

**HOUSING AUTHORITY OF THE
CITY OF WRAY, COLORADO**

FINANCIAL STATEMENTS

March 31, 2017



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HOUSING AUTHORITY OF THE TOWN OF WRAY, COLORADO

Table of Contents

	<u>Page</u>
Independent Auditors' Report	1
Management's Discussion and Analysis	3
Basic Financial Statements	
Statement of Net Position	9
Statement of Revenues, Expenses and Changes in Net Position	10
Statement of Cash Flows	11
Notes to the Financial Statements	12
Required Supplementary Information	
Schedule of Pension Contributions and Related Ratios	28
Schedule of Proportionate Share of the Net Pension Liability	29
Supplementary Information	
Schedule of Expenses by Program	30
U.S. Department of Housing and Urban Development Supplementary Financial Data Schedule	31
Other Information	
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	33

INDEPENDENT AUDITORS' REPORT

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the City of Wray
Wray, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Wray, Colorado as of and for the year ended March 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 audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 – 8 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 the Housing Authority of the City of Wray, Colorado's basic financial statements. The schedule of expenses by program and the U.S. Department of Housing and Urban Development Supplementary Financial Data Schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The schedule of expenses by program and the U.S. Department of Housing and Urban Development Supplementary Financial Data Schedules 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 audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenses by program and the U.S. Department of Housing and Urban Development supplementary financial data schedule are fairly stated in all material respects in relation to the basic financial statements as a whole.

Plutt Hanson, P.C.

October 30, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

Management's Discussion & Analysis Year Ended March 31, 2017

The following discussion and analysis of the financial statements of the Housing Authority of the City of Wray, Colorado, ("the Authority") provides an overview of the financial activities for the fiscal year ended March 31, 2017. Please consider the following information in addition to your review of the information in the basic financial statements.

The primary focus of the Authority's financial statements is on the statements of its single enterprise fund encompassing all programs administered by the Authority. This information contained herein this Management Discussion and Analysis (MD&A) should be considered in conjunction with the Authority's basic financial statements and related notes to the financial statements.

The Authority has two individual programs. They include the Low Rent Public Housing Program and the Section 8 New Construction.

- The Low Rent Program consists of 41 dwelling units. Funding is provided based on dwelling rents paid by the tenants and operating fund payments received from the Department of Housing & Urban Development based on a formula. Included in the Low Rent Program are the Capital Fund grants which are also a formula based program from HUD. The purpose is to provide funding for the modernization and improvement of the Low Rent Public Housing Program units. These resources allow the Housing Authority to provide capital improvements for the current dwelling structures and assist in their operations.
- Section 8 New Construction: This program accounts for the operation, maintenance, and development of 20 housing units, which are owned by the Authority. The program receives rental assistance from the U.S. Department of Housing and Urban Development.

Financial Highlights

The Authority's financial condition continues to decline as grant funding continues to decrease.

- Total Net Position was \$1,126,414 at March 31, 2017, a decrease of \$52,322 or 4.44% from the beginning balance of \$1,178,736 reported at March 31, 2016.
- Public Housing Annual Contributions for 2017 were \$105,217 representing an increase in the amount of \$11,617 from fiscal year 2016 funding of \$93,600.
- Section 8 Annual Contributions for 2017 were \$87,140 representing an increase in the amount of \$2,310 from fiscal year 2016 funding of \$84,830.
- Total Cash and Cash Equivalents were \$367,499 in 2017 and \$362,530 at March 31, 2016 an increase of \$4,969.
- Total Capital Assets, Net decreased \$84,598 from \$1,038,545 in 2016 to \$953,946 at March 31, 2017. This was the result of the addition of Site Improvements of \$2,100, Building Improvements of \$29,332, and Equipment of \$2,687 and the recording of Depreciation Expense of \$118,717.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

Management's Discussion & Analysis Year Ended March 31, 2017

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authorities basic financial statements. The basic financial statements are comprised of two components: 1) fund financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

- Net Investment in Capital Assets consists of capital asset balances net of accumulated depreciation less any outstanding balances of related debt associated with these assets.
- Restricted Net Position consists of assets that are restricted by limitations placed on these assets by an external source or party.
- Unrestricted Net Position consists of net assets that do not meet the definition of the above categories. Unrestricted net position is basically the amount of funds available for future year appropriations.

