



Financial Statements
December 31, 2017

Jefferson County Housing Authority

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Independent Auditor's Report

To the Board of Commissioners
Jefferson County Housing Authority
Wheat Ridge, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the discretely presented component units of Jefferson County Housing Authority (the "Authority") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our 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. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component units of Jefferson County Housing Authority as of December 31, 2017, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Prior Year Adjustments

As discussed in Note 14 to the financial statements, a note receivable was forgiven in a previous fiscal year resulting in a lower amount of receivables previously reported for notes receivable as of December 31, 2016. The loan is being reestablished upon request of the management of Jefferson County Housing Authority. Accordingly, the amounts reported for notes receivable is reflecting a higher amount in the 2017 financial statements now presented, along with an adjustment to the net position as of December 31, 2016. Our opinion is not modified with respect to this matter.

As discussed in Note 15 to the financial statements, a contribution from a 3rd party was incorrectly recorded and land value was overstated on one of the discretely presented component units. This error was discovered by management and an adjustment has been made to net position as of December 31, 2016, for the discretely presented component unit. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Jefferson County Housing Authority's financial statements. The accompanying combining statements as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and the accompanying Financial Data Schedules (FDS) are presented for purposes of additional information as required by the Housing and Urban Development Real Estate Assessment Center (REAC) and are also not a required part of the financial statements.

The combining statements, the FDS, and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements, the FDS and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated September 17, 2018, on our consideration of Jefferson County Housing Authority'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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's 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 Jefferson County Housing Authority's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Boise, Idaho
September 17, 2018

Management's Discussion and Analysis

As management of the Jefferson County Housing Authority (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2017. The Management Discussion and Analysis is designed to assist the reader in focusing on significant financial issues, to provide an overview of the Authority's financial activity and position, and to identify financial trends and concerns. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements and the additional information that we have furnished in our notes to the financial statements to obtain a full understanding of its financial position.

Financial Highlights

The Jefferson County Housing Authority continues to have a strong financial outlook.

- Total Net Position was \$32,285,932 at December 31, 2017 and \$29,053,424 at December 31, 2016, an increase of \$3,232,508. The increase in net position was due to a prior year adjustment in previously issued financial statements of \$1,432,771 and a change in net position of \$1,799,737 in 2017. The change in net position of \$1,799,737 in 2017 was a 6.0% increase from the restated beginning net position of \$30,486,195.
- The fiscal year ended with a current ratio of 3.4, allowing the Authority to meet its current obligations 3.4 times. The current ratio for 2016 was 4.2.
- Number of month's expendable net position ratio was 7.4 at December 31, 2017, an increase from 2016's ratio of 7.2. This demonstrates the Authority's ability to meet monthly expenses.
- Total Cash, Cash Equivalents and Investments were \$12,592,727 at fiscal year-end 2017 and \$11,653,319 at fiscal year-end 2016 for a net increase of \$939,408.
- The Section 8 Housing Choice Voucher Annual contributions increased \$727,171 in 2017 to \$11,825,564, up from 2016's \$11,098,393.
- The year was finished with a Net Increase in Net Position (Profit) of \$1,799,737. Revenues totaled \$21,340,908 and expenditures totaled (\$19,541,171).
- The Authority purchased land in 2017 for the newly acquired property, El Rancho Flats, adding 54 units to its portfolio. The project is scheduled to open sometime in 2019.

Using the Financial Statements

The Basic Financial Statements consist of Management's Discussion and Analysis (this section) and a series of financial statements and notes to those statements. These statements are organized so that the reader can understand the Authority as an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities.

The Statement of Net Position presents information on all the Authority's assets and liabilities. Under GASB 34, the difference between the Authority's assets and liabilities is Net Position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

Using the Financial Statements (continued)

The Statement of Revenues, Expenses and Changes in Net Position shows the reader operating revenues and expenses by the Authority as a whole. This is reported on a full accrual basis where income is reported when earned and expenses are reported as incurred. This report shows the reader the net increase (decrease) in Net Position (profit/loss). Operating income is made up of tenant rents, management fees, HUD operating subsidies, developer fees, and other income. Operating expenses are Section 8 landlord payments, salaries and benefits, office expenses, insurance, utilities, maintenance and depreciation. The difference between Operating Revenue and Operating Expenses is Net Operating Income (Loss) allowing us to see if the operations of the Authority are generating an increase or decrease. The next section shows non-operating revenues and expenses. Non-operating revenues and expenses are interest income, mortgage interest expense, capital grants, net income/loss from joint ventures, and gain/loss on disposal of capital assets, bringing us to the Change in Net Position (profit/loss) for the year just ended.

Each column of the combining statements beginning on page 38 is a program. A program is a self-balancing set of accounts recording cash and other financial resources together with all related liabilities and net position and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or restrictions.

The Statement of Cash Flows provides our third statement which converts our accrual accounting to cash to let the reader know if the Authority, as a whole, increased or decreased in the cash position for 2017 and what the sources or uses of the cash were.

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements and can be found beginning on page 20, immediately after the Statement of Cash Flows.

Financial Analysis

STATEMENTS OF NET POSITION

	2017	2016**	Dollar Change	Percent Change
ASSETS				
Current assets	\$ 16,359,906	\$ 14,607,514	\$ 1,752,392	12.0%
Notes receivable	9,551,445	8,860,149	691,296	7.8%
Other noncurrent assets	1,506,364	1,324,890	181,474	13.7%
Capital assets	25,645,738	25,526,832	118,906	0.5%
Total assets	<u>\$ 53,063,453</u>	<u>\$ 50,319,385</u>	<u>\$ 2,744,068</u>	<u>5.5%</u>
LIABILITIES				
Current liabilities	\$ 4,830,071	\$ 3,492,545	\$ 1,337,526	38.3%
Other payables	421,815	512,152	(90,337)	-17.6%
Mortgages payable	15,525,635	17,261,264	(1,735,629)	-10.1%
Total liabilities	<u>20,777,521</u>	<u>21,265,961</u>	<u>(488,440)</u>	<u>-2.3%</u>
NET POSITION				
Net investment in capital assets	6,289,158	6,839,279	(550,121)	-8.0%
Restricted	101,963	156,012	(54,049)	-34.6%
Unrestricted	25,894,811	22,058,133	3,836,678	17.4%
Total net position	<u>32,285,932</u>	<u>29,053,424</u>	<u>3,232,508</u>	<u>11.1%</u>
Total liabilities and net position	<u>\$ 53,063,453</u>	<u>\$ 50,319,385</u>	<u>\$ 2,744,068</u>	<u>5.5%</u>

** The 2016 column has not been restated to reflect the prior year adjustment in previously issued financial statements recorded in 2017.

- Total Assets at 2017 year end were \$53,063,453, an increase of \$2,744,068 or 5.5% from the \$50,319,385 reported for 2016.
- Current Assets increased by \$1,752,392. Included in this increase, was an increase in Cash and Restricted Cash of \$939,408, which included the payment of \$2,666,411 into the Disposition account to satisfy the HUD requirement. Other increases included a Developer Fee Receivable increase of \$700,000, Due from Jeffco Housing Corporation increase of \$117,344, Prepaid Expenses increase of \$40,094, and Accounts Receivable increase of \$82,435. These increases were offset with a decrease in Notes Receivable, Current Portion of (\$126,889).
- Non-Current Assets increased \$991,676 with increases in Notes Receivable of \$691,296, increases in Equity method investments of \$73,344, increases in Misc. Non-Current Assets of \$108,130, and an increase in capital assets of \$118,906.
- Current Liabilities at 2017 year end were \$4,830,071, an increase of \$1,337,526 from 2016. The change is made up of increases in Prepaid Rents of \$4,266, in Tenant Security Deposits of \$7,250, in Accounts Payable of \$26,235, and in the Current Portion of Mortgages Payable of \$2,404,656, offset with decreases in the Due to the Jeffco Housing Corp of (\$11,612), in advanced HUD funding of (\$1,046,039), and in the Current Portion of Compensated Absences of (\$47,230).

Financial Analysis (Continued)

- Other payables were \$421,815, a decrease of (\$90,337) from the prior year due to decreases of (\$51,451) in the Long-Term portion of Compensated Absences and (\$38,886) in Rehab Payable.
- Mortgages Payable was \$15,525,635, a decrease of (\$1,735,629) from last year. This change was mainly due to mortgage principal payments.
- At December 31, 2017, assets exceeded liabilities by \$32,285,932. This is made up of \$6,289,158 in net investment in capital assets, \$101,963 in restricted housing assistance payments, and \$25,894,811 in unrestricted net position.

**STATEMENTS OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION**

	2017	2016**	Dollar Change	Percent Change
OPERATING REVENUES	\$ 21,147,278	\$ 22,168,243	\$ (1,020,965)	-4.6%
OPERATING EXPENSES	18,873,294	18,377,273	496,021	2.7%
NET OPERATING INCOME	<u>2,273,984</u>	<u>3,790,970</u>	<u>(1,516,986)</u>	<u>-40.0%</u>
NET NON-OPERATING REVENUE (EXPENSES)	(474,247)	(620,003)	145,756	-23.5%
NET INCREASE (DECREASE) IN NET POSITION	<u>1,799,737</u>	<u>3,170,967</u>	<u>(1,371,230)</u>	<u>-43.2%</u>
NET POSITION, Beginning of year	29,053,424	25,882,457	3,170,967	12.3%
PRIOR YEAR ADJUSTMENT IN PREVIOUSLY ISSUED FINANCIAL STATEMENTS	1,432,771	-	1,432,771	0.0%
NET POSITION, Beginning of year, as restated	<u>30,486,195</u>	<u>25,882,457</u>	<u>4,603,738</u>	<u>17.8%</u>
NET POSITION, End of year	<u>\$ 32,285,932</u>	<u>\$ 29,053,424</u>	<u>\$ 3,232,508</u>	<u>11.1%</u>

** The 2016 column has not been restated to reflect the prior year adjustment in previously issued financial statements recorded in 2017.

- Operating Revenues had a decrease of (\$1,020,965) due to the increase in Rental Income of \$323,237, an increase in Operating Subsidies of \$337,230, and a decrease in Other Income of (\$1,681,432).
- Operating Expenses increased by \$496,021 this year. This is from an increase in HAP expense \$572,138, a decrease in operating costs (\$52,685), a decrease in Utilities of (\$3,319), and a decrease in Depreciation of (\$20,113).
- Non-Operating Revenues (Expenses) changed by \$145,756 in 2017. For our normal operations this year, we had (\$474,247) in expenses compared to (\$620,003) in normal operations in 2016.
- The Authority finished the year with a Change in Net Position of \$1,799,737.

Financial Analysis (Continued)

	CAPITAL ASSETS			
	<u>2017</u>	<u>2016</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Non-depreciable Assets				
Land/construction in progress	\$ 5,611,136	\$ 5,417,606	\$ 193,530	3.6%
Depreciable Assets				
Buildings and improvements	31,631,170	30,838,871	792,299	2.6%
Equipment and furniture	3,881,918	3,796,590	85,328	2.2%
Total depreciable assets	35,513,088	34,635,461	877,627	2.5%
Less Accumulated Depreciation	<u>(15,478,486)</u>	<u>(14,526,235)</u>	<u>(952,251)</u>	<u>6.6%</u>
Total Capital Assets, Being Depreciated, Net	<u>20,034,602</u>	<u>20,109,226</u>	<u>(74,624)</u>	<u>-0.4%</u>
Total Capital Assets, Net	<u><u>\$ 25,645,738</u></u>	<u><u>\$ 25,526,832</u></u>	<u><u>\$ 118,906</u></u>	<u><u>0.5%</u></u>

As of December 31, 2017, the Authority had \$25,645,738 invested in a broad range of capital assets, including sites, buildings, and equipment. As of December 31, 2016, this amount was \$25,526,832, an increase of \$118,906. Some of the significant activity in capital assets is described below in the Program Analysis and Highlights. See Note 6 in the footnotes portion of the financial statements for additional information.

CONDENSED STATEMENT OF CHANGES IN LONG-TERM DEBT

	<u>2017</u>	<u>2016</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Mortgages Payable - Current	\$ 3,830,945	\$ 1,426,289	\$ 2,404,656	168.6%
Mortgages Payable	<u>15,525,635</u>	<u>17,261,264</u>	<u>(1,735,629)</u>	<u>-10.1%</u>
Total	<u><u>\$ 19,356,580</u></u>	<u><u>\$ 18,687,553</u></u>	<u><u>\$ 669,027</u></u>	<u><u>3.6%</u></u>

As of December 31, 2017 and 2016, the Authority had \$19,356,580 and \$18,687,553, respectively, of outstanding long-term debt for a net increase of \$669,027. Details of the mortgages can be found in Note 7 in the footnotes section of the financial statements.

