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CERTIFIED PUBLIC ACCOUNTANTS

CIMMARON 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 Limited Partnership

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INDEPENDENT AUDITOR'S REPORT

To the Partners of

Cimmaron 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 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 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 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 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

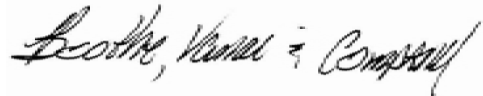
Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 19 - 20 is presented for purposes of additional analysis and is not a required part of the financial statements.

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 Cimmaron 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 Limited Partnership's internal control over financial reporting and compliance.



Boothe, Vassar & Company

May 26, 2017
Big Spring, Texas

Cimmaron Limited Partnership
Balance Sheets
December 31, 2016 and 2015

ASSETS

	12/31/2016	12/31/2015
Current Assets:		
Cash and Cash Equivalents	\$ 13,532	\$ 19,036
Accounts Receivable - Tenants	185	537
Prepaid Expenses	15,338	14,229
Total Current Assets	29,055	33,802
Restricted Deposits & Funded Reserves:		
Tenant Security Deposits	27,539	27,122
Real Estate Tax & Insurance	7,142	7,974
Other Escrows	1,387	1,389
Replacement Reserve	157,926	139,757
Total Restricted Deposits & Funded Reserves	193,994	176,242
Property & Equipment:		
Land	120,000	120,000
Buildings	5,614,079	5,614,079
Site Improvements	64,049	64,049
Furnishings	33,978	33,978
Accumulated Depreciation	(1,541,617)	(1,394,318)
Total Property & Equipment	4,290,489	4,437,788
Other Assets:		
Deferred Tax Credit Fees, net of amortization	15,185	18,981
Total Other Assets	15,185	18,981
Entity Assets:		
Operating Reserve	97,543	97,513
Total Entity Assets	97,543	97,513
Total Assets	\$ 4,626,266	\$ 4,764,326

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

Cimmaron 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	\$ 10,995	\$ 10,313
Accounts Payable	8,579	8,924
Accrued Interest	6,600	6,600
Accrued Expenses	9,645	8,314
Accrued Property Taxes	6,837	6,870
Total Current Liabilities	<u>42,656</u>	<u>41,021</u>
Deposits & Prepaid Liabilities:		
Tenant Security Deposits	26,571	26,512
Prepaid Tenant Fees	901	2,603
Total Deposits & Prepaid Liabilities	<u>27,472</u>	<u>29,115</u>
Long-Term Liabilities:		
Long-Term Debt (net of current maturities)	1,105,370	1,113,382
Long-Term Accrued Interest	113,991	100,439
Deferred Development Fees	80,000	80,000
Asset Management Fee / Return to Owner	4,704	4,567
Total Long-Term Liabilities	<u>1,304,065</u>	<u>1,298,388</u>
Total Liabilities	<u>1,374,193</u>	<u>1,368,524</u>
Partners' Equity (Deficit)	<u>3,252,073</u>	<u>3,395,802</u>
Total Liabilities & Partners' Equity	<u>\$ 4,626,266</u>	<u>\$ 4,764,326</u>

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

Cimmaron 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	\$ 360,600	\$ 344,140
Lease Excess	13,368	18,454
Less: Vacancies	(8,518)	(9,400)
Less: Concessions	(9,127)	(2,236)
Total Rental Income	356,323	350,958
 Other Income:		
Interest Income	202	46
Laundry & Vending	37	5
Tenant Charges	14,277	9,896
Miscellaneous Income	235	2,999
Total Other Income	14,751	12,946
Total Income	371,074	363,904
 Operating Expenses:		
Administrative	74,201	63,127
Utilities	50,096	51,499
Maintenance	85,686	83,070
Taxes & Insurance	61,150	55,880
Financial Expense	87,872	87,899
Service Coordinator	0	448
Total Cost of Operations	359,005	341,923
Net Income/(Loss) from Operations	12,069	21,981
 Non-Operating Income & (Expenses):		
Administrative Fees	(4,704)	(4,567)
Depreciation Expense	(147,298)	(148,821)
Amortization Expense	(3,796)	(3,796)
Total Non-Operating Income & (Expenses)	(155,798)	(157,184)
Net Income/(Loss)	\$ (143,729)	\$ (135,203)