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

The **statement of cash flows** reports cash activities for the fiscal year resulting from operating activities, investing activities, non-capital financing activities, and capital and related financing activities. The net result of these activities represents the increase or decrease of the cash equivalent account balance for the year ended March 31, 2017.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority keeps track of these monies to ensure and demonstrate compliance with finance-related legal requirements. The Authority's fund is a proprietary fund type.

Notes to the Financial Statements

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

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

Management's Discussion & Analysis Year Ended March 31, 2017

Housing Authority Financial Analysis

As earlier noted, changes in net position may serve as a useful indicator of changes in the financial position of an organization. On March 31, 2017 assets exceeded liabilities by \$1,126,414. This amount is broken down to \$953,946 that is invested in capital assets and \$172,468 that is unrestricted. Capital Assets, Net represent the largest portion of assets at \$953,946. Cash represent the next largest portion of assets at \$367,499. The increase in cash is due to the increase of Grants in 2017.

The Housing Authority's overall financial position and operations for the past two years are summarized below based on the information in the current and prior financial statements. The table below lists the asset and liability comparisons for the year ended March 31, 2017 and 2016.

CONDENSED STATEMENT OF NET POSITION				
	2017		2016	
ASSETS				
Current and Other Assets	\$ 389,329	28.4%	\$ 384,182	26.9%
Capital Assets	953,946	69.5%	1,038,546	72.8%
Total Assets	1,343,275	97.9%	1,422,728	99.8%
DEFERRED OUTFLOW OF RESOURCES				
Pension Related Deferred Outflows	28,333	2.1%	3,441	0.2%
LIABILITIES				
Current Liabilities	31,621	2.3%	38,253	2.7%
Noncurrent Liabilities	212,957	15.5%	209,180	14.7%
Total Liabilities	244,578	17.8%	247,433	17.3%
DEFERRED INTFLOW OF RESOURCES				
Pension Related Deferred Inflows	616	0.0%	-	0.0%
NET POSITION				
Net Investment in Capital Asset	953,946	69.5%	1,038,546	72.8%
Unrestricted	172,468	12.6%	140,190	9.8%
Total Net Position	\$ 1,098,697	80.1%	\$ 1,178,736	82.7%

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

**Management's Discussion & Analysis
Year Ended March 31, 2017**

While the Statement of Net Position shows the change in financial position of net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

CONDENSED STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION				
	2017		2016	
OPERATING REVENUE				
Rental	\$ 182,736	47.9%	\$ 189,700	49.8%
Grants	144,616	37.9%	166,988	43.8%
Other	6,537	1.7%	7,504	2.0%
GENERAL REVENUE				
Interest	3,534	0.9%	4,519	1.2%
Other	43,741	11.5%	12,184	3.2%
Total Revenue	<u>381,164</u>	<u>100.0%</u>	<u>380,895</u>	<u>100.0%</u>
EXPENSES				
Operating	<u>433,486</u>	<u>113.7%</u>	<u>485,913</u>	<u>127.6%</u>
Change in Net Position	<u>(52,322)</u>	<u>-4.4%</u>	<u>(105,018)</u>	<u>-8.2%</u>
Net Position, Beginning Restated	<u>1,178,736</u>	<u>100.0%</u>	<u>1,283,754</u>	<u>100.0%</u>
Net Position, Ending	<u>\$ 1,126,414</u>	<u>95.6%</u>	<u>\$ 1,178,736</u>	<u>91.8%</u>

As noted in the table above, rental income decreased by \$6,964 with Public Housing having a \$7,501 decrease and Lincoln Terrace had a \$537 increase. The number of monthly units leased in Public Housing was 478 out of an available 492 units, as decrease of 4 units. Lincoln Terrace leased 235 monthly units out of 240 available, a decrease of 2 units.