The Authority's Program Analysis and Highlights

General Fund Program

The General Fund Program is responsible for development of new units in Jefferson County. The General Fund Program has a net position of \$7,850,934 at year end 2017. The Authority will replace carpeting in the reception area and throughout the building in areas. There will be new computers, hand-held devices to be more efficient in the workplace. The Authority will have new cubicles installed to provide additional workspace for new employees. The Authority will have a new phone system and server to replace the current system. The Authority will be purchasing more Golden property adjacent to Mountain View and applying for tax credits. The Authority has been awarded tax credits for a new project called El Rancho Flats. This project will see expenditures sometime in 2018.

Public Housing Program

During 2006, HUD granted a disposition request to the Authority for the 65 units of Public Housing that the Authority owned and operated for rent to low-income individuals and families. The properties were sold to the Jeffco Housing Corporation. At year-end 2017, the Program has a net position of \$9,242,047.

Housing Choice Vouchers Program

Through Annual Contribution Contracts with HUD, the Authority receives funding to subsidize the rent of low income families in the private market and earns an administrative fee to cover the Program's operating costs. In 2017, the Authority received funding for 16,284 vouchers and administered on average 1,357 rental vouchers per month to low-income clients in Jefferson County including 45 VACH vouchers. The Authority receives administrative fees as part of this Program and the Program has a net position of \$204,220.

Housing Rehab Program

The Housing Rehab Program utilizes grants and affordable loans to do necessary repairs and rehabilitation to the homes of eligible households in Jefferson County. The Housing Rehab Program provides financial and technical assistance to low/moderate income homeowner households. The Housing Rehab Program has a net position at fiscal year-end 2017 of \$2,098,762.

Section 8 New Construction Program

The Authority owns and operates two senior/handicapped apartment buildings located in Evergreen and Golden, Colorado. Both buildings receive subsidies from HUD under the Section 8 New Construction and Substantial Rehabilitation program. This program enables seniors (age 62 or older) and persons with disabilities to pay thirty percent of their income towards rent.

Canyon Gate Apartments: Canyon Gate Apartments is a 53-unit complex located in Golden, Colorado. Canyon Gate Apartments had an increase in net position of \$118,078 and a net position at year-end of \$219,261. Looking forward to 2018, there will be a boiler installation, the exterior will be painted and there will be major tree trimming.

The Authority's Program Analysis and Highlights (Continued)

Section 8 New Construction Program (Continued)

Green Ridge Meadow Apartments: Green Ridge Meadow Apartments is a 79-unit complex in Evergreen, Colorado. Green Ridge had an increase in net position of \$146,023 at year-end and a net position at December 31, 2017, of \$901,799. Looking forward to 2018, there will be replacement of a few unit windows, purchase of ATV, and new door locks.

Below Market Rental Housing

Recognizing the growing need for affordable rental housing, the Authority owns:

Caesar Square Apartments: a 108-unit apartment building in Wheat Ridge, Colorado. Caesar Square Apartments finished the year with a profit of \$297,862 and had a net position of \$2,148,400 at December 31, 2017. The occupancy rate for 2017 was 98%. Plans for 2018 include siding and painting for three buildings, mail boxes, railings in buildings, and carpet replacement for two building hallways.

Mountain View Apartments: a 15-unit building in Golden, Colorado finished the year with 100% occupancy. At December 31, 2017, Mountain View Apartments had a profit of \$4,661, and a net position of \$158,410. Plans for 2018 include landscape and trimming trees.

Kendall Apartments: a 21-unit apartment building in Wheat Ridge, Colorado finished the year with 96% occupancy. Planned improvements in 2018 are to re-sod the south side of property where there is no grass, and rebalance the heater system. Kendall Apartments finished the year with a profit of \$19,433 and has a net position of \$1,260,527.

Viking Square Apartments: a 55-unit apartment building in Arvada, Colorado had an occupancy rate of 96%. Planned improvements for 2018 include carpet replacement in some units. Viking Square ended 2017 with a total net position of \$621,172 after a gain of \$144,784 for the year.

Aspen Ridge: a 105-unit apartment building in Arvada, Colorado finished the year with an occupancy rate of 98%. Plans for 2018 improvements are to redo a portion of the asphalt overlay, convert fireplace to electric, and pool repair. Aspen Ridge finished the year with a profit of \$262,593 and had a net position of \$2,060,589 at 2017 year-end.

Redwood Village: a 50-unit apartment building in Westminster, Colorado finished the year with 97% occupancy. For 2018, plans include the replacement of outdated playground equipment, seal coat and re-stripe parking areas, and lighting. Redwood Village, at December 31, 2017, had a profit of \$50,391, and a net position of \$639,562.

Parkview Village: a 96-unit apartment complex in Arvada, Colorado was leased at 98% occupancy. In 2018, the plan is to redo the roof, and to replace the laundry room flooring. At the end of 2017, Parkview Village had a profit of \$198,797 and a net position of \$1,177,958.

The Authority's Program Analysis and Highlights (Continued)

Below Market Rental Housing (Continued)

Glendale Apartments: a 120-unit apartment building in Westminster, Colorado was occupied at 97%. Plans for 2018 include concrete work around the community garden, building entry doors, exterior lighting, solar pole lamps, aqua blocks, complex ground transportation and possible purchase of laundry equipment. Glendale Apartments finished the year with a profit of \$216,558 and a net position of \$3,707,873 at year-end.

Harlan Street Apartments: a 6-unit apartment building in Lakewood, Colorado was occupied at 99%. In 2018, it will possibly have some exterior work done. Harlan Street Apartments finished the year with a profit of \$1,481 and a net position at year-end of (\$5,582).

Discretely Presented Component Units

Lewis Court Apartments, LLLP: Lewis Court Apartments, LLLP is a tax credit partnership which owns and operates a 50-unit low-income housing project in Golden, Colorado. Lewis Court Apartments, LLLP had a net position of \$7,734,943 at fiscal year-end 2017. There are plans in 2018 to install a security system, replace one water heater, and two air conditioning units. Separately audited financial statements of Lewis Court Apartments, LLLP are available by contacting the Authority.

Hidden Lake Homes LLLP: Hidden Lake Homes LLLP is a tax credit partnership which owns and operates a 72-unit low-income housing project in Westminster, Colorado. Hidden Lake Homes, LLLP had a net position of \$2,687,651 at fiscal year-end 2017. There are plans in 2018 to do a slurry coat on the parking lot. Separately audited financial statements of Hidden Lake Homes LLLP are available by contacting the Authority.

Joint Venture

The Authority, in partnership with Metro West Housing Solutions, formally Lakewood Housing Authority owns Cedar Gardens/Cedar Avenue Apartments, a 72-unit complex in Lakewood, Colorado. Plans for 2018 for Cedar Gardens include a new paved parking lot, new roofs for both properties, and painting done.

The Authority's total 'Below Market Rental Housing' portfolio is 648 units of affordable housing for Jefferson County residents.

Requests for Information

The financial report is designed to provide a general overview of the Jefferson County Housing Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Jefferson County Housing Authority
Attn: Finance Department
7490 West 45th Avenue
Wheat Ridge, CO 8003

Jefferson County Housing Authority
Statement of Net Position
December 31, 2017

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>
Assets		
Current Assets		
Cash and cash equivalents	\$ 2,494,688	\$ 364,152
Restricted cash and cash equivalents	9,978,628	815,372
Investments	119,411	-
Accounts receivable		
Tenants	98,105	2,155
Other	264,355	-
Developer fees	1,400,000	-
Due from Jeffco Housing Corporation	1,568,785	-
Accrued interest receivable - short-term	1,417	-
Prepaid expenses	41,291	22,089
Notes receivable - short-term	393,226	-
Total Current Assets	<u>16,359,906</u>	<u>1,203,768</u>
Accrued Interest Receivable - Long-Term	<u>224,930</u>	<u>-</u>
Notes Receivable	<u>9,551,445</u>	<u>-</u>
Other Assets, Net of Accumulated Amortization	<u>11,712</u>	<u>225,524</u>
Equity Method Investments	<u>1,269,722</u>	<u>-</u>
Capital Assets		
Non-depreciable	5,611,136	3,344,862
Depreciable, net	20,034,602	25,029,199
Total Capital Assets	<u>25,645,738</u>	<u>28,374,061</u>
Total Assets	<u>\$ 53,063,453</u>	<u>\$ 29,803,353</u>

Jefferson County Housing Authority
Statement of Net Position
December 31, 2017

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>
Liabilities and Net Position		
Current Liabilities		
Accounts payable	\$ 417,455	\$ 137,406
Accounts payable - construction	-	204,826
Construction note payable	-	12,953,448
Developer fees payable	-	1,400,000
Accrued liabilities	30,608	72,622
Accrued compensated absences	82,351	-
Accrued interest payable - short-term	-	32,333
Accrued interest payable - JCHA - short-term	-	1,417
Advanced revenues	5,961	-
Tenant security deposits payable	261,797	21,700
Due to Jeffco Housing Corporation	200,954	-
Notes and mortgages payable - current portion	3,830,945	11,448
	<u>4,830,071</u>	<u>14,835,200</u>
Long-Term Liabilities		
Accrued compensated absences	160,477	-
Accrued interest payable - JCHA	-	224,930
Accrued interest payable - Jeffco Housing Corporation	-	333,372
Rehab payable	261,338	-
Notes and mortgages payable - net of current portion	15,525,635	3,987,257
	<u>15,947,450</u>	<u>4,545,559</u>
Total Long-Term Liabilities	<u>15,947,450</u>	<u>4,545,559</u>
Total Liabilities	<u>20,777,521</u>	<u>19,380,759</u>
Net Position		
Net investment in capital assets	6,289,158	11,421,908
Restricted	101,963	-
Unrestricted	25,894,811	(999,314)
	<u>32,285,932</u>	<u>10,422,594</u>
Total Net Position	<u>32,285,932</u>	<u>10,422,594</u>
Total Liabilities and Net Position	<u>\$ 53,063,453</u>	<u>\$ 29,803,353</u>

Jefferson County Housing Authority
Statement of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2017

	Primary Government	Discretely Presented Component Units
Operating Revenues		
HUD PHA grants	\$ 1,592,214	\$ -
HAP income	11,825,564	-
Other grants	153,880	-
Rental income	6,255,041	622,196
Management fees	120,464	-
Developer fees	700,000	-
Other	500,115	7,959
Total operating revenues	<u>21,147,278</u>	<u>630,155</u>
Operating Expenses		
Housing assistance payments	11,879,949	-
Administrative salaries and benefits	1,435,030	71,923
Maintenance salaries and benefits	1,217,780	39,821
Regular and extraordinary maintenance	1,352,488	135,124
Other administrative	890,312	139,712
Depreciation and amortization	1,058,314	604,628
Utilities	682,219	75,886
Insurance	244,265	32,473
Other expenses	112,937	111,800
Total operating expenses	<u>18,873,294</u>	<u>1,211,367</u>
Operating Income (Loss)	<u>2,273,984</u>	<u>(581,212)</u>
Non-Operating Revenues (Expenses)		
Interest income	164,391	400
Net income from joint ventures	29,239	-
Loss on disposal of capital assets	(11,201)	-
Interest expense	(656,676)	(212,148)
Total Non-Operating Expenses	<u>(474,247)</u>	<u>(211,748)</u>
Change in Net Position	<u>1,799,737</u>	<u>(792,960)</u>
Net Position, Beginning of Year	29,053,424	11,750,554
Prior Year Adjustments in Previously Issued Financial Statements	<u>1,432,771</u>	<u>(535,000)</u>
Net Position, Beginning of Year, as restated	<u>30,486,195</u>	<u>11,215,554</u>
Net Position, End of Year	<u>\$ 32,285,932</u>	<u>\$ 10,422,594</u>

Jefferson County Housing Authority
Statement of Cash Flows
Year Ended December 31, 2017

	Primary Government	Discretely Presented Component Units
Operating Activities		
HUD PHA grants	\$ 546,175	\$ -
HAP income	11,825,564	-
Other grants	153,880	-
Receipts from tenants	6,315,211	628,304
Management fee income	3,120	-
Other income	369,026	7,959
Housing assistance payments	(11,879,949)	-
Payments to employees	(2,751,491)	(111,744)
Payments to suppliers	(3,346,578)	(373,234)
Net Cash from Operating Activities	<u>1,234,958</u>	<u>151,285</u>
Capital and Related Financing Activities		
Purchase of investments	(254)	-
Principal payments on long-term debt	(2,060,973)	(10,570)
Contribution to joint venture	(44,105)	-
Proceeds from long-term debt borrowings	2,730,000	-
Interest paid on long-term debt	(656,676)	(64,486)
Acquisition of capital assets	(1,307,722)	(9,263,814)
Proceeds from construction loan payable	-	9,492,553
Acquisition of other assets	-	(115,055)
Proceeds from sale of capital assets	119,301	-
Net Cash (used for) from Capital and Related Financing Activities	<u>(1,220,429)</u>	<u>38,628</u>
Investing Activities		
Issuance of notes receivable	(83,123)	-
Payments received on notes receivable	951,487	-
Interest income	56,261	366
Net Cash from Investing Activities	<u>924,625</u>	<u>366</u>
Net Change in Cash and Cash Equivalents	939,154	190,279
Cash and Cash Equivalents, Beginning of Year	<u>11,534,162</u>	<u>989,245</u>
Cash and Cash Equivalents, End of Year	<u>\$ 12,473,316</u>	<u>\$ 1,179,524</u>