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

Cimmaron 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	\$ 3,531,005	\$ (13)	\$ 3,531,018
Net Income/(Loss): 12/31/2015	(135,203)	(14)	(135,189)
Partners' Capital Contributions	0	0	0
Partners' Distributions	<u>0</u>	<u>0</u>	<u>0</u>
Partners' Equity (Deficit), December 31, 2015	\$ 3,395,802	\$ (27)	\$ 3,395,829
Net Income/(Loss): 12/31/2016	(143,729)	(14)	(143,715)
Partners' Capital Contributions	0	0	0
Partners' Distributions	<u>0</u>	<u>0</u>	<u>0</u>
Partners' Equity (Deficit), December 31, 2016	<u>\$ 3,252,073</u>	<u>\$ (41)</u>	<u>\$ 3,252,114</u>

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

Cimmaron 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	\$ 354,237	\$ 354,747
Other Income	14,751	12,946
Total Receipts	368,988	367,693
Expenses:		
Administrative	(53,512)	(48,526)
Management Fees	(19,839)	(19,554)
Utilities	(50,919)	(51,755)
Maintenance	(85,102)	(77,523)
Taxes & Insurance	(61,183)	(55,883)
Financial Expense	(84,888)	(84,914)
Tenant Security Deposits	(358)	496
Service Coordinator	0	(448)
Asset Management Expense	(4,567)	(4,434)
Total Disbursements	(360,368)	(342,541)
Net Cash from Operating Activities:	8,620	25,152
Cash Flows From Investing Activities:		
Replacement Reserve	(18,169)	(18,015)
Real Estate Tax & Insurance	835	1,726
Other Escrows	2	(137)
Operating Reserve	(30)	(29)
Net Cash from Investing Activities:	(17,362)	(16,455)
Cash Flows From Financing Activities:		
Principal Payments on Mortgage	(10,314)	(9,672)
Long-Term Accrued Interest	13,552	13,033
Net Cash from Financing Activities:	3,238	3,361
Increase (Decrease) In Cash	(5,504)	12,058
Cash at Beginning of Period	19,036	6,978
Cash at End of Period	\$ 13,532	\$ 19,036

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

Cimmaron 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)	\$ (143,729)	\$ (135,203)
Adjustments to Reconcile Net Profit (Loss) to Net Cash Provided by (Used in) Operating Activities:		
Depreciation Expense	147,298	148,821
Amortization Expense	3,796	3,796
Non-Cash Interest for Debt Issuance Costs	2,984	2,984
(Increase) Decrease In Assets		
Accounts Receivable - Tenants	352	576
Prepaid Expenses	(1,109)	(506)
Tenant Security Deposits	(417)	(1,711)
Increase (Decrease) In Liabilities		
Accounts Payable	(347)	3,491
Accrued Interest	0	1
Accrued Expenses	1,331	(1,911)
Accrued Property Taxes	(33)	(3)
Tenant Security Deposits	59	2,207
Prepaid Tenant Fees	(1,702)	2,477
Asset Management Fee / Return to Owner	137	133
Net Cash from Operating Activities	\$ 8,620	\$ 25,152
 <u>Supplemental Disclosures:</u>		
Interest Paid	\$ 65,647	\$ 66,154

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

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

NOTE A - ORGANIZATION

Cimmaron Limited Partnership was organized in 2004 as a Limited Partnership to develop, construct, own, maintain, and operate a 60-unit rental housing project for mixed income tenants with both tax credit and market rate units. The Project is located in the city of Anthony, New Mexico, and is currently known as Cimmaron 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 Cimmaron 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). Deposit accounts, at times, may exceed federally insured limits. 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.

Cimmaron 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	40
Site Improvements	7-20
Furnishings	3-10

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.

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

NOTE B - SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

Deferred Fees and Amortization

Tax credit fees are amortized over fifteen years using the straight-line method.

Reclassifications

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

NOTE C - PARTNERS' PROFIT AND LOSS ALLOCATION AND DISTRIBUTIONS

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

General Partner:	
<i>CIMMARON APARTMENTS ONE LLC</i>	0.01 %
Limited Partner:	
<i>NEF Assignment Corporation</i>	<u>99.99 %</u>
Total	<u><u>100.00 %</u></u>

Distributable cash flow is defined in the Partnership Agreement as the sum of all cash receipts less cash disbursements for operating activities and Replacement Reserve funding.