HUD Program contributions consist of Public Housing operating subsidy, capital funds grant used for capital and non-capital purposes and rental assistance. Public Housing operating subsidy revenue increased \$7,617 in 2017 from 2016. Operating subsidy is based on a HUD formula that relies heavily on historic income and utility expenses and is subject to a pro-ration factor based on available funding. Capital grants are used for both operations and for capital improvements. The amount received is dependent on the timing of projects as outlined in the HUD approved capital grant budget.

Operating expenses decreased by \$52,427 or 10.8%. Within that decrease administrative expense decreased \$43,318, tenant services decreased \$453, utilities increased \$3,031 and maintenance decreased \$20,538, depreciation increased \$6,524.

Housing Choice Voucher contributions were \$87,140 for the year ended March 31, 2017. This was an increase from the prior year of \$84,830. The Authority is allocated Housing Choice Voucher grant money each year as determined by market rents and number of vouchers. The amount will vary from year to year.

Budgets are adopted for all funds as a management control devise but are not presented in the financial statements as it is not legally required.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

**Management's Discussion & Analysis
Year Ended March 31, 2017**

Capital Assets

During 2017 there was \$34,119 in additions and \$4,130 dispositions of capital assets. Further information on the Authority's capital assets can be found in Notes 1 and 5 in the notes to financial statements.

	Balance 3/31/2016	Additions	Retirements	Balance 3/31/2017
Non-Depreciable Assets				
Land	\$ 135,129	\$ -	\$ -	\$ 135,129
Depreciable Assets				
Site Improvements	488,327	2,100	-	490,427
Buildings and Improvements	2,404,660	29,332	2,624	2,431,368
Equipment - Dwellings	74,572	1,079	1,506	74,145
Equipment - Administration	93,469	1,608	-	95,077
Total Depreciable Assets	3,061,028	34,119	4,130	3,091,017
Total Capital Assets	3,196,157	34,119	4,130	3,226,146
Accumulated Depreciation				
Site Improvements	234,456	24,791	-	259,247
Buildings and Improvements	1,797,698	82,433	2,624	1,877,507
Equipment - Dwellings	59,438	3,477	1,506	61,409
Equipment - Administration	66,020	8,016	-	74,036
Total Accumulated Depreciation	2,157,612	118,717	4,130	2,272,199
Depreciable Assets Net	903,416	(84,598)	-	818,818
Net Capital Assets	\$ 1,038,545	\$ (84,598)	\$ -	\$ 953,947

Debt Administration

The Housing Authority has no debt.

Economic Factors and Future Plans

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2018 budget. In the year to come the Authority plans on continuing to provide an opportunity for a healthy, affordable, decent and safe living environment for the community through its programs. The Public Housing Program will continue with scheduled preventive and regular maintenance to maintain the properties and fund planned rehabilitation projects with Capital funds that will be expended on the dwelling units. Dwelling rents were projected conservatively as the seasonal work in the area varies considerably. Rental charges are based on a tenant's income as established by HUD guidelines and are not adjustable. Operating subsidy is based on rental income, other income and

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

**Management's Discussion & Analysis
Year Ended March 31, 2017**

utility consumption and costs. The amount of funding is also established and approved by HUD. In projecting the amount of rental income, the Authority considered prior year rental income and occupancy rates. The operating expenses are expected to increase by the economy's inflation rate.

Requests for Information

The financial report is designed to provide a general overview of Housing Authority of the City of Wray, Colorado'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:

The Housing Authority of the City of Wray
Cindy Hull, Executive Director
P.O. Box 373
Wray, Colorado 80758

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF WRAY

**STATEMENT OF NET POSITION
PROPRIETARY FUND**

March 31, 2017

(With Comparative Totals for March 31, 2016)