Jefferson County Housing Authority
Statement of Cash Flows
Year Ended December 31, 2017

	Primary Government	Discretely Presented Component Units
Reconciliation of Cash and Cash Equivalents		
Cash	\$ 2,494,688	\$ 364,152
Restricted Cash	9,978,628	815,372
Total Cash and Cash Equivalents	\$ 12,473,316	\$ 1,179,524
Reconciliation of operating income (loss) to net cash from operating activities		
Operating income (loss)	\$ 2,273,984	\$ (581,212)
Adjustments to reconcile operating income (loss) to net cash from operating activities		
Depreciation and amortization	1,058,314	604,628
Changes in assets and liabilities		
(Increase) decrease in receivables	(899,779)	220
(Increase) decrease in prepaid expenses	(40,094)	(22,089)
Increase (decrease) in accounts payable	(40,884)	114,971
Increase (decrease) in accrued expenses	(70,448)	28,879
Increase (decrease) in advanced revenues	(1,041,773)	-
Increase (decrease) in due to Jeffco Corporation	(11,612)	-
Increase (decrease) in security deposits payable	7,250	5,888
Net Cash from Operating Activities	\$ 1,234,958	\$ 151,285
Supplemental Schedule of Noncash Capital and Related Financing Activities		
Increase in capital asset costs due to accounts payable - construction	\$ -	\$ 183,226
Increase in capital asset costs due to developer fee payable	\$ -	\$ 700,000
Increase in capital asset costs due to accrued interest	\$ -	\$ 32,904
Increase in capital asset costs included in accounts payable	\$ -	\$ 5,000
Increase in other assets due to accounts payable - construction	\$ -	\$ 21,600

Jefferson County Housing Authority
Combining Statement of Net Position – Component Units
December 31, 2017

	Lewis Court Apartments, LLLP	Hidden Lake Homes LLLP	Total
Assets			
Current Assets			
Cash and cash equivalents	\$ 206,341	\$ 157,811	\$ 364,152
Restricted cash and cash equivalents	801,772	13,600	815,372
Accounts receivable			
Tenants	-	2,155	2,155
Prepaid expenses	-	22,089	22,089
Total Current Assets	<u>1,008,113</u>	<u>195,655</u>	<u>1,203,768</u>
Other Assets, net of accumulated amortization	<u>33,642</u>	<u>191,882</u>	<u>225,524</u>
Capital Assets			
Non-depreciable	1,105,405	2,239,457	3,344,862
Depreciable, net	<u>8,701,723</u>	<u>16,327,476</u>	<u>25,029,199</u>
Total Capital Assets	<u>9,807,128</u>	<u>18,566,933</u>	<u>28,374,061</u>
Total Assets	<u><u>\$ 10,848,883</u></u>	<u><u>\$ 18,954,470</u></u>	<u><u>\$ 29,803,353</u></u>

Jefferson County Housing Authority
Combining Statement of Net Position – Component Units
December 31, 2017

	Lewis Court Apartments, LLLP	Hidden Lake Homes LLLP	Total
Liabilities and Net Position			
Current Liabilities			
Accounts payable	\$ 14,574	\$ 122,832	\$ 137,406
Accounts payable - construction	-	204,826	204,826
Construction note payable	-	12,953,448	12,953,448
Developer fee payable	-	1,400,000	1,400,000
Accrued liabilities	54,116	18,506	72,622
Accrued interest payable - short-term	-	32,333	32,333
Accrued interest payable - JCHA - short-term	1,417	-	1,417
Tenant security deposits payable	15,300	6,400	21,700
Notes, mortgages and bonds payable - current portion	11,448	-	11,448
Total Current Liabilities	96,855	14,738,345	14,835,200
Long-Term Liabilities			
Accrued interest payable - JCHA	162,890	62,040	224,930
Accrued interest payable - Jeffco Housing Corporation	333,372	-	333,372
Notes, mortgages and bonds payable - net of current portion	2,520,823	1,466,434	3,987,257
Total Long-Term Liabilities	3,017,085	1,528,474	4,545,559
Total Liabilities	3,113,940	16,266,819	19,380,759
Net Position			
Net investment in capital assets	7,274,857	4,147,051	11,421,908
Restricted	-	-	-
Unrestricted	460,086	(1,459,400)	(999,314)
Total Net Position	7,734,943	2,687,651	10,422,594
Total Liabilities and Net Position	\$ 10,848,883	\$ 18,954,470	\$ 29,803,353

Jefferson County Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position – Component Units
Year Ended December 31, 2017

	Lewis Court Apartments, LLLP	Hidden Lake Homes LLLP	Total
Operating Revenues			
Rental income	\$ 417,330	\$ 204,866	\$ 622,196
Other	7,359	600	7,959
Total operating revenues	<u>424,689</u>	<u>205,466</u>	<u>630,155</u>
Operating Expenses			
Administrative salaries and benefits	48,377	23,546	71,923
Maintenance salaries and benefits	21,304	18,517	39,821
Regular and extraordinary maintenance	84,567	50,557	135,124
Other administrative	53,077	86,635	139,712
Depreciation and amortization	279,377	325,251	604,628
Utilities	53,090	22,796	75,886
Insurance	16,695	15,778	32,473
Other expenses	85,437	26,363	111,800
Total operating expenses	<u>641,924</u>	<u>569,443</u>	<u>1,211,367</u>
Operating Loss	<u>(217,235)</u>	<u>(363,977)</u>	<u>(581,212)</u>
Non-Operating Revenues (Expenses)			
Interest income	355	45	400
Interest expense	(113,891)	(98,257)	(212,148)
Total Non-Operating Revenues (Expenses)	<u>(113,536)</u>	<u>(98,212)</u>	<u>(211,748)</u>
Change in Net Position	<u>(330,771)</u>	<u>(462,189)</u>	<u>(792,960)</u>
Net Position, Beginning of Year	8,065,714	3,684,840	11,750,554
Prior Year Adjustment in Previously Issued Financial Statements	<u>-</u>	<u>(535,000)</u>	<u>(535,000)</u>
Net Position, Beginning of Year, as restated	<u>8,065,714</u>	<u>3,149,840</u>	<u>11,215,554</u>
Net Position, End of Year	<u><u>\$ 7,734,943</u></u>	<u><u>\$ 2,687,651</u></u>	<u><u>\$ 10,422,594</u></u>

Note 1 - Nature of Operations and Significant Accounting Policies

General

The Jefferson County Housing Authority (the Authority) is a corporate body politic created in 1975 and uses available federal, state and local resources to serve the residents of Jefferson County, Colorado, by upgrading and maintaining the existing housing stock, encouraging the construction of new housing affordable to low and moderate income households, and providing low and moderate income families and senior households with decent, safe, and affordable rental housing opportunities. The Authority owns and operates 830 units of affordable housing in Jefferson County and administers an average of 1,357 housing choice vouchers per month including 45 VASH vouchers.

The Authority is governed by a five-member Board of Commissioners.

Reporting Entity

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

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

The Authority is associated with the Cedar Avenue/Cedar Gardens Apartments as a joint venture with Metro West Housing Solutions (see Note 5 for details).

Blended Component Units

Lewis Court LLC (LCLLC) and Hidden Lake Homes GP LLC (HLLLC) are entities created by the Authority to facilitate the financing of construction for Lewis Court Apartments, LLLP (Lewis Court) and Hidden Lake Homes LLLP (Hidden Lake). The sole member of LCLLC and HLLLC is the Authority which is able to impose its will on the organizations. LCLLC and HLLLC have no employees and all functions are provided by employees of the Authority. LCLLC and HLLLC are fiscally dependent upon the Authority because the Authority approves the annual budgets, the Authority can significantly influence the projects, and LCLLC and HLLLC provide services entirely to the Authority. Accordingly, LCLLC and HLLLC are included in the financial reporting entity of the Authority as blended component units.

Discretely Presented Component Units

The component unit column of the financial statements includes the financial data of the Authority's discretely presented component units as of December 31, 2017. These units are reported in a separate column to emphasize that they are legally separate from the Authority.

Lewis Court Apartments, LLLP (Lewis Court) was formed for the purpose of owning and operating a 50-unit low-income housing project in Golden, Colorado. Lewis Court is a tax credit partnership which borrowed proceeds of the Authority's NSP redevelopment grant. The general partner of Lewis Court, Lewis Court LLC, is wholly owned by the Authority. Lewis Court LLC has an ownership percentage of .01%.

Hidden Lake Homes LLLP (Hidden Lake) was formed for the purpose of owning and operating a 72-unit affordable housing project in Westminster, Colorado. Hidden Lake is a tax credit partnership which borrowed proceeds of the Authority's HOME and CDBG grants. The general partner of Hidden Lake, Hidden Lake Homes GP LLC, is wholly owned by the Authority. Hidden Lake Homes GP LLC has an ownership percentage of .01%.

The financial activity of the discretely presented component units are presented in the Authority's basic financial statements. Complete financial statements of the individual component units have been issued separately and can be obtained by contacting the Authority at 303-422-8600.

Basis of Accounting and Measurement Focus

The Department of Housing and Urban Development Real Estate Assessment Center (REAC) assesses the financial condition of Public Housing Authorities (PHAs). To uniformly and consistently assess the PHAs, REAC requires that PHA's financial statements conform to Generally Accepted Accounting Principles (GAAP).

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All proprietary funds are accounted for using the economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of these funds are included on the statement of net position. Net position is segregated into invested in capital assets, restricted and unrestricted components. The statements of revenues, expenses and changes in net position present increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The statements of cash flows present the cash flows for operating activities, investing activities, capital and related financing activities and non-capital financing activities.

Cash and Cash Equivalents

For the purposes of the statement of cash flows, the Authority considers cash deposits and highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Investments

Federal statutes authorize investment of excess federal funds in instruments issued by, or guaranteed by, the Federal government. The Authority has adopted this policy for all invested funds, whether or not they are federal funds. Investments are carried at fair value based on the recent market quotations.

Accounts Receivable

Revenues are recorded when earned and are reported as accounts receivable until collected. Accounts receivable are expensed as bad debts at the time they are determined to be uncollectible. Management has established an allowance for doubtful accounts for amounts that may not be collectible in the future. Receivables are reported net of the related allowance.

Capital Assets

Land, buildings and improvements, and equipment are recorded at cost, including indirect development costs. The Authority uses a capitalization threshold of \$500. Donated fixed assets are valued at their estimated fair value on the date donated. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend lives are not capitalized.

Depreciation is computed using the straight line method over the estimated useful lives of the assets as follows:

Buildings and improvements	30-40 years
Furniture and equipment	5-10 years

Long-lived assets held and used by an entity are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. No impairment loss has been recognized for the year ended December 31, 2017.

Fraud Recovery

HUD requires the Authority to account for monies recovered from tenants who committed fraud or misrepresentation in the application process for rent calculations and now owe additional rent for prior periods or retroactive rent as fraud recovery. The monies recovered are shared by HUD and the local authority.

Operating Revenues and Expenses

The Authority considers all revenues and expenses (including HUD intergovernmental revenues and expenses) as operating items with the exception of interest expense, interest revenue, net income/loss from joint ventures, and gain/loss on disposal of capital assets which are considered non-operating for financial reporting purposes.

Restricted and Unrestricted Resources

When both restricted and unrestricted net position is available, the Authority applies restricted resources first.

Compensated Absences

The Authority provides paid leave for its regular full-time employees for vacations, holidays, illness and certain other qualifying absences. Employees are limited to a maximum of one calendar year's accrual. Personal leave may be accrued up to a maximum of 960 hours. These compensated absences are recognized as salary costs in the financial statements when earned. Compensated absences which have been earned but not paid as of year-end have been accrued in the accompanying financial statements. Any accrued compensated absence amounts are paid out to employees upon termination of employment.

The amount of accrued compensated absences at December 31, 2017, was \$242,828 for the Authority.

Advanced Revenues

As of December 31, 2017, the Authority's advanced revenue consisted of prepaid rent from tenants of \$5,961.

Components of Net Position

Components of net position include the following:

- Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of debt issued to finance the acquisition, improvement, or construction of those assets.
- Restricted Net Position – Consists of assets and deferred outflows less related liabilities and deferred inflows reported in the statement of net position that are subject to restraints on their use by HUD.
- Unrestricted Net Position – Consists of assets and deferred outflows less related liabilities and deferred inflows reported in the statement of net position that are not subject to restraints on their use.