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

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 \$1,042,000, with an interest rate of 6.42%. The mortgage is payable in monthly installments of \$6,041 including interest through the maturity date. The loan payments are based on a 40-year amortization schedule. The unpaid principal of the loan is due November 2046. In addition, monthly deposits for taxes, insurance and replacement of depreciable assets are required. The accrued interest was \$5,152 and \$5,207 as of December 31, 2016 and 2015, respectively. Interest expensed on this loan was \$62,125 and \$62,768 as of December 31, 2016 and 2015, respectively.

	<u>12/31/2016</u>	<u>12/31/2015</u>
	\$ 962,902	\$ 973,216

The Project also has a 40-year mortgage payable to New Mexico Mortgage Finance Authority Home Program in the original amount of \$240,000. Interest will accrue on the outstanding principal balance of the loan at the annual rate of 4.91% per annum. Interest only payments shall be made monthly in the amount of 1% of the outstanding principal plus accrued and unpaid interest (per amortization schedule) beginning in 2006. Principal and unpaid interest are due November 2046. The short-term accrued interest was \$1,448 and \$1,393 as of December 31, 2016 and 2015, respectively. The long-term accrued interest was \$113,991 and \$100,439 as of December 31, 2016 and 2015, respectively. Interest expensed on this loan was \$17,074 and \$16,420 as of December 31, 2016 and 2015, respectively.

	240,000	240,000
Less: Unamortized Debt Issuance Costs	(86,537)	(89,521)
Total	1,116,365	1,123,695
Less: Current Portion	(10,995)	(10,313)
Long-Term Notes Payable	<u>\$ 1,105,370</u>	<u>\$ 1,113,382</u>

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

NOTE D - LONG-TERM DEBT (continued)

Aggregate maturities of the mortgage notes are approximated as follows:

	<u>Principal</u>	<u>Interest</u>
December 31, 2017	\$ 10,995	\$ 65,103
2018	11,723	64,519
2019	12,498	63,893
2020	13,324	63,222
2021	14,205	62,502
2022-2026	86,420	299,769
2027-2031	119,029	272,272
2032-2036	163,942	233,574
2037-2041	225,801	179,268
2042-2046	544,965	101,354
Less: Unamortized Debt Issuance Costs	<u>(86,537)</u>	<u></u>
Total	<u>\$ 1,116,365</u>	<u>\$ 1,405,476</u>

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 \$1,202,903 with the associated \$89,521 unamortized debt issuance costs included in other assets. Amortization of debt issuance costs of \$2,984 and \$2,984 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, the General Partner shall establish a Replacement Reserve account. The General Partner shall make monthly deposits of \$300 per unit per year, totaling \$18,000 annually. The Replacement Reserve shall be used to make capital improvements and repairs to the Project. The Replacement Reserve balance was \$157,926 and \$139,757 as of December 31, 2016 and 2015, respectively.

Cimmaron 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 General Partner shall establish an Operating Reserve fund in the amount of \$92,284. Funds are to be used for operating and debt service deficits. The Operating Reserve balance was \$97,543 and \$97,513 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.

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, three 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.

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

NOTE G - 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 Project. The current year management fee is equal to 5.5% of gross rental collections. Property Management Fees expensed were \$19,954 and \$19,679 during 2016 and 2015, respectively. The amounts due to the Management Agent related to Management Fees were \$428 and \$313 as of December 31, 2016 and 2015, respectively.

Owner Distribution - Asset Management Fee

In accordance with the Partnership Agreement, the Partnership shall pay to the Limited Partner an Asset Management Fee in the amount of \$3,500, increasing annually by three percent (3%), for property management oversight, tax credit compliance monitoring, and related services. Asset Management Fees of \$4,704 and \$4,567 were recognized during 2016 and 2015, respectively. The amounts due to the Limited Partner related to Asset Management Fees were \$4,704 and \$4,567 as of December 31, 2016 and 2015, respectively.

Owner Distribution - Partnership Management Fee

In accordance with the Partnership Agreement, the Partnership shall pay to the General Partner a Partnership Management Fee in the amount of \$25,000 for the managing of the Partnerships assets and operations and coordinating the preparation of the required State Housing Finance Agency, federal, state, and local tax and other required filings and reports. There were no Partnership Management Fees accrued during 2016 and 2015, respectively.

Development Fee

The Partnership has incurred a Development Services Agreement with CAASNM and JL Gray Company. Fees for these services are based on a percentage of the Total Development Cost, as defined by the Agreement, for a total projected Development Fee of \$659,093 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, \$579,093 of this fee has been paid. The amounts due related to Development Fees were \$80,000 and \$80,000 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.