	2017	2016
ASSETS		
Current Assets		
Cash	\$ 352,362	\$ 345,740
Accounts Receivable:		
Tenants - Dwelling Rents	1,446	744
Allowance for Doubtful Accounts - Dwelling Rents	(300)	(487)
Accrued Interest Receivable	1,508	1,479
Prepaid Assets	11,556	14,180
Due from Other Governments - HUD	7,620	5,736
Total Current Assets	374,192	367,392
Noncurrent Assets		
Cash - Restricted	15,137	16,790
Capital Assets Not Being Depreciated:		
Land	135,129	135,129
Capital Assets, net of Depreciation	818,817	903,417
Total Noncurrent Assets	969,083	1,055,336
Total Assets	1,343,275	1,422,728
DEFERRED OUTFLOW OF RESOURCES		
Deferred Outflow of Resources Related to Pensions	28,333	3,441
LIABILITIES		
Current Liabilities		
Accounts Payable	8,138	16,235
Accrued Wage and Related Liabilities	3,722	3,706
Accrued Compensated Absences - Current	4,132	3,405
Tenant Security Deposits	15,137	14,661
Deferred Revenue	492	246
Total Current Liabilities	31,621	38,253
Noncurrent Liabilities		
Net Pension Liability	212,957	209,180
Total Noncurrent Liabilities	212,957	209,180
Total Liabilities	244,578	247,433
DEFERRED INFLOW OF RESOURCES		
Deferred Inflow of Resources Related to Pensions	616	-
NET POSITION		
Net Investment in Capital Assets	953,946	1,038,546
Unrestricted Net Position	172,468	140,190
Total Net Position	\$ 1,126,414	\$ 1,178,736

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

HOUSING AUTHORITY OF THE CITY OF WRAY

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUND**

For the Year Ended March 31, 2017

(With Comparative Totals for the Year Ended March 31, 2016)

	<u>2017</u>	<u>2016</u>
OPERATING REVENUES		
Dwelling Rents	\$ 166,147	\$ 174,150
Other Tenant Revenue	16,589	15,550
	<hr/>	<hr/>
Tenant Revenue	182,736	189,700
HUD Operating Contributions and Grants	144,616	166,988
Other Revenue	6,537	7,504
	<hr/>	<hr/>
Total Revenue	333,889	364,192
	<hr/>	<hr/>
OPERATING EXPENSES		
Administrative	89,430	132,748
Tenant Services	2,681	3,134
Utilities	51,223	48,192
Maintenance & Operations	145,140	165,678
Other General Expense	1,147	-
Insurance Premiums	25,148	22,520
Casualty Losses	-	1,448
Depreciation Expense	118,717	112,193
	<hr/>	<hr/>
Total Operating Expenses	433,486	485,913
	<hr/>	<hr/>
OPERATING INCOME (LOSS)	(99,597)	(121,721)
	<hr/>	<hr/>
OTHER INCOME		
HUD Capital Grants	43,741	11,442
Investment Income - Unrestricted	3,534	4,519
Gain on Sale of Assets	-	742
	<hr/>	<hr/>
Total Other Income	47,275	16,703
	<hr/>	<hr/>
CHANGE IN NET POSITION	(52,322)	(105,018)
	<hr/>	<hr/>
NET POSITION, Beginning	1,178,736	1,283,754
	<hr/>	<hr/>
NET POSITION, Ending	\$ 1,126,414	\$ 1,178,736
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The accompanying notes are an integral part of the financial statements.

HOUSING AUTHORITY OF THE CITY OF WRAY

**STATEMENT OF CASH FLOWS
PROPRIETARY FUND**

For the Year Ended March 31, 2017

(With Comparative Totals for the Year Ended March 31, 2016)