Business and Credit Risk

The Authority provides housing on account to clients which are located in Jefferson County, Colorado.

Budgetary

The Authority's annual budgets are the annual contracts, which are with, and approved by, HUD. No budget to actual statements are presented in this report, as housing authorities are not legally required to adopt a budget under the Local Government Budget Law of Colorado.

Accounting Estimates

The preparation of financial statement 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 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.

Note 2 - Deposits and Investments

Primary Government

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The general depository agreement required by the annual contract with HUD has additional requirements, which the Authority met in 2017.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. As of December 31, 2017, the Authority's deposits were not exposed to custodial credit risk, as all deposits were insured by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with PDPA.

At December 31, 2017, the Authority's carrying amount of deposits was \$12,473,316 and bank balances totaled \$12,626,987. Of the bank balances, \$575,072 was covered by Federal Depository Insurance and the remaining balance of \$12,051,915 was covered under the Public Deposit Protection Act and was not exposed to custodial credit risk.

Investments

Authorized Investments

The Authority's investment policy follows the general provisions of the Colorado Revised Statutes (C.R.S. 24-75-601) and HUD regulations, whichever is more restrictive.

The Colorado Revised Statutes limit investment maturities to three years or five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States and certain U.S. government agency securities and the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Certain corporate bonds
- Written repurchase agreements collateralized by certain authorized securities
- Certain reverse repurchase agreements
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. As of December 31, 2017, investments held by the Authority are held in a certificate of deposit totaling \$119,411 with a maturity date in excess of one year. This certificate of deposit is classified as an investment on the statement of net position and is valued at amortized cost plus accrued interest.

Note 3 - Restricted Cash

Primary Government

Restricted cash consists of cash and cash equivalents balances restricted for use in the Housing Choice Voucher program; held in escrow to comply with the requirements of HUD programs and the Community Development Financial Institutions program; held to comply with bond requirements; held for tenant security deposits; and held in connection with the sale of public housing.

Note 4 - Notes Receivable

In certain instances, the Authority has entered into loan agreements to assist affiliated organizations in financing housing projects. The loans are secured by the property and/or rents of the projects. Terms of the agreements for the receivables and related liabilities were designed to have no net effect on the finances of the Authority. Loan payments on the corresponding notes payable for Jeffco Housing Corporation are made directly to the respective financial institutions by Jeffco Housing Corporation.

Primary Government

Notes Receivable - Jeffco Housing Corporation:

5.00% note receivable, due in monthly installments of \$10,314, including interest, with a maturity date of October 2031, secured by a deed of trust on the Allison Village property	\$ 1,224,333
5.60% note receivable, due in monthly installments of \$2,713, including interest, with a maturity date of July 2021, secured by a deed of trust on the West 46th property	101,509
4.60% note receivable, due in monthly installments of \$11,873, including interest, with a maturity date of November 2023, secured by a deed of trust on the Arvada Cottages property	728,522
4.80% note receivable, due in monthly installments of \$10,838, including interest, with a maturity date of June 2019, secured by a deed of trust on the Hilltop Apartments property	182,701
5.25% note receivable, due in monthly installments of \$9,766, including interest, with a maturity date of August 2029, secured by a deed of trust on the Parkview West property	1,016,971

Non-interest-bearing note receivable, no monthly payments due if all loan covenants are met, loan may be forgiven by the Authority at a future date, secured by a deed of trust on the Orchard Valley property	\$ 67,331
Non-interest-bearing note receivable, proceeds previously used to purchase Public Housing, remaining balance due on demand	<u>1,432,771</u>
	<u>4,754,138</u>
<u>Notes Receivable - Hidden Lake Homes LLLP:</u>	
3.00% note receivable, due in annual installments to the extent of available cash flow, with a maturity date of December 2046, secured by a deed of trust on the Hidden Lake property	900,000
3.00% note receivable, loan may be drawn to a maximum of \$600,000, due in annual installments to the extent of available cash flow, with a maturity date of December 2046, secured by a deed of trust on the Hidden Lake property	<u>566,434</u>
	<u>1,466,434</u>
<u>Notes Receivable - Lewis Court Apartments LLLP:</u>	
8.00% note receivable, due in monthly installments of \$2,201, including interest, with a maturity date of August 2043, secured by a deed of trust on the Lewis Court property	192,271
4.19% note receivable, due in annual installments to the extent of available cash flow, with a maturity date of December 2042, secured by a deed of trust on the Lewis Court property	<u>1,100,000</u>
	<u>1,292,271</u>
<u>Notes Receivable - Other</u>	
Rehab Program notes receivable - see (A) and (B) below	2,467,445
Less allowance for uncollectible notes receivable	<u>(35,617)</u>
	<u>2,431,828</u>
Total Notes Receivable, net of allowance for uncollectible notes receivable	9,944,671
Less current portion of notes receivable	<u>(393,226)</u>
Total notes receivable, net of current portion	<u><u>\$ 9,551,445</u></u>

- (A) – The Authority has made loans with CDBG and HOME funds to homeowners through its Rehab Program. At December 31, 2017, the balance of notes receivable with deferred payments totaled \$2,191,173, and the balance of notes receivable with payments currently due bearing interest at rates ranging from 0% to 5%, totaled \$276,272. Due to the nature of the loans and because the Authority’s security interest is considered low priority, management has established an allowance for doubtful accounts of \$35,617 at December 31, 2017. This allowance is re-evaluated and adjusted on an annual basis.
- (B) – The Authority is required to return funds previously advanced by Jefferson County for use in the Rehab Program, therefore, a related payable in the amount of \$261,338 is included as a long-term liability at December 31, 2017. This balance will be repaid as the underlying notes receivable are paid in full either through pay down of the notes by the note holders or sale of the underlying properties.

Note 5 - Equity Method Investments

At December 31, 2017, the Authority’s equity method investments consisted of the following:

<u>Discretely Presented Component Units:</u>	
Lewis Court Apartments, LLLP	\$ -
Hidden Lake Homes LLLP	700,000
	700,000
<u>Other:</u>	
Cedars Joint Venture - see (A) below	569,722
	\$ 1,269,722

- (A) The Authority has entered into a joint venture with Metro West Housing Solutions to purchase and rehabilitate two multifamily housing projects, Cedar Gardens Apartments and Cedar Avenue Apartments. Each partner’s investment share is an equal 50/50 split. Profits and losses from the projects’ operations are divided equally between the partners. HOME funds received by the Authority were used for the acquisition and rehabilitation of the projects and the projects are subject to the various regulations and restrictions of the HOME program. During 2017, the Authority experienced a gain of approximately \$29,000 from the joint venture.

Note 6 - Capital Assets

The following is a summary of property, structures and equipment for the year ended December 31, 2017:

Primary Government

	Balance January 1	Additions	Disposals	Balance December 31
Nondepreciable assets				
Land	\$ 5,289,695	\$ 77,700	\$ -	\$ 5,367,395
Construction in progress	127,911	243,741	(127,911)	243,741
Total capital assets not being depreciated	5,417,606	321,441	(127,911)	5,611,136
Depreciable assets				
Buildings and improvements	30,838,871	792,299	-	31,631,170
Equipment and furniture	3,796,590	193,982	(108,654)	3,881,918
Total buildings and improvements	34,635,461	986,281	(108,654)	35,513,088
Accumulated depreciation	(14,526,235)	(1,058,314)	106,063	(15,478,486)
Total capital assets being depreciated	20,109,226	(72,033)	(2,591)	20,034,602
Total capital assets, net	\$ 25,526,832	\$ 249,408	\$ (130,502)	\$ 25,645,738

Note 7 - Long-Term Debt

During the year ended December 31, 2017, the following changes occurred in long-term debt:

Primary Government

	Balance January 1	Increases	Decreases	Balance December 31	Due Within One Year
Notes and Mortgages Payable	\$18,687,553	\$ 2,730,000	\$ (2,060,973)	\$19,356,580	\$ 3,830,945

Long-term debt as of December 31, 2017, consists of the following:

Primary Government

Notes and Mortgages Payable

5.00% note payable, due in monthly installments of \$10,314, including interest, with a maturity date of October 2031, secured by a deed of trust on the Allison Village property	\$ 1,224,333
5.60% note payable, due in monthly installments of \$2,713, including interest, with a maturity date of July 2021, secured by a deed of trust on the West 46th property	101,509
4.60% note payable, due in monthly installments of \$11,873, including interest, with a maturity date of November 2023, secured by a deed of trust on the Arvada Cottages property	728,523
4.80% note payable, due in monthly installments of \$10,838, including interest, with a maturity date of June 2019, secured by a deed of trust on the Hilltop Apartments property	182,701
5.25% note payable, due in monthly installments of \$9,766, including interest, with a maturity date of August 2029, secured by a deed of trust on the Parkview West property	1,016,971
Non interest bearing note payable, entire principal balance to be forgiven October 27, 2020 if all low income requirements have been met through maturity, secured by a deed of trust on the Cedars property (Note 13)	280,000
4.75% note payable, due in monthly installments of \$20,117, including interest, with a maturity date of October 2027, secured by a deed of trust on the Aspen Ridge property	3,064,629
4.75% note payable, due in monthly installments of \$7,373, including interest, with a maturity date of October 2027, secured by a deed of trust on the Redwood Village property	1,123,163
3.65% note payable, due in monthly interest-only installments of \$8,517, with a maturity date of November 2021, by a deed of trust on the Viking Square property	2,800,000
6.00% note payable, interest due monthly, entire principal and accrued interest balance due December 2018, remaining loan funds may be drawn to full amount of \$3,100,000, secured by a deed of trust on the Caesar's Square property	2,730,000

4.50% mortgage note payable, due in monthly installments of \$20,518, including interest, with a maturity date of February 2032, secured by a deed of trust on the Glendale property and a security interest in all deposit accounts at the financing bank and its subsidiaries	\$ 2,556,210
5.25% note payable, due in monthly installments of \$20,346, including interest, with a maturity date of October 2029, by a deed of trust on the Parkview Village property	2,144,354
Non interest bearing note payable, principal due concurrently with the primary Parkview Village note payable in October 2029, secured by a deed of trust on the Parkview Village property	160,618
4.89% note payable, due in monthly installments of \$14,149, including interest, with a maturity date of August 2022, secured by a deed of trust on the Canyon Gate property	728,778
5.38% note payable, due in monthly installments of \$15,775, including interest, with a maturity date of December 2020, secured by a deed of trust on the Green Ridge Meadows property	<u>514,791</u>
Total Notes and Mortgages Payable	<u><u>\$ 19,356,580</u></u>

The estimated debt requirements to maturity are as follows:

Primary Government

	Principal	Interest	Total
2018	\$ 3,830,945	\$ 894,985	\$ 4,725,930
2019	1,085,301	671,599	1,756,900
2020	1,339,230	620,427	1,959,657
2021	3,702,880	663,708	4,366,588
2022	930,355	429,136	1,359,491
2023-2027	6,388,924	1,532,126	7,921,050
2028-2032	<u>2,078,945</u>	<u>150,532</u>	<u>2,229,477</u>
Total	<u><u>\$ 19,356,580</u></u>	<u><u>\$ 4,962,513</u></u>	<u><u>\$ 24,319,093</u></u>

Note 8 - Compensated Absences

A summary of the activity in the Authority's compensated absences for the year ended December 31, 2017, is as follows:

	Balance January 1	Increases	Decreases	Balance December 31	Due Within One Year
Compensated absences	\$ 341,509	\$ 31,976	\$ (130,657)	\$ 242,828	\$ 82,351

Note 9 - Restricted Net Position

As of December 31, 2017, restricted net position consisted of \$101,963 in housing choice vouchers received but not yet paid to eligible individuals.

Note 10 - Annual Contributions Contract

The Authority has an annual contributions contract for housing choice vouchers and adjustments vary based on requirements. The maximum contract was \$11,422,388 for the year ended December 31, 2017.

Note 11 - Employee Retirement Plan

The Authority provides eligible employees with a defined contribution employee retirement plan (401(a)). The plan and the contributions to it are authorized by the Authority's Board of Commissioners. This is a mandatory plan under which the employee can make a 6%, 7%, or 8% contribution. 6% is the minimum contribution required. The Authority will match up to 8% of the employees' contribution. Contributions are made to and maintained by the plan administrator, Colorado County Officials and Employees Retirement Association.

In 2017, the Authority paid \$135,791 as a matching contribution.

Employees vest in the employer's portion of the contribution at a rate of 20% each year as follows:

Years of participation	Vested Percentage
Less than 1 year	0%
1 year	20%
2 years	40%
3 years	60%
4 years	80%
5 years	100%

Note 12 - Deferred Compensation Plan

The Authority offers its employees a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. Employee contributions are made to and maintained by the plan administrator, Colorado County Officials and Employees Retirement Association, which maintains an individual account for each participant. Pursuant to GASB Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, since the Authority is not the owner or trustee of these assets, the plan assets are not reported on the Authority's financial statements. The Authority will match up to 4% of the employees' contribution. The maximum amount that the Authority will match between the Employee Retirement Plan and the Deferred Compensation Plan is 10%.