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

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

Reimbursed Expenses

The Management Agent 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.

Operating Deficit Guaranty

Pursuant to the Partnership Agreement, the General Partner shall be obligated to provide any funds needed by the Partnership, after all funds in the Operating Reserve account have been used, to fund operating deficits through the later of the closing or conversion to the Permanent Loan and achievement of a Debt Service Coverage Ratio of 1.15:1, as defined. The amount guaranteed is limited to \$147,899. If this amount reaches zero, the General Partner is required to provide the funds to the Partnership for operating deficits. The requirement to fund additional operating deficits will terminate on the date the following occurs:

- 1) The Project has operated at Break-even three consecutive calendar years following the stabilization date of the Project; or
- 2) The Project has met the required Debt Service Coverage Ratio for three years.

NOTE H - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is Cimmaron 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	\$ 3,479	\$ 2,529
Accrued Audit Fees	5,785	5,785
Unclaimed Resident Property	381	0
Total Accrued Expenses	<u>\$ 9,645</u>	<u>\$ 8,314</u>

Cimmaron Limited Partnership
Notes to Financial Statements
December 31, 2016 and 2015

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.

Cimmaron Limited Partnership
Supplemental Information
Year Ended December 31, 2016

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

1. SCHEDULE OF RESERVE FOR REPLACEMENTS

Balance as of January 1, 2016	\$ 139,757
Monthly Deposits	18,000
Interest Earned on Reserve for Replacement Account (Net of Service Fees)	169
Balance as of December 31, 2016	<u><u>\$ 157,926</u></u>

2. SCHEDULE OF OPERATING RESERVE

Balance as of January 1, 2016	\$ 97,513
Monthly Deposits	0
Interest Earned on Operating Reserve Account (Net of Service Fees)	30
Balance as of December 31, 2016	<u><u>\$ 97,543</u></u>

3. SCHEDULE OF CHANGES IN FIXED ASSETS

	Balance 12/31/2015	Additions	Deductions	Balance 12/31/2016
Land	\$ 120,000	\$ 0	\$ 0	\$ 120,000
Buildings	5,614,079	0	0	5,614,079
Site Improvements/Building Equipment	64,049	0	0	64,049
Furnishings	33,978	0	0	33,978
Totals	5,832,106	0	0	5,832,106
Accumulated Depreciation	1,394,318	\$ 147,298	\$ 0	1,541,617
Net Book Value	<u>\$ 4,437,788</u>			<u>\$ 4,290,489</u>

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

		<u>12/31/2016</u>
Cash:		
	Cash	\$ 41,071
	Total Cash	<u>41,071</u>
Current Obligations:		
	Accrued Mortgage Interest Payable	6,600
	Accounts Payable - 30 Days	8,579
	Accrued Expenses (not escrowed)	9,645
	Prepaid Revenue	901
	Tenant Security Deposits Liability	26,571
	Total Current Obligations	<u>52,296</u>
	Surplus Cash (Deficiency)	<u>(11,225)</u>
Amount Available for Distribution During Next Fiscal Period:		
	Surplus Cash	<u>\$ 0</u>

Cimmaron 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-G	Cimmaron Limited Partnership	Other Agencies	None

BOOTHE ★ VASSAR

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CERTIFIED PUBLIC ACCOUNTANTS

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MARK S. VASSAR, CPA
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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 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 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 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 Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of Cimmaron 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.

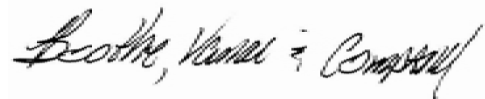
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

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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 Limited Partnership
Anthony, New Mexico
and
Tim Keller, New Mexico State Auditor

Report on Compliance for Each Major HUD Program

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

Opinion on Each Major HUD Program

In our opinion, Cimmaron 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 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 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 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 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 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 Limited Partnership

Mortgagor's Certification

December 31, 2016

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

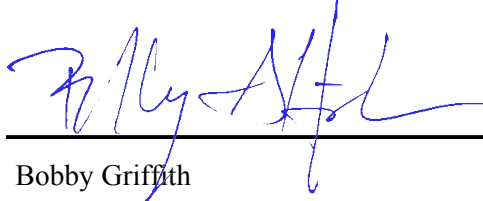
Title: Executive Director
Mesilla Valley Public Housing Authority

Auditee Information:

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

Cimmaron 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 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 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.