	<u>2017</u>	<u>2016</u>
Cash Flows from Operating Activities		
Receipts from Tenants	\$ 181,847	\$ 190,736
Receipts from HUD	142,732	165,446
Receipts from Others	6,754	8,790
Tenant Security Deposits	476	205
Payments to Employees	(96,187)	(106,355)
Payments to Suppliers	<u>(223,310)</u>	<u>(268,451)</u>
Net Cash (Used) by Operating Activities	<u>12,312</u>	<u>(9,629)</u>
Cash Flows from Noncapital Financing Activities		
Pension Related Deferred Outflow	(24,892)	(3,441)
Pension Related Deferred Inflow	616	-
Net Pension Obligations	<u>3,777</u>	<u>26,640</u>
Net Cash Provided by Noncapital Financing Activities	<u>(20,499)</u>	<u>23,199</u>
Cash Flows from Capital and Related Financing Activities		
HUD Capital Grants	43,741	11,442
Acquisition of Capital Assets	(34,119)	(93,274)
Gain on Disposition of Capital Assets	<u>-</u>	<u>742</u>
Net Cash Provided by Capital and Related Financing Activities	<u>9,622</u>	<u>(81,090)</u>
Cash Flows from Investing Activities		
Earnings on Investments	<u>3,534</u>	<u>4,519</u>
Net Cash Provided (Used) by Investing Activities	<u>3,534</u>	<u>4,519</u>
Net Change in Cash	4,969	(63,001)
CASH, Beginning	<u>362,530</u>	<u>425,531</u>
CASH, Ending	<u>\$ 367,499</u>	<u>\$ 362,530</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities		
Operating Income (Loss)	\$ (99,597)	\$ (121,721)
Depreciation	118,717	112,193
Changes in operating assets and liabilities:		
Accounts Receivable	(889)	1,036
Accrued Interest Receivable	(29)	896
Due from Other Governments	(1,884)	(1,542)
Prepaid Expenses	2,624	370
Accounts Payable	(8,095)	3,397
Accrued Salaries and Benefits	16	(1,862)
Accrued Compensated Absences	727	(2,249)
Tenant Security Deposits	476	205
Deferred Revenue	<u>246</u>	<u>(352)</u>
Net Cash (Used) by Operating Activities	<u>\$ 12,312</u>	<u>\$ (9,629)</u>

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

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Authority was created under the laws of the State of Colorado. The purpose of the Authority is to administer the Housing programs authorized by the Quality Housing and Work Responsibility Act of 1998. The Federal Government through the U.S. Department of Housing and Urban Development (HUD) subsidizes these programs. The Department of Housing and Urban Development has direct responsibility for the administering of low-income housing programs. The Housing Authority has entered into an annual contribution contract with the Department of Housing and Urban Development for the funding of these programs through annual contributions and subsidies.

This summary of significant accounting policies is presented to assist the reader in interpreting the financial statements and other data in this report. The policies are considered essential and should be read in conjunction with the accompanying financial statements.

The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to local government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial principles. The more significant of the Authority's accounting policies are described below.

Reporting entity

The financial reporting entity consists of (1) the primary government, (2) organizations for which the primary government is financially accountable and (3) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The reporting entity's financial statements should present the funds of the primary government (including its blended component units, which are, in substance, part of the primary government) and provide an overview of the discretely presented component units.

The Authority has examined other entities that could be included as defined in number 2 and 3 above. Based on these criteria, the Authority has no component units.

Nature of operations

The following programs are administered by the Housing Authority:

Public Housing Program - This program consists of 40 public housing units. Under this program, HUD provides funding through an annual contribution contract. These funds, along with dwelling rental income received from the tenants, are used to maintain the dwelling units. Included within this program are the Capital Fund grants which provide funding for the modernization and improvement of the Public Housing Program. These resources allow the Housing Authority to provide capital improvements for the current dwelling structures and assist in their operations.

Section 8 New Construction - This program accounts for the operation, maintenance, and development of 20 housing units, which are owned by the Authority. The program receives rental assistance from the U.S. Department of Housing and Urban Development.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounts of the Authority are organized on the basis of a proprietary fund types, specifically enterprise funds. The activities of these funds are accounted for with a separate set of self-balancing accounts that comprise the Authority's assets, liabilities, net position, revenues and expenses. Enterprise funds account for activities that (a) are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of the activity, (b) are required by laws or regulations that the activity's costs of providing services, including capital costs (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues, or (c) the pricing policies of the activity establish fees and charges designed to recover its costs, including capital costs (such as depreciation or debt service).

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the statement of net position. Net position (assets less liabilities) are segregated into net invested in capital assets, restricted for debt service and unrestricted components. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The Housing Authority's basic financial statements consist of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows.