Note 13 - Related Party Transactions

Management Fees

The Authority has entered into a management agreement with Lewis Court to provide management services for the Lewis Court project. Under the agreement, the Authority is to be paid management fees totaling 5.75% of gross monthly collections. During 2017, Lewis Court incurred management fees of \$24,101 to the Authority. At December 31, 2017, Lewis Court owed \$3,501 to the Authority for accrued management fees.

In addition, the Authority is to receive a bookkeeping fee equal to \$4 per unit, per month. During 2017, Lewis Court incurred bookkeeping fees of \$2,400, to the Authority. At December 31, 2017, Lewis Court owed the Authority \$2,400, for these fees.

The Authority has entered into a management agreement with Hidden Lake to provide management services for the Hidden Lake project. Under the agreement, the Authority is to be paid management fees totaling 5.50% of gross monthly collections. During 2017, Hidden Lake incurred management fees of \$11,306 to the Authority. At December 31, 2017, Hidden Lake owed \$11,306 to the Authority for accrued management fees.

Up to 50% of the management fee shall be deferred to the extent necessary to reduce the amount, or avoid the occurrence of, an operating deficit. The deferred management fees shall be deferred without interest and payable from available cash flow. There were no deferred management fees during 2017.

In addition, the Authority is to receive a bookkeeping fee equal to \$4 per unit, per month. During 2017, Hidden Lake incurred bookkeeping fees of \$3,456, to the Authority. At December 31, 2017, Hidden Lake owed the Authority \$3,456, for these fees.

As part of the management agreement, Hidden Lake is to pay the Authority a one-time lease up fee of \$100 per unit. During 2017, Hidden Lake incurred \$7,200 in lease-up fees. As of December 31, 2017, Hidden Lake owed the Authority \$7,200 for lease-up fees.

Reimbursement of Expenses

The Authority is periodically reimbursed for payroll and other related expenses of the Lewis Court project. During 2017, the Authority was reimbursed approximately \$52,300 from Lewis Court for these expenses.

The Authority is periodically reimbursed for payroll and other related expenses of the Hidden Lake project. During 2017, the Authority was reimbursed approximately \$28,900 from Hidden Lake for these expenses. At December 31, 2017, Hidden Lake owed the Authority \$96,124 for costs paid on behalf of Hidden Lake.

Partnership and Developer Fees

Discretely Presented Component Units

Pursuant to the partnership agreement, Lewis Court, LLC is to receive an annual cumulative fee from Lewis Court equal to \$30,000, increasing by 3% each year, beginning in 2012. The fee is to be paid from available cash flow. Accrued fees are not to exceed 12% of the effective gross income. During 2017, Lewis Court, LLC earned fees totaling \$34,778 from Lewis Court. At December 31, 2017, Lewis Court owed Lewis Court, LLC \$34,778 for these fees.

Hidden Lake has entered into a development agreement with the Authority in the amount of \$1,400,000. Under the terms of the agreement, the Authority is to provide services in connection with the development and construction of the project owned by Hidden Lake. During 2017, Hidden Lake incurred developer fees of \$700,000 which have been capitalized as part of building costs. At December 31, 2017, Hidden Lake owed developer fees of \$1,400,000 to the Authority. The remaining developer fees are expected to be paid from limited partner capital contributions and available cash flow as defined in the partnership agreement. Any amount of the developer fee that remains unpaid after the construction completion of the project shall constitute a loan bearing interest equal to the long-term Applicable Federal Rate for the month in which the project achieves construction completion as defined by the partnership agreement. Construction completion, as defined by the partnership agreement, has not occurred as of December 31, 2017. If there remains an unpaid balance by the 15th anniversary of the construction completion, the general partner shall make a capital contribution to repay the remaining balance.

Notes Payable

Primary Government

At December 31, 2017, the Authority owed \$280,000 on a non interest bearing note payable (Note 7) in connection with the Cedars joint venture (Note 5). This note is to be forgiven in 2020 if all income and compliance requirements have been met.

Discretely Presented Component Units

Lewis Court has entered into two note agreements with the Authority (Notes 4 and 7). During 2017, Lewis Court incurred interest of \$113,891 on these notes to the Authority. At December 31, 2017, Lewis Court owed the Authority principal of \$1,292,271 and accrued interest of \$164,307 on these notes.

Lewis Court has entered into a note agreement with Jeffco Housing Corporation (Jeffco), an affiliate of the general partner of Lewis Court Apartments, LLLP (Note 7). During 2017, Lewis Court incurred interest of \$51,956 on this note to Jeffco. At December 31, 2017, Lewis Court owed Jeffco principal of \$1,240,000 and accrued interest of \$333,372 on this note.

Hidden Lake has entered into two note agreements with the Authority (Notes 4 and 7). At December 31, 2017, Hidden Lake owed the Authority principal of \$1,466,434 on these notes. During 2017, Hidden Lake incurred interest of \$43,993 on these notes payable, of which \$32,904 was capitalized as part of building costs. As of December 31, 2017, Hidden Lake owed the Authority \$62,040 for accrued interest.

Hidden Lake has entered into a third note agreement with the Authority to finance the acquisition and construction of the project. At December 31, 2017, no funds had been drawn on the loan. The loan will be non-interest-bearing and may be drawn to a total of \$328,672.

Jeffco Housing Corporation

Jeffco is a non-profit corporation created to obtain certain federal funds set aside for community housing development organizations. Jeffco has a Board of Directors that is separate from the Authority's board. Jeffco's board is responsible for the governance of Jeffco, and the Authority does not have any influence on this governance.

Jeffco does not have any employees, so the employees of the Authority handle the day-to-day operations of the Jeffco properties under the direction of the Jeffco Board. The Authority has a management agreement with Jeffco for contracted services for its operations. Under the terms of the agreement, Jeffco contracts for salaries, benefits, maintenance, supplies, etc. For the year ended December 31, 2017, the Authority allocated approximately \$175,000 in salaries to Jeffco. During 2017, Jeffco properties incurred management fees of \$85,065 to the Authority. As of December 31, 2017, Jeffco owed the Authority \$156,341 for incurred but unpaid management fees.

At times throughout the current and prior years, the Authority will cover costs of operations for the Jeffco properties when a particular property's cash is insufficient to make the payment. As of December 31, 2017, the Authority was owed \$1,412,444 for these costs.

As of December 31, 2017, the Authority owed \$200,954 to Jeffco.

The Authority borrowed money from a financial institution and in turn loaned those proceeds to Jeffco (see Notes 4 and 7 for details). As of December 31, 2017, Jeffco owes the Authority \$3,254,036 under these arrangements. Payments on the related notes payable are made directly by Jeffco to the financial institution. During 2017, Jeffco incurred interest expense to the Authority totaling \$176,487 on these notes payable.

At December 31, 2017, one of Jeffco's properties, Orchard Valley, owed the Authority \$67,331 for a non-interest-bearing note. The Authority may forgive this loan at a future date.

At December 31, 2017, Jeffco owed the Authority \$1,432,771 for a non-interest-bearing note. The balance is due on demand (Notes 4 and 14).

Note 14 - Prior Year Adjustment in Previously Issued Financial Statements

In September 2007, the Authority sold sixty-five units of Public Housing to Jeffco Housing Corporation (Corp). A note was accepted as payment for the units. As the Corp sold each unit, net proceeds were transferred to the Authority to be placed in a restricted bank account to be used with HUD’s approval. The proceeds of the final sale were received in January 2016. The restricted bank account totals \$7,868,398 at December 31, 2017.

The Office of the Inspector General (OIG) issued a report dated September 30, 2013, on its review of the disposition of these public housing units. The OIG contended that the units were not sold in accordance with the terms and conditions of the disposition agreement or HUD regulations. The Authority responded to this report and the matter has now been closed.

In connection with this disposition, the Authority had reported in a prior year that one of its notes receivable from Jeffco Corporation had been forgiven and was reported in expense in the year of forgiveness. In the current year, the Authority was informed by HUD that the original note receivable had not been formally forgiven and remains payable from Jeffco Corporation to the Authority.

In 2017, the beginning net position of the Authority has been restated as follows to reflect these changes:

Beginning net position, as previously reported	\$ 29,053,424
Increase in net position for note obligation incorrectly forgiven in a prior period	<u>1,432,771</u>
Beginning net position, as restated	<u><u>\$ 30,486,195</u></u>

Note 15 - Discretely Presented Component Units

Restricted Cash

Restricted cash consists of cash and cash equivalents balances held for tenant security deposits and held in escrow to comply with partnership requirements.

Capital Assets

The following is a summary of property, structures and equipment for the year ended December 31, 2017:

	<u>Lewis Court</u>	<u>Hidden Lake</u>	<u>Total</u>
Land and improvements	\$ 1,105,405	\$ 2,239,457	\$ 3,344,862
Buildings and improvements	9,978,253	16,278,820	26,257,073
Furniture and equipment	<u>250,273</u>	<u>370,695</u>	<u>620,968</u>
	11,333,931	18,888,972	30,222,903
Accumulated depreciation	<u>(1,526,803)</u>	<u>(322,039)</u>	<u>(1,848,842)</u>
	<u><u>\$ 9,807,128</u></u>	<u><u>\$ 18,566,933</u></u>	<u><u>\$ 28,374,061</u></u>

Construction Note Payable

Hidden Lake financed the construction of the project in part with a variable rate (3% at December 31, 2017) construction note payable with Wells Fargo Bank, National Association. Interest-only payments are due monthly until the maturity date of July 2018. The construction note payable is secured by a deed of trust and an assignment of leases and rents. During 2017, Hidden Lake incurred \$230,896 for interest of which \$143,728 was capitalized to the building. As of December 31, 2017, Hidden Lakes owed \$32,333 for accrued interest on the construction note payable. As of December 31, 2017, the balance of the construction note payable was \$12,953,448. During construction, interest on the construction note payable will continue to accrue and is expected to be paid upon conversion of the construction note payable to permanent financing.

Long-Term Debt

Long-term debt as of December 31, 2017, consists of the following:

Notes Payable

8.00%, note payable to Jefferson County Housing Authority, due in monthly installments of \$2,201, including interest, matures August 2043, secured by a deed of trust on the Lewis Court property	\$ 192,271
4.19%, note payable to Jefferson County Housing Authority, due in annual installments to the extent of available cash flow, matures December 2042, secured by a deed of trust on the Lewis Court property	1,100,000
4.19%, note payable to Jeffco Housing Corporation, due in annual installments to the extent of available cash flow, matures December 2042, secured by a deed of trust on the Lewis Court property	1,240,000
3.00%, note payable to Jefferson County Housing Authority, loan may be drawn to a maximum of \$600,000, due in annual installments to the extent of available cash flow, matures December 2046, secured by a deed of trust on the Hidden Lake property	566,434
3.00%, note payable to Jefferson County Housing Authority under the CDBG program, due in annual installments to the extent of available cash flow, matures December 2046, secured by a deed of trust on the Hidden Lake property	900,000
Total notes payable	<u><u>\$ 3,998,705</u></u>

The estimated debt requirements to maturity for the year ended December 31, 2017, are as follows:

	Lewis Court	Hidden Lake	Total
2018	\$ 11,448	\$ -	\$ 11,448
2019	12,398	-	12,398
2020	13,427	-	13,427
2021	14,541	-	14,541
2022	15,748	-	15,748
Thereafter	2,464,709	1,466,434	3,931,143
Total	\$ 2,532,271	\$ 1,466,434	\$ 3,998,705

Prior Year Adjustment in Previously Issued Financial Statements

In 2016, land that was purchased for Hidden Lake was recorded based on an original settlement statement which was \$535,000 higher than the appraisal and the final settlement statement. The \$535,000 variation in value was recorded on Hidden Lake as a contribution from the land owner, and the land was recorded at the amount of the original settlement statement. During the final cost certification, this land value and contribution were disallowed by the limited partner, and an entry was posted to reduce the value of the land and remove the contribution.

