67% of the original loan amount for each compliant year. In the event there is no uncured Recapture Event of Default at the time of termination, this TCEP Mortgage Note shall be forgiven. Due to the fact that the repayment of the loan is considered less than remote, the liability was reclassified to a capital contribution as of December 31, 2011.

NOTE F - RESERVE FUNDS

Developer Fee Holdback Escrow

In accordance with the TCEP Mortgage Note to New Mexico Mortgage Finance Authority, the Partnership shall establish a Developer Fee Holdback for a percentage of the developer fee. The Partnership elected to hold back 25% of the developer fee which will be released in ten equal installments beginning on the first anniversary of Stabilization, and annually thereafter. Stabilization will occur when certain conditions of the note have been met. The Developer Fees in escrow were \$165,111 and \$192,544 as of December 31, 2016 and 2015, respectively.

Replacement Reserve

In accordance with the TCEP Mortgage Note to New Mexico Mortgage Finance Authority, the Partnership shall establish a Replacement Reserve. The Partnership shall make deposits into the Replacement Reserve fund of \$25,200 annually, commencing upon permanent financing. Replacement Reserve balance was \$127,914 and \$102,582 as of December 31, 2016 and 2015, respectively.

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE F - RESERVE FUNDS (continued)

Operating and Operating Deficit Reserve

In accordance with the TCEP Mortgage Note to New Mexico Mortgage Finance Authority, the Partnership funded an Operating Deficit Reserve fund in the amount of \$202,883. Funds are to be used for operating and debt service deficits. The Operating Reserve balance was \$202,883 and \$202,883 as of December 31, 2016 and 2015, respectively.

NOTE G - COMMITMENTS AND CONTINGENCIES

Tax Credit Exchange Program

The Low Income Housing Tax Credit Exchange Program Agreement entered into with New Mexico Mortgage Finance Authority states that no interest or scheduled principal payments are due with respect to the loan listed above. However, the entire principal of the loan will become due and payable if an event of default under the TCEP Agreement is failed to be cured. The Events of Default that would cause the loan to become due and payable include, but are not limited to the following:

1. A Recapture Event of Default;
2. Failure to comply with the requirements of Section 42 of the Code;
3. Failure to observe or perform any term, condition or covenant in the TCEP Agreement;
4. A default under any of the Loan Documents;
5. Any representation or warranty made by the Owner or on behalf of Owner becomes materially incorrect or incomplete;
6. Failure by owner to commence construction of the project within the specified time period;
7. The Project is damaged or destroyed and cannot be restored for completion by the Completion Date and within the other terms;
8. Failure by owner to construct the project according to the contract documents;
9. For any cause (other than acts of God) that would suspend construction for a period of 20 consecutive days, construction is not carried on to permit completion by completion date, or construction is not progressing in accordance with the contract documents;
10. Failure by owner to pay the general contractor, mechanic, or supplier;
11. Property, Project or any part thereof are subject to a lien or security agreement except as provided in the TCEP Agreement;
12. Failure by owner to discharge, bond over or obtain title insurance against any mechanics' lien; or
13. The General Contractor or Owner shall become insolvent or be adjudicated bankrupt.

Regulatory Agreement Provisions

On December 14, 2011, 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.

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE H - TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

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 twenty-four units in operation for the Project. The current year management fee is equal to 6% of gross rental collections. Property Management Fees expensed were \$30,791 and \$29,711 during 2016 and 2015, respectively. The amounts due to the Management Agent related to Management Fees were \$517 and \$330 as of December 31, 2016 and 2015, respectively.

Development Fee

The Partnership has incurred a Development Fee of \$825,405 due to JL Gray Company and the General Partner, rendered to the Partnership for overseeing the construction of the Project. This Development Fee has been capitalized into the basis of the building. As of December 31, 2016, \$660,392 of this fee has been paid. The amounts due related to Development Fees were \$165,013 and \$192,544 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 percent (50%) of the laundry room receipts after Gross Receipts Tax. This lease continues in effect until terminated by either party. The Partnership received laundry income of \$37 and \$5 for the years ended December 31, 2016 and 2015, respectively.

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, respectively.

NOTE I - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is Cimmaron II 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.

Cimmaron II Apartments Limited Partnership

Notes to Financial Statements

December 31, 2016 and 2015

NOTE J - 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	\$ 5,233	\$ 4,530
Accrued Expenses - Audit Fees	5,910	5,910
Unclaimed Resident Property	<u>1</u>	<u>0</u>
Total Accrued Liabilities	<u><u>\$ 11,144</u></u>	<u><u>\$ 10,440</u></u>

NOTE K - 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.