A Statement of Net Position provides information about the assets, liabilities, and net position of the Authority at the end of the year. Assets and liabilities are classified as current, noncurrent, or other assets. Net position is classified according to availability of assets to satisfy the Authority's obligations. Net invested in capital assets represents that value of capital assets, net of accumulated depreciation, less any outstanding debt incurred to acquire or construct the assets. Restricted net position represents resources that have been externally restricted for specific purposes. Unrestricted net position, include all other net position, including those that have been designated by management to be used for other than general operating purposes.

A Statement of Revenues, Expenses and Changes in Net Position provide information about the Authority's financial activities during the year. Revenues and expenses are classified as either operating or nonoperating, and all changes in net assets are reported, including capital contributions.

Operating revenues and expenses generally result from providing services in connection with providing low income housing. Accordingly, revenue such as dwelling rent, operating grants and subsidies from HUD, and other tenant charges are considered to be operating revenues. Other revenues, such as interest income and capital contributions provided for building improvement projects or equipment purchases, are considered to be nonoperating revenues. Operating expenses include: administrative, maintenance, utilities, tenant services, depreciation on capital assets, and other general expenses.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

A Statement of Cash Flow provides information about the Authority's sources and uses of cash and cash equivalents during the year. Increases and decreases in cash and cash equivalents are classified as operating activities, non-capital financing, and capital financing or investing.

Assets, Liabilities and Net Position

Cash and cash equivalents - For the purposes of the statement of cash flows, the Authority considers all highly liquid debt instruments with an original maturity of three months or less when purchased to be cash equivalents. All investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties. Cash and Investments that are available upon demand are considered to be "cash equivalents" when preparing these financial statements. In addition, any marketable securities that are owned by a specific amount and that are purchased with a maturity of ninety days or less are also considered "cash equivalents".

Receivables - All receivables are current and therefore due within one year. Receivables are reported net of an allowance for uncollectible account and revenues net of uncollectible. Allowances are reported when account are proven to be uncollectible. An allowance of \$300 has been provided at year end.

Prepaid assets - Prepaid balances are for payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

Capital assets - All capital assets with a unit cost greater than \$1,000 are capitalized at cost (or estimated historical cost, if actual cost is not available) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair value on the date received. Improvements to assets are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not. The Authority does not capitalize interest costs related to its constructed fixed assets.

All reported capital assets are depreciated with the exception of land costs. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives:

	<u>Estimated Useful Lives</u>
Buildings	20 – 40 years
Buildings Improvements	10 – 40 years
Furniture and Fixtures	5 – 7 years
Equipment	3 – 10 years

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position/balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period(s) and thus, will not be recognized as an outflow of resources (expense/expenditure) until then.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

In addition to liabilities, the statement of financial position/balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Compensated absences - The Authority's personnel policies permit employees to carryover and receive vacation or sick leave benefits upon request.

Vacation - The Authority's policy allows employees to accumulate unused vacation leave for 90 days past their date of hire. Any vacation time not taken is lost by year end and no monetary compensation will be given. Employees who are terminated or resign will be paid for any earned vacation time.

Sick Leave - Full-time employees receive four days of personal leave per year; any unused portion at year end is treated as accumulated sick leave. Sick leave may accrue up to a maximum of 120 days. Upon termination of employment from the Authority, an employee does not receive compensation for any accrued but unused sick leave.

A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees, are accounted for in the period in which such services are rendered or in which such events take place. This liability has been recorded in the financial statements pursuant to GASB Statement No. 16, "Accounting for Compensated Absences."

Net position - Net position represent the difference between assets and liabilities. Net investment in capital assets consist of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are liabilities imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors (such as through debt covenants), grantors or laws or regulations of other governments. Unrestricted Net Position - All other assets net assets that do not meet the definition, of "restricted" or "invested in capital assets, net of related debt".

Use of restricted/Unrestricted assets - When an expense is incurred for purposes for which both restricted and unrestricted assets are available, the Authority's policy is to apply restricted assets first.