In 2017, the beginning net position of Hidden Lake has been restated as follows to reflect this change:

Beginning net position, as previously reported	\$ 3,684,840
Decrease in net position for land value and related contribution incorrectly recorded in prior period	(535,000)
Beginning net position, as restated	\$ 3,149,840



Supplementary Information
December 31, 2017

Jefferson County Housing Authority

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	Public and Indian Housing 14,850	Green Ridge Meadows 14,182	Canyon Gate Apartments 14,182	Community Development Block Grants 14,218
Assets				
Cash and cash equivalents	\$ -	\$ 117,830	\$ 82,242	\$ -
Restricted cash and cash equivalents	7,868,398	102,288	349,155	-
Investments	-	119,411	-	-
Accounts receivable				
Tenants	-	-	551	-
Other	-	770	-	-
Developer fees	-	-	-	-
Due from Jeffco Corporation	-	-	-	-
Accrued interest receivable - short-term	-	-	-	-
Interprogram receivable	1,373,649	630,791	339,817	-
Prepaid expenses	-	-	-	-
Notes receivable, current portion	-	-	-	-
Total current assets	<u>9,242,047</u>	<u>971,090</u>	<u>771,765</u>	<u>-</u>
Accrued interest receivable - long-term	-	-	-	-
Other assets	-	-	-	-
Notes receivable, net	-	-	-	-
Equity method investments	-	-	-	-
Non-depreciable capital assets	-	186,047	148,087	-
Depreciable capital assets, net	-	353,458	54,774	-
	<u>-</u>	<u>539,505</u>	<u>202,861</u>	<u>-</u>
Total assets	<u>\$ 9,242,047</u>	<u>\$ 1,510,595</u>	<u>\$ 974,626</u>	<u>\$ -</u>
Liabilities and Net Position				
Liabilities				
Accounts payable	\$ -	\$ 15,494	\$ 6,384	\$ -
Interprogram payable	-	50,998	4,443	-
Accrued liabilities	-	-	-	-
Accrued compensated absences	-	-	-	-
Advanced revenues	-	-	-	-
Tenant security deposits payable	-	27,513	15,760	-
Due to Jeffco Corporation	-	-	-	-
Notes, mortgages and bonds payable - current	-	165,775	139,083	-
Total current liabilities	<u>-</u>	<u>259,780</u>	<u>165,670</u>	<u>-</u>
Noncurrent Liabilities				
Accrued compensated absences	-	-	-	-
Rehab payable	-	-	-	-
Notes, mortgages and bonds payable - net of current portion	-	349,016	589,695	-
Total noncurrent liabilities	<u>-</u>	<u>349,016</u>	<u>589,695</u>	<u>-</u>
Total liabilities	<u>-</u>	<u>608,796</u>	<u>755,365</u>	<u>-</u>
Net Position				
Net investment in capital assets	-	24,714	(525,917)	-
Restricted	-	-	-	-
Unrestricted	9,242,047	877,085	745,178	-
Total net position	<u>9,242,047</u>	<u>901,799</u>	<u>219,261</u>	<u>-</u>
Total liabilities and net position	<u>\$ 9,242,047</u>	<u>\$ 1,510,595</u>	<u>\$ 974,626</u>	<u>\$ -</u>

Jefferson County Housing Authority
Combining Statement of Net Position
December 31, 2017

Home Investment Partnerships Program 14.239	Housing Choice Vouchers 14.871	Business Activities	Total	Elimination of Intercompany Activity	Total
\$ -	\$ -	\$ 2,294,616	\$ 2,494,688	\$ -	\$ 2,494,688
-	101,963	1,556,824	9,978,628	-	9,978,628
-	-	-	119,411	-	119,411
-	93,894	3,660	98,105	-	98,105
-	-	263,585	264,355	-	264,355
-	-	1,400,000	1,400,000	-	1,400,000
-	-	1,568,785	1,568,785	-	1,568,785
-	-	1,417	1,417	-	1,417
-	-	5,520,695	7,864,952	(7,864,952)	-
-	-	41,291	41,291	-	41,291
-	-	393,226	393,226	-	393,226
-	195,857	13,044,099	24,224,858	(7,864,952)	16,359,906
-	-	224,930	224,930	-	224,930
-	-	11,712	11,712	-	11,712
-	-	9,551,445	9,551,445	-	9,551,445
-	-	1,269,722	1,269,722	-	1,269,722
-	-	5,277,002	5,611,136	-	5,611,136
-	52,171	19,574,199	20,034,602	-	20,034,602
-	52,171	35,909,010	36,703,547	-	36,703,547
\$ -	\$ 248,028	\$ 48,953,109	\$ 60,928,405	\$ (7,864,952)	\$ 53,063,453
\$ -	\$ -	\$ 395,577	\$ 417,455	\$ -	\$ 417,455
-	43,808	7,765,703	7,864,952	(7,864,952)	-
-	-	30,608	30,608	-	30,608
-	-	82,351	82,351	-	82,351
-	-	5,961	5,961	-	5,961
-	-	218,524	261,797	-	261,797
-	-	200,954	200,954	-	200,954
-	-	3,526,087	3,830,945	-	3,830,945
-	43,808	12,225,765	12,695,023	(7,864,952)	4,830,071
-	-	160,477	160,477	-	160,477
-	-	261,338	261,338	-	261,338
-	-	14,586,924	15,525,635	-	15,525,635
-	-	15,008,739	15,947,450	-	15,947,450
-	43,808	27,234,504	28,642,473	(7,864,952)	20,777,521
-	52,171	6,738,190	6,289,158	-	6,289,158
-	101,963	-	101,963	-	101,963
-	50,086	14,980,415	25,894,811	-	25,894,811
-	204,220	21,718,605	32,285,932	-	32,285,932
\$ -	\$ 248,028	\$ 48,953,109	\$ 60,928,405	\$ (7,864,952)	\$ 53,063,453

	Public and Indian Housing 14.850	Green Ridge Meadows 14.182	Canyon Gate Apartments 14.182	Community Development Block Grants 14.218
Operating Revenues				
HUD PHA grants	\$ -	\$ 358,779	\$ 349,012	\$ -
HAP income	-	-	-	-
Other grants	-	-	-	136,605
Rental income	-	345,367	202,666	-
Management fees	-	-	-	-
Developer fees	-	-	-	-
Other	-	34,608	(1,291)	-
Total Operating Revenues	-	738,754	550,387	136,605
Operating Expenses				
Housing assistance payments	-	-	-	-
Administrative salaries and benefits	-	98,154	82,989	9,056
Maintenance salaries and benefits	-	38,951	43,400	109,464
Regular and extraordinary maintenance	-	160,908	124,771	18,018
Other administrative	3,517	86,990	62,000	67
Depreciation	-	90,209	14,411	-
Utilities	-	65,381	41,922	-
Insurance	-	19,465	14,415	-
Other	-	2,472	1,121	-
Total Operating Expenses	3,517	562,530	385,029	136,605
Operating Income (Loss)	(3,517)	176,224	165,358	-
Non-Operating Revenues (Expenses)				
Interest income	8,325	326	412	-
Net income from joint ventures	-	-	-	-
Loss on disposal of capital assets	-	(97)	-	-
Interest expense	-	(30,430)	(47,692)	-
Total Non-Operating Revenues (Expenses)	8,325	(30,201)	(47,280)	-
Change in Net Position	4,808	146,023	118,078	-
Net Position, Beginning of Year	9,237,239	755,776	101,183	-
Prior Year Adjustment in Previously Issued Financial Statements	-	-	-	-
Net Position - Beginning of Year, as Restated	9,237,239	755,776	101,183	-
Net Position, End of Year	\$ 9,242,047	\$ 901,799	\$ 219,261	\$ -

Jefferson County Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2017

Home Investment Partnerships Program 14.239	Housing Choice Vouchers 14.871	Business Activities	Total	Elimination of Intercompany Activity	Total
\$ -	\$ 884,423	\$ -	\$ 1,592,214	\$ -	\$ 1,592,214
-	11,825,564	-	11,825,564	-	11,825,564
-	-	17,275	153,880	-	153,880
-	-	5,707,008	6,255,041	-	6,255,041
-	-	431,112	431,112	(310,648)	120,464
-	-	700,000	700,000	-	700,000
-	15,587	451,211	500,115	-	500,115
-	12,725,574	7,306,606	21,457,926	(310,648)	21,147,278
-	11,879,949	-	11,879,949	-	11,879,949
-	557,062	687,769	1,435,030	-	1,435,030
-	212,526	813,439	1,217,780	-	1,217,780
-	1,041	1,047,750	1,352,488	-	1,352,488
-	163,421	884,965	1,200,960	(310,648)	890,312
-	8,531	945,163	1,058,314	-	1,058,314
-	-	574,916	682,219	-	682,219
-	11,243	199,142	244,265	-	244,265
-	23,427	85,917	112,937	-	112,937
-	12,857,200	5,239,061	19,183,942	(310,648)	18,873,294
-	(131,626)	2,067,545	2,273,984	-	2,273,984
-	609	154,719	164,391	-	164,391
-	-	29,239	29,239	-	29,239
-	(235)	(10,869)	(11,201)	-	(11,201)
-	-	(578,554)	(656,676)	-	(656,676)
-	374	(405,465)	(474,247)	-	(474,247)
-	(131,252)	1,662,080	1,799,737	-	1,799,737
-	335,472	18,623,754	29,053,424	-	29,053,424
-	-	1,432,771	1,432,771	-	1,432,771
-	335,472	20,056,525	30,486,195	-	30,486,195
\$ -	\$ 204,220	\$ 21,718,605	\$ 32,285,932	\$ -	\$ 32,285,932

	General Fund	Mountain View	Aspen Ridge	Redwood Village	Viking Square Apartments
Assets					
Cash and cash equivalents	\$ 641,609	\$ 89,411	\$ 432,536	\$ 100,598	\$ 292,448
Restricted cash and cash equivalents	-	50,336	138,799	138,428	199,651
Accounts receivable					
Tenants	-	5	-	380	-
Other	256,364	-	-	-	-
Developer fee	1,400,000	-	-	-	-
Due from Jeffco Corporation	1,384,661	-	-	-	-
Accrued interest receivable - short-term	1,417	-	-	-	-
Interprogram receivable	2,345,591	-	398,436	-	83,823
Prepaid expenses	21,004	20,000	-	-	-
Notes receivable, current portion	393,226	-	-	-	-
Total current assets	6,443,872	159,752	969,771	239,406	575,922
Accrued interest receivable - long-term	224,930	-	-	-	-
Other assets	-	-	-	-	-
Notes receivable, net	7,119,617	-	-	-	-
Equity method investments	1,269,722	-	-	-	-
Non-depreciable capital assets	786,723	188,200	955,000	331,463	620,000
Depreciable capital assets, net	1,023,033	1,255,023	3,250,091	1,242,205	2,255,661
	10,424,025	1,443,223	4,205,091	1,573,668	2,875,661
Total assets	\$ 16,867,897	\$ 1,602,975	\$ 5,174,862	\$ 1,813,074	\$ 3,451,583
Liabilities and Net Position					
Liabilities					
Accounts payable	\$ 306,215	\$ -	\$ 11,584	\$ 4,830	\$ 4,783
Interprogram payable	4,734,201	1,440,293	9,394	24,371	9,783
Accrued liabilities	-	-	-	-	-
Accrued compensated absences-current	82,351	-	-	-	-
Advanced revenues	-	-	-	-	-
Tenant security deposits payable	-	4,272	28,666	21,148	15,845
Due to Jeffco Corporation	200,954	-	-	-	-
Notes, mortgages and bonds payable - current	393,226	-	98,625	36,145	-
Total current liabilities	5,716,947	1,444,565	148,269	86,494	30,411
Noncurrent Liabilities					
Accrued compensated absences	159,205	-	-	-	-
Rehab payable	-	-	-	-	-
Notes, mortgages and bonds payable - net of current portion	3,140,811	-	2,966,004	1,087,018	2,800,000
Total noncurrent liabilities	3,300,016	-	2,966,004	1,087,018	2,800,000
Total liabilities	9,016,963	1,444,565	3,114,273	1,173,512	2,830,411
Net Position					
Net investment in capital assets	(1,724,281)	1,443,223	1,140,462	450,505	75,661
Unrestricted	9,575,215	(1,284,813)	920,127	189,057	545,511
Total net position	7,850,934	158,410	2,060,589	639,562	621,172
Total liabilities and net position	\$ 16,867,897	\$ 1,602,975	\$ 5,174,862	\$ 1,813,074	\$ 3,451,583

Jefferson County Housing Authority
Combining Statement of Net Position – Business Activities
December 31, 2017