Cimmaron II Apartments Limited Partnership
Supplemental Information
Year Ended December 31, 2016

Cimmaron II Apartments Limited Partnership
Supplementary Information Required by HUD
Year Ending December 31, 2016

1. SCHEDULE OF RESERVE FOR REPLACEMENTS

Balance as of January 1, 2016	\$ 102,582
Total Monthly Deposit	25,200
Interest Earned on Reserve for Replacement Account (Net of Service Fees)	132
Approved Withdrawals	<u>0</u>
Balance as of December 31, 2016	<u><u>\$ 127,914</u></u>

2. SCHEDULE OF OPERATING & OPERATING DEFICIT RESERVE

Balance as of January 1, 2016	\$ 202,883
Total Monthly Deposit	0
Interest Earned on Operating Reserve Account (Net of Service Fees)	0
Approved Withdrawals	<u>0</u>
Balance as of December 31, 2016	<u><u>\$ 202,883</u></u>

3. SCHEDULE OF CHANGES IN FIXED ASSETS

	Balance 12/31/2015	Additions	Deductions	Balance 12/31/2016
Land	\$ 677,882	\$ 0	\$ 0	\$ 677,882
Buildings	8,744,373	0	0	8,744,373
Site Improvements/Building Equipment	713,281	12,499	0	725,780
Furnishings	434,115	0	0	434,115
Totals	<u>10,569,651</u>	<u>12,499</u>	<u>0</u>	<u>10,582,150</u>
Accumulated Depreciation	<u>1,307,159</u>	<u>\$ 299,998</u>	<u>\$ 0</u>	<u>1,607,157</u>
Net Book Value	<u><u>\$ 9,262,492</u></u>			<u><u>\$ 8,974,993</u></u>

Schedule of Additions to Fixed Assets:

	<u>12/31/2016</u>
LED Exterior Lights	<u>12,499</u>
Totals:	<u><u>\$ 12,499</u></u>

Cimmaron II Apartments Limited Partnership
Computation of Surplus Cash and Distributions
Year Ending December 31, 2016

		<u>12/31/2016</u>
Cash:		
Cash		\$ 52,651
Total Cash		<u>52,651</u>
 Current Obligations:		
Accrued Mortgage Interest Payable		7,700
Accounts Payable - 30 Days		1,512
Accrued Expenses (not escrowed)		11,144
Prepaid Revenue		3,103
Tenant Security Deposits Liability		39,203
Total Current Obligations		<u>62,662</u>
Surplus Cash (Deficiency)		<u><u>(10,011)</u></u>
 Amount Available for Distribution During Next Fiscal Period:		
Surplus Cash		<u><u>\$ 0</u></u>

Cimmaron II Apartments 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-E	Cimmaron II Apartments Limited Partnership	Other Agencies	None

BOOTHE ★ VASSAR

1001 EAST FM 700
BIG SPRING, TEXAS 79720

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CERTIFIED PUBLIC ACCOUNTANTS

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KENNETH@BOOTHEVASSAR.COM

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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
Cimmaron II Apartments Limited Partnership
Anthony, 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 Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of Cimmaron II Apartments 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 Cimmaron II Apartments 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

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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
Cimmaron II Apartments Limited Partnership
Anthony, New Mexico
and
Tim Keller, New Mexico State Auditor

Report on Compliance for Each Major HUD Program

We have audited Cimmaron II Apartments 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 Cimmaron II Apartments Limited Partnership's major U.S. Department of Housing and Urban Development (HUD) programs for the year ended December 31, 2016. Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments Limited Partnership's compliance.

Opinion on Each Major HUD Program

In our opinion, Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments 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 Cimmaron II Apartments 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

Cimmaron II Apartments 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.

Cimmaron II Apartments 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.

Cimmaron II Apartments Limited Partnership

Mortgagor's Certification

December 31, 2016

We hereby certify that we have examined the accompanying financial statements and supplemental data of Cimmaron II Apartments 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: 5/26/17

Name: Juan Olvera

Title: Executive Director
Mesilla Valley Public Housing Authority

Auditee Information:

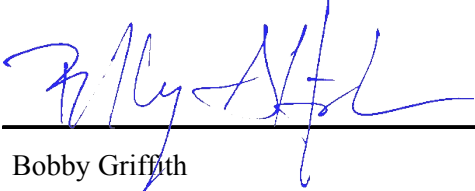
505-325-6515
May 26, 2017
Cimmaron II Apartments Limited Partnership
825 4th St.
Anthony, New Mexico 88001

Cimmaron II Apartments Limited Partnership

Management Agent's Certification

December 31, 2016

We hereby certify that we have examined the accompanying financial statements and supplemental data of Cimmaron II Apartments 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

Cimmaron II Apartments 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

Cimmaron II Apartments 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
Shelleyn 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.