Grant revenue - The Authority, a recipient of grant revenues, recognizes revenues (net of estimated uncollectible amounts, if any), when all applicable eligibility requirements, including time requirements are met in accordance with GASB Statement No. 33. Resources transmitted to the Authority before the eligibility requirements are met are reported as deferred revenue.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Operating revenues and expenses - Operating revenues and expenses consist of those revenues that result from the ongoing principal operations of the Authority. Operating revenues consist primarily of charges for services. Non-operating revenues and expenses consist of those revenues and expenses that are related to financing and investing type of activities and result from non-exchange transactions or ancillary activities.

Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect the reported amounts of certain assets, liabilities, revenues, expenditures, expenses, and other disclosures. Accordingly, actual results could differ from those estimates.

Income Taxes - The Authority is a governmental subdivision of the State of Colorado and is exempt from Federal and State income taxes.

Budgetary Information - Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis.

Budget compared to actual presentation has been omitted because the Authority does not annually adopt a legally authorized budget. The Authority's budget is adopted by the Authority's board. This budget does not represent an appropriated budget that has been signed into law or a non-appropriated budget authorized by constitution. The Authority's budget represents budgetary execution and management by its board; therefore, budgetary data and presentation is not legally required. Therefore, budgetary information is not presented in the financial statements.

Comparative Information

Comparative data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the Authority's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read. Certain prior year amounts have been reclassified to conform to the current year presentation.

Leasing Activities (as Lessor) - The Authority is the lessor of dwelling units primarily to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Incomes associated with these leases are recorded in the financial statements and schedules as "Rental income". Rental income per resident generally remains consistent from year to year, but is affected by general economic conditions which impact personal income, such as local job availability.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Pensions

The Authority participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension fund administered by the Public Employees Retirement Association of Colorado ("PERA"). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2: CASH AND INVESTMENTS

A summary of the Authority's cash at March 31, 2017 follows:

	<u>Bank Balance</u>	<u>Carrying Balance</u>
FDIC Insured Deposits	\$ 374,962	\$ 367,369
Change Fund Cash	-	30
Petty Cash	-	100
Total Cash	<u>\$ 374,962</u>	<u>\$ 367,499</u>
Unrestricted Cash		\$ 352,362
Restricted - Tenant Deposits		<u>15,137</u>
Total Cash		<u>\$ 367,499</u>

Cash Deposits

Custodial credit risk

Custodial risk for deposits is the risk that, in the event of a failure of a depository financial institution, the Authority will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act (PDPA) governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

assets maintained in the collateral pools. At March 31, 2017, the Authority's deposits amounting to \$374,962 were insured by federal depository insurance and consequently were not exposed to custodial credit risk.

Investments

The Authority's formal investment policy is to follow Colorado State Statutes which 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
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools
- Certain reverse repurchase agreements
- Certain securities lending agreements
- Certain corporate bonds

At March 31, 2017, the Authority did not have any investments.

NOTE 3: ACCOUNTS RECEIVABLE

A summary of accounts receivable as presented in the Statement of Net Assets at March 31, 2017 are as follows:

Tenants	\$ 1,446
Allowance for Doubtful Accounts - Dwelling Rents	<u>(300)</u>
Total	<u>\$ 1,146</u>

NOTE 4: DUE FROM OTHER GOVERNMENTS

A summary of due from other governments as presented in the Statement of Net Assets at March 31, 2017 is as follows:

HUD – Capital Grant Program	<u>\$ 7,620</u>
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HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

**NOTES TO THE FINANCIAL STATEMENTS
March 31, 2017**

NOTE 5: CAPITAL ASSETS

Capital asset activity for the year was as follows:

	<u>Balance 3/31/2016</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance 3/31/2017</u>
Non-Depreciable Assets				
Land	\$ 135,129	\$ -	\$ -	\$ 135,129
Depreciable Assets				
Site Improvements	488,327	2,100	-	490,427
Buildings and Improvements	2,404,660	29,332	2,624	2,431,368
Equipment - Dwellings	74,572	1,079	1,506	74,145
Equipment - Administration	93,469	1,608	-	95,077
Total Depreciable Assets	<u>3,061,028</u>	<u>34,119</u>	<u>4,130</u>	<u>3,091,017</u>
Total Capital Assets	<u>3,196,157</u>	<u>34,119</u>	<u>4,130</u>	<u>3,226,146</u>
Accumulated Depreciation				
Site Improvements	234,456	24,791	-	259,247
Buildings and Improvements	1,797,698	82,433	2,624	1,877,507
Equipment - Dwellings	59,438	3,477	1,506	61,409
Equipment - Administration	66,020	8,016	-	74,036
Total Accumulated Depreciation	<u>2,157,612</u>	<u>118,717</u>	<u>4,130</u>	<u>2,272,199</u>
Depreciable Assets Net	<u>903,416</u>	<u>(84,598)</u>	<u>-</u>	<u>818,818</u>
Net Capital Assets	<u>\$ 1,038,545</u>	<u>\$ (84,598)</u>	<u>\$ -</u>	<u>\$ 953,947</u>

NOTE 6: ACCRUED COMPENSATED ABSENCES

A summary of accrued compensated absences as presented in the Statement of Net Assets as of March 31, 2017 is as follows:

	<u>Balance 3/31/2016</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 3/31/2017</u>	<u>Due Within One Year</u>
Compensated Absences	<u>\$ 3,405</u>	<u>\$ 4,132</u>	<u>\$ 3,405</u>	<u>\$ 4,132</u>	<u>\$ 4,132</u>

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

NOTE 7: DEFINED BENEFIT PENSION PLAN

General Information about the Pension Plan

Plan description - Eligible employees of the Authority are provided with pensions through the Local Government Division Trust Fund (LGDTF) - a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report that can be obtained at www.copcra.org/investments/pera-financial-reports.

Benefits provided - PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. § 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA Benefit Structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit
- The value of the retiring employee's member contribution account plus a 100 percent match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The lifetime retirement benefit for all eligible retiring employees under the Denver Public Schools (DPS) Benefit Structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit.
- \$15 times the first 10 years of service credit plus \$20 times service credit over 10 years plus a monthly amount equal to the annuitized member contribution account balance based on life expectancy and other actuarial factors.

In all cases the service retirement benefit is limited to 100 percent of highest average salary and also cannot exceed the maximum benefit allowed by federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50 percent or 100 percent on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to receive postretirement cost-of-living adjustments (COLAs), referred to as annual increases in the C.R.S. Benefit recipients under the PERA benefit structure who began eligible employment before January 1, 2007 and all benefit recipients of the DPS benefit structure receive an annual increase of 2 percent, unless PERA has a negative investment year, in which case the annual increase for the next three years is the lesser of 2 percent or the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the prior calendar year. Benefit recipients under the PERA benefit structure who began eligible employment after January 1, 2007 receive an annual increase of the lesser of 2 percent or the average CPI-W for the prior calendar year, not to exceed 10 percent of PERA's Annual Increase Reserve for the LGDTF.

Disability benefits are available for eligible employees once they reach five years of earned service credit and are determined to meet the definition of disability. The disability benefit amount is based on the retirement benefit formula shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained, and the qualified survivor(s) who will receive the benefits.

Contributions - Eligible employees and the Authority are required to contribute to the LGDTF at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, et seq. Eligible employees are required to contribute 8 percent of their PERA-includable salary. The employer contribution requirements are summarized in the table below:

	<u>Rate</u>
Employers Contribution Rate	10.00%
Amount of Employer Contribution apportioned to the Health Care Trust Fund as Specified in C.R.S.	<u>-1.02%</u>
Amount Apportioned to the LGDTF	8.98%
Amortization Equalization Disbursement (AED) as specified in C.R.S.	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S.	<u>1.50%</u>
Total Employer Contribution	<u><u>12.68%</u></u>

Rates are expressed as a percentage of salary as defined in C.R.S. Section 24-51-101(42).

Employer contributions are recognized by the LGDTF in the period in which the compensation become payable to the member and the Authority is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from the Authority were \$13,189 for the year ended March 31, 2017.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At March 31, 2017, the Authority reported a liability of \$212,957 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2014. Standard update procedures were used to roll forward the total pension liability to March 31, 2017. The Authority's proportion of the net pension liability was based on the Authorities contributions to the LGDTF for the calendar year