Harlan Street Apartments	Kendall Apartments	Housing Rehab	Glendale Apartments	Caesar Square	Parkview Village	Total Business Activities
\$ 10,409	\$ 198,045	\$ -	\$ 221,984	\$ 187,571	\$ 120,005	\$ 2,294,616
5,600	51,968	445,039	144,265	160,482	222,256	1,556,824
1,398	-	-	-	1,437	440	3,660
-	-	-	-	6,514	707	263,585
-	-	-	-	-	-	1,400,000
-	-	-	-	-	184,124	1,568,785
-	-	-	-	-	-	1,417
-	5,944	-	-	2,666,411	20,490	5,520,695
-	-	-	-	-	287	41,291
-	-	-	-	-	-	393,226
17,407	255,957	445,039	366,249	3,022,415	548,309	13,044,099
-	-	-	-	-	-	224,930
-	-	-	11,712	-	-	11,712
-	-	2,431,828	-	-	-	9,551,445
-	-	-	-	-	-	1,269,722
118,750	268,369	-	1,200,000	344,596	463,901	5,277,002
339,593	751,808	259	4,793,974	2,041,559	2,620,993	19,574,199
458,343	1,020,177	2,432,087	6,005,686	2,386,155	3,084,894	35,909,010
\$ 475,750	\$ 1,276,134	\$ 2,877,126	\$ 6,371,935	\$ 5,408,570	\$ 3,633,203	\$ 48,953,109
\$ -	\$ -	\$ 12,250	\$ 24,068	\$ 9,996	\$ 21,851	\$ 395,577
481,007	9,817	474,168	34,346	453,513	94,810	7,765,703
-	-	30,608	-	-	-	30,608
-	-	-	-	-	-	82,351
-	-	-	-	-	5,961	5,961
325	5,790	-	49,438	66,661	26,379	218,524
-	-	-	-	-	-	200,954
-	-	-	131,923	2,730,000	136,168	3,526,087
481,332	15,607	517,026	239,775	3,260,170	285,169	12,225,765
-	-	-	-	-	1,272	160,477
-	-	261,338	-	-	-	261,338
-	-	-	2,424,287	-	2,168,804	14,586,924
-	-	261,338	2,424,287	-	2,170,076	15,008,739
481,332	15,607	778,364	2,664,062	3,260,170	2,455,245	27,234,504
458,343	1,020,177	259	3,437,764	(343,845)	779,922	6,738,190
(463,925)	240,350	2,098,503	270,109	2,492,245	398,036	14,980,415
(5,582)	1,260,527	2,098,762	3,707,873	2,148,400	1,177,958	21,718,605
\$ 475,750	\$ 1,276,134	\$ 2,877,126	\$ 6,371,935	\$ 5,408,570	\$ 3,633,203	\$ 48,953,109

	General Fund	Mountain View	Aspen Ridge	Redwood Village	Viking Square Apartments
Operating Revenues					
Other grants	\$ 17,275	\$ -	\$ -	\$ -	\$ -
Rental income	-	118,308	1,140,165	420,006	554,115
Management fees	431,112	-	-	-	-
Developer fees	700,000	-	-	-	-
Other	86,821	2,316	29,252	12,404	12,398
Total Operating Revenues	1,235,208	120,624	1,169,417	432,410	566,513
Operating Expenses					
Administrative salaries and benefits	244,958	-	79,087	47,503	22,037
Maintenance salaries and benefits	80,965	6,029	137,993	81,945	52,526
Regular and extraordinary maintenance	52,859	29,628	186,176	54,788	71,737
Other administrative	243,022	13,460	84,490	35,181	39,329
Depreciation	47,815	29,696	140,241	57,607	81,518
Utilities	10,926	6,205	85,513	33,906	36,846
Insurance	51,142	3,573	26,539	13,583	13,598
Other	22,800	972	17,106	3,164	294
Total Operating Expenses	754,487	89,563	757,145	327,677	317,885
Operating Income (Loss)	480,721	31,061	412,272	104,733	248,628
Non-Operating Revenues (Expenses)					
Interest income	124,138	11	59	93	41
Net income from joint ventures	29,239	-	-	-	-
Loss on disposal of capital assets	(677)	-	(2,960)	(642)	(1,685)
Interest expense	-	(26,411)	(146,778)	(53,793)	(102,200)
Total Non-Operating Revenues (Expenses)	152,700	(26,400)	(149,679)	(54,342)	(103,844)
Change in Net Position	633,421	4,661	262,593	50,391	144,784
Net Position - Beginning of Year	5,784,742	153,749	1,797,996	589,171	476,388
Prior Year Adjustment in Previously Issued Financial Statements	1,432,771	-	-	-	-
Net Position - Beginning of Year, as Restated	7,217,513	153,749	1,797,996	589,171	476,388
Net Position - End of Year	\$ 7,850,934	\$ 158,410	\$ 2,060,589	\$ 639,562	\$ 621,172

Jefferson County Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position – Business Activities
Year Ended December 31, 2017

Harlan Street Apartments	Kendall Apartments	Housing Rehab	Glendale Apartments	Caesar Square	Parkview Village	Total Business Activities
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,275
53,127	165,189	-	1,210,058	1,056,373	989,667	5,707,008
-	-	-	-	-	-	431,112
-	-	-	-	-	-	700,000
424	2,427	102,169	41,895	112,622	48,483	451,211
53,551	167,616	102,169	1,251,953	1,168,995	1,038,150	7,306,606
-	5,638	93,106	70,750	63,261	61,429	687,769
2,810	2,366	122,622	75,242	133,881	117,060	813,439
24,286	59,557	23,266	159,337	254,084	132,032	1,047,750
3,475	12,615	50,669	98,048	160,079	144,597	884,965
9,872	51,212	207	233,912	135,199	157,884	945,163
3,961	11,904	-	219,068	86,402	80,185	574,916
1,670	4,842	2,410	28,785	27,273	25,727	199,142
-	73	-	30,346	6,736	4,426	85,917
46,074	148,207	292,280	915,488	866,915	723,340	5,239,061
7,477	19,409	(190,111)	336,465	302,080	314,810	2,067,545
-	24	30,065	61	74	153	154,719
-	-	-	-	-	-	29,239
-	-	(43)	(1,976)	(2,886)	-	(10,869)
(5,996)	-	(7,812)	(117,992)	(1,406)	(116,166)	(578,554)
(5,996)	24	22,210	(119,907)	(4,218)	(116,013)	(405,465)
1,481	19,433	(167,901)	216,558	297,862	198,797	1,662,080
(7,063)	1,241,094	2,266,663	3,491,315	1,850,538	979,161	18,623,754
-	-	-	-	-	-	1,432,771
(7,063)	1,241,094	2,266,663	3,491,315	1,850,538	979,161	20,056,525
\$ (5,582)	\$ 1,260,527	\$ 2,098,762	\$ 3,707,873	\$ 2,148,400	\$ 1,177,958	\$ 21,718,605

Jefferson County Housing Authority
Schedule of Expenditures of Federal Awards
December 31, 2017

<u>Federal Agency/Pass-Through Grantor Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Entity Identifying Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development			
<i>Direct Programs</i>			
Section 8 Housing Choice Vouchers	14.871		<u>\$ 12,857,200</u>
Total Housing Voucher Cluster			<u>12,857,200</u>
Section 8 New Construction and Substantial Rehabilitation - CO99H001072	14.182		358,779
Section 8 New Construction and Substantial Rehabilitation - CO99H001101	14.182		<u>349,012</u>
Total Section 8 Project-Based Cluster			<u>707,791</u>
Total Direct Programs			<u>13,564,991</u>
<i>Passed Through Jefferson County</i>			
Community Development Block Grants	14.218		116,420
<i>Passed Through Jefferson County</i>			
Community Development Block Grants	14.218		<u>20,185</u>
Total CDBG Entitlement Grants Cluster			<u>136,605</u>
Total U.S. Department of Housing and Urban Development			<u>13,701,596</u>
Total Federal Expenditures			<u><u>\$ 13,701,596</u></u>

Note A – Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Jefferson County Housing Authority, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the Uniform Guidance. Jefferson County Housing Authority received federal awards both directly from federal agencies and indirectly through pass-through entities. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient.

Note B – Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Subpart E – Cost Principles of the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Jefferson County Housing Authority's summary of significant accounting policies is presented in Note 1 in Jefferson County Housing Authority's basic financial statements.

The Authority has elected to use the 10% de minimis cost rate.



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 Board of Commissioners
Jefferson County Housing Authority
Wheat Ridge, Colorado

We have audited, 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, the financial statements of the business-type activities and the discretely presented component units of the Jefferson County Housing Authority (the Authority) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated September 17, 2018. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the discretely presented component units.

Internal Control over Financial Reporting

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

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

Our consideration of internal control over financial reporting 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 financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority'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.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Boise, Idaho
September 17, 2018



Independent Auditor's Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance Required by the Uniform Guidance

The Board of Commissioners
Jefferson County Housing Authority
Wheat Ridge, Colorado

Report on Compliance for Each Major Federal Program

We have audited Jefferson County Housing Authority's (the Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2017. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on the compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on the Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the major Federal program for the year ended December 31, 2017.

Report on Internal Control over Compliance

Management of Jefferson County Housing Authority 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 the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

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

A handwritten signature in black ink that reads "Eide Sully LLP". The signature is written in a cursive, flowing style.

Boise, Idaho
September 17, 2018

Section I – Summary of Auditor’s Results

FINANCIAL STATEMENTS

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Noncompliance material to financial statements noted?	No

FEDERAL AWARDS

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA Number</u>
Section 8 Housing Choice Vouchers	14.871
Dollar threshold used to distinguish between type A and type B programs:	\$ 750,000
Auditee qualified as low-risk auditee?	Yes

Section II – Financial Statement Findings

None

Section III – Federal Award Findings and Questioned Costs

None



Financial Data Schedules (FDS)
December 31, 2017

Jefferson County Housing Authority

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
111 Cash - Unrestricted			\$0	\$364,152	\$200,072
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$7,868,398		\$101,963	\$793,672	\$408,170
114 Cash - Tenant Security Deposits				\$21,700	\$43,273
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$7,868,398	\$0	\$101,963	\$1,179,524	\$651,515
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					\$770
126 Accounts Receivable - Tenants				\$2,155	\$551
126.1 Allowance for Doubtful Accounts - Tenants				\$0	\$0
126.2 Allowance for Doubtful Accounts - Other					\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery			\$136,771		
128.1 Allowance for Doubtful Accounts - Fraud			-\$42,877		
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$93,894	\$2,155	\$1,321
131 Investments - Unrestricted					\$119,411
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets				\$22,089	
143 Inventories					

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From	\$1,373,649				\$970,608
145 Assets Held for Sale					
150 Total Current Assets	\$9,242,047	\$0	\$195,857	\$1,203,768	\$1,742,855
161 Land				\$3,344,862	\$334,134
162 Buildings				\$26,257,073	\$4,835,905
163 Furniture, Equipment & Machinery - Dwellings				\$620,968	\$945,533
164 Furniture, Equipment & Machinery - Administration			\$68,470		
165 Leasehold Improvements					
166 Accumulated Depreciation			-\$16,299	-\$1,848,842	-\$5,373,206
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$52,171	\$28,374,061	\$742,366
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets				\$225,524	
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$0	\$0	\$52,171	\$28,599,585	\$742,366
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$9,242,047	\$0	\$248,028	\$29,803,353	\$2,485,221

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
311 Bank Overdraft					
312 Accounts Payable <= 90 Days				\$342,232	\$21,878
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable				\$592,052	
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits				\$21,700	\$43,273
342 Unearned Revenue					
343 Current Portion of Long-term Debt - Capital				\$11,448	\$304,858
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities				\$14,353,448	
346 Accrued Liabilities - Other				\$72,622	
347 Inter Program - Due To			\$43,808		\$55,441
348 Loan Liability - Current				\$0	
310 Total Current Liabilities	\$0	\$0	\$43,808	\$15,393,502	\$425,450
351 Long-term Debt, Net of Current - Capital Projects/Mortgage				\$3,987,257	\$938,711
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$3,987,257	\$938,711
300 Total Liabilities	\$0	\$0	\$43,808	\$19,380,759	\$1,364,161
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets		\$0	\$52,171	\$11,421,908	-\$501,203
511.4 Restricted Net Position		\$0	\$101,963	\$0	\$0
512.4 Unrestricted Net Position	\$9,242,047	\$0	\$50,086	-\$999,314	\$1,622,263
513 Total Equity - Net Assets / Position	\$9,242,047	\$0	\$204,220	\$10,422,594	\$1,121,060
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$9,242,047	\$0	\$248,028	\$29,803,353	\$2,485,221

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$2,294,616	\$2,858,840		\$2,858,840
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted	\$1,338,300	\$10,510,503		\$10,510,503
114 Cash - Tenant Security Deposits	\$218,524	\$283,497		\$283,497
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$3,851,440	\$13,652,840	\$0	\$13,652,840
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous	\$3,232,370	\$3,233,140		\$3,233,140
126 Accounts Receivable - Tenants	\$5,460	\$8,166		\$8,166
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,800	-\$1,800		-\$1,800
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$393,226	\$393,226		\$393,226
128 Fraud Recovery		\$136,771		\$136,771
128.1 Allowance for Doubtful Accounts - Fraud		-\$42,877		-\$42,877
129 Accrued Interest Receivable	\$226,347	\$226,347		\$226,347
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$3,855,603	\$3,952,973	\$0	\$3,952,973
131 Investments - Unrestricted		\$119,411		\$119,411
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$41,291	\$63,380		\$63,380
143 Inventories				
143.1 Allowance for Obsolete Inventories				

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
144 Inter Program Due From	\$5,520,695	\$7,864,952	-\$7,864,952	\$0
145 Assets Held for Sale				
150 Total Current Assets	\$13,269,029	\$25,653,556	-\$7,864,952	\$17,788,604
161 Land	\$5,033,261	\$8,712,257		\$8,712,257
162 Buildings	\$27,909,642	\$59,002,620		\$59,002,620
163 Furniture, Equipment & Machinery - Dwellings	\$1,753,538	\$3,320,039		\$3,320,039
164 Furniture, Equipment & Machinery - Administration		\$68,470		\$68,470
165 Leasehold Improvements				
166 Accumulated Depreciation	-\$10,088,981	-\$17,327,328		-\$17,327,328
167 Construction in Progress	\$243,741	\$243,741		\$243,741
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$24,851,201	\$54,019,799	\$0	\$54,019,799
171 Notes, Loans and Mortgages Receivable - Non-Current	\$9,551,445	\$9,551,445		\$9,551,445
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets	\$11,712	\$237,236		\$237,236
176 Investments in Joint Ventures	\$1,269,722	\$1,269,722		\$1,269,722
180 Total Non-Current Assets	\$35,684,080	\$65,078,202	\$0	\$65,078,202
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$48,953,109	\$90,731,758	-\$7,864,952	\$82,866,806
311 Bank Overdraft				

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	\$395,577	\$759,687		\$759,687
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable				
322 Accrued Compensated Absences - Current Portion	\$82,351	\$82,351		\$82,351
324 Accrued Contingency Liability				
325 Accrued Interest Payable		\$592,052		\$592,052
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government				
341 Tenant Security Deposits	\$218,524	\$283,497		\$283,497
342 Unearned Revenue	\$5,961	\$5,961		\$5,961
343 Current Portion of Long-term Debt - Capital	\$3,526,087	\$3,842,393		\$3,842,393
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities	\$200,954	\$14,554,402		\$14,554,402
346 Accrued Liabilities - Other	\$30,608	\$103,230		\$103,230
347 Inter Program - Due To	\$7,765,703	\$7,864,952	-\$7,864,952	\$0
348 Loan Liability - Current		\$0		\$0
310 Total Current Liabilities	\$12,225,765	\$28,088,525	-\$7,864,952	\$20,223,573
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$14,586,924	\$19,512,892		\$19,512,892
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other	\$261,338	\$261,338		\$261,338
354 Accrued Compensated Absences - Non Current	\$160,477	\$160,477		\$160,477
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$15,008,739	\$19,934,707	\$0	\$19,934,707
300 Total Liabilities	\$27,234,504	\$48,023,232	-\$7,864,952	\$40,158,280
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$6,738,190	\$17,711,066		\$17,711,066
511.4 Restricted Net Position	\$0	\$101,963		\$101,963
512.4 Unrestricted Net Position	\$14,980,415	\$24,895,497		\$24,895,497
513 Total Equity - Net Assets / Position	\$21,718,605	\$42,708,526	\$0	\$42,708,526
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$48,953,109	\$90,731,758	-\$7,864,952	\$82,866,806

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
70300 Net Tenant Rental Revenue				\$622,196	\$548,033
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$622,196	\$548,033
70600 HUD PHA Operating Grants			\$12,709,987		\$707,791
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants		\$136,605			
71100 Investment Income - Unrestricted			\$273	\$400	\$738
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue			\$15,587	\$7,959	\$33,317
71600 Gain or Loss on Sale of Capital Assets			-\$235		-\$97
72000 Investment Income - Restricted	\$8,325		\$336		
70000 Total Revenue	\$8,325	\$136,605	\$12,725,948	\$630,555	\$1,289,782
91100 Administrative Salaries		\$9,056	\$557,062	\$71,923	\$181,143

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
91200 Auditing Fees			\$9,585	\$8,345	\$5,257
91300 Management Fee				\$35,407	\$71,905
91310 Book-keeping Fee				\$5,856	
91400 Advertising and Marketing			\$1,160	\$2,384	
91500 Employee Benefit contributions - Administrative					
91600 Office Expenses			\$89,628	\$21,668	\$39,324
91700 Legal Expense			\$12,932	\$30,978	\$7,913
91800 Travel			\$27,060	\$1,620	\$8,938
91810 Allocated Overhead					
91900 Other	\$3,517	\$67	\$23,056	\$33,454	\$6,983
91000 Total Operating - Administrative	\$3,517	\$9,123	\$720,483	\$211,635	\$321,463
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other				\$71,226	\$8,670
92500 Total Tenant Services	\$0	\$0	\$0	\$71,226	\$8,670
93100 Water				\$20,184	\$21,361
93200 Electricity				\$43,682	\$49,539
93300 Gas				\$12,020	\$18,895
93400 Fuel					
93500 Labor					
93600 Sewer					\$17,508
93700 Employee Benefit Contributions - Utilities					

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
93800 Other Utilities Expense					
93000 Total Utilities	\$0	\$0	\$0	\$75,886	\$107,303
94100 Ordinary Maintenance and Operations - Labor		\$50,869	\$45,768	\$35,781	\$28,932
94200 Ordinary Maintenance and Operations - Materials and		\$18,018	\$1,041	\$30,567	\$55,408
94300 Ordinary Maintenance and Operations Contracts				\$84,077	\$230,271
94500 Employee Benefit Contributions - Ordinary Maintenance		\$58,595	\$166,758	\$4,040	\$53,419
94000 Total Maintenance	\$0	\$127,482	\$213,567	\$154,465	\$368,030
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs				\$20,480	
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$20,480	\$0
96110 Property Insurance				\$32,473	\$30,266
96120 Liability Insurance					
96130 Workmen's Compensation			\$11,243		\$3,614
96140 All Other Insurance					
96100 Total insurance Premiums	\$0	\$0	\$11,243	\$32,473	\$33,880
96200 Other General Expenses				\$40,574	
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					\$3,593
96500 Bad debt - Mortgages					

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
96600 Bad debt - Other			\$23,427		
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$0	\$23,427	\$40,574	\$3,593
96710 Interest of Mortgage (or Bonds) Payable				\$124,980	\$78,122
96720 Interest on Notes Payable (Short and Long Term)				\$87,168	
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$212,148	\$78,122
96900 Total Operating Expenses	\$3,517	\$136,605	\$968,720	\$818,887	\$921,061
97000 Excess of Operating Revenue over Operating Expenses	\$4,808	\$0	\$11,757,228	-\$188,332	\$368,721
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments			\$11,879,949		
97350 HAP Portability-In					
97400 Depreciation Expense			\$8,531	\$604,628	\$104,620
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$3,517	\$136,605	\$12,857,200	\$1,423,515	\$1,025,681
10010 Operating Transfer In					
10020 Operating transfer Out					

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$4,808	\$0	-\$131,252	-\$792,960	\$264,101
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$10,570	\$281,266
11030 Beginning Equity	\$9,237,239	\$0	\$335,472	\$11,750,554	\$856,959
11040 Prior Period Adjustments, Equity Transfers and Correction	\$0			-\$535,000	
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity			\$102,257		
11180 Housing Assistance Payments Equity			\$101,963		

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	6.1 Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs
11190 Unit Months Available	0		19584	888	1584
11210 Number of Unit Months Leased	0		16322	879	1528
11270 Excess Cash	\$1,373,356				
11610 Land Purchases	\$0				
11620 Building Purchases	\$0				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$5,707,008	\$6,877,237		\$6,877,237
70400 Tenant Revenue - Other	\$127,667	\$127,667		\$127,667
70500 Total Tenant Revenue	\$5,834,675	\$7,004,904	\$0	\$7,004,904
70600 HUD PHA Operating Grants		\$13,417,778		\$13,417,778
70610 Capital Grants				
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants	\$17,275	\$153,880		\$153,880
71100 Investment Income - Unrestricted	\$89,516	\$90,927		\$90,927
71200 Mortgage Interest Income	\$65,057	\$65,057		\$65,057
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$1,483,895	\$1,540,758	-\$310,648	\$1,230,110
71600 Gain or Loss on Sale of Capital Assets	-\$10,869	-\$11,201		-\$11,201
72000 Investment Income - Restricted	\$146	\$8,807		\$8,807
70000 Total Revenue	\$7,479,695	\$22,270,910	-\$310,648	\$21,960,262
91100 Administrative Salaries	\$687,769	\$1,506,953		\$1,506,953
91200 Auditing Fees	\$34,451	\$57,638		\$57,638

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
91300 Management Fee	\$295,163	\$402,475	-\$310,648	\$91,827
91310 Book-keeping Fee		\$5,856		\$5,856
91400 Advertising and Marketing	\$260	\$3,804		\$3,804
91500 Employee Benefit contributions - Administrative				
91600 Office Expenses	\$168,729	\$319,349		\$319,349
91700 Legal Expense	\$63,964	\$115,787		\$115,787
91800 Travel	\$50,363	\$87,981		\$87,981
91810 Allocated Overhead				
91900 Other	\$221,514	\$288,591		\$288,591
91000 Total Operating - Administrative	\$1,522,213	\$2,788,434	-\$310,648	\$2,477,786
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$50,521	\$130,417		\$130,417
92500 Total Tenant Services	\$50,521	\$130,417	\$0	\$130,417
93100 Water	\$176,318	\$217,863		\$217,863
93200 Electricity	\$136,726	\$229,947		\$229,947
93300 Gas	\$120,296	\$151,211		\$151,211
93400 Fuel				
93500 Labor				
93600 Sewer	\$141,576	\$159,084		\$159,084
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
93000 Total Utilities	\$574,916	\$758,105	\$0	\$758,105
94100 Ordinary Maintenance and Operations - Labor	\$528,983	\$690,333		\$690,333
94200 Ordinary Maintenance and Operations - Materials and	\$249,078	\$354,112		\$354,112
94300 Ordinary Maintenance and Operations Contracts	\$698,217	\$1,012,565		\$1,012,565
94500 Employee Benefit Contributions - Ordinary Maintenance	\$284,456	\$567,268		\$567,268
94000 Total Maintenance	\$1,760,734	\$2,624,278	\$0	\$2,624,278
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs		\$20,480		\$20,480
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$20,480	\$0	\$20,480
96110 Property Insurance	\$174,865	\$237,604		\$237,604
96120 Liability Insurance				
96130 Workmen's Compensation	\$24,277	\$39,134		\$39,134
96140 All Other Insurance				
96100 Total insurance Premiums	\$199,142	\$276,738	\$0	\$276,738
96200 Other General Expenses		\$40,574		\$40,574
96210 Compensated Absences				
96300 Payments in Lieu of Taxes				
96400 Bad debt - Tenant Rents	\$63,117	\$66,710		\$66,710
96500 Bad debt - Mortgages				
96600 Bad debt - Other	\$22,800	\$46,227		\$46,227

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
96800 Severance Expense				
96000 Total Other General Expenses	\$85,917	\$153,511	\$0	\$153,511
96710 Interest of Mortgage (or Bonds) Payable	\$578,554	\$781,656		\$781,656
96720 Interest on Notes Payable (Short and Long Term)		\$87,168		\$87,168
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$578,554	\$868,824	\$0	\$868,824
96900 Total Operating Expenses	\$4,771,997	\$7,620,787	-\$310,648	\$7,310,139
97000 Excess of Operating Revenue over Operating Expenses	\$2,707,698	\$14,650,123	\$0	\$14,650,123
97100 Extraordinary Maintenance	\$100,455	\$100,455		\$100,455
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments		\$11,879,949		\$11,879,949
97350 HAP Portability-In				
97400 Depreciation Expense	\$945,163	\$1,662,942		\$1,662,942
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$5,817,615	\$21,264,133	-\$310,648	\$20,953,485
10010 Operating Transfer In				
10020 Operating transfer Out				
10030 Operating Transfers from/to Primary Government				

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$1,662,080	\$1,006,777	\$0	\$1,006,777
11020 Required Annual Debt Principal Payments	\$1,779,707	\$2,071,543		\$2,071,543
11030 Beginning Equity	\$18,623,754	\$40,803,978		\$40,803,978
11040 Prior Period Adjustments, Equity Transfers and Correction	\$1,432,771	\$897,771		\$897,771
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity		\$102,257		\$102,257
11180 Housing Assistance Payments Equity		\$101,963		\$101,963
11190 Unit Months Available	6960	29016		29016

Jefferson County Housing Authority (CO072)

WHEAT RIDGE, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2017

	1 Business Activities	Subtotal	ELIM	Total
11210 Number of Unit Months Leased	6714	25443		25443
11270 Excess Cash		\$1,373,356		\$1,373,356
11610 Land Purchases		\$0		\$0
11620 Building Purchases		\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases		\$0		\$0
11650 Leasehold Improvements Purchases		\$0		\$0
11660 Infrastructure Purchases		\$0		\$0
13510 CFFP Debt Service Payments		\$0		\$0
13901 Replacement Housing Factor Funds		\$0		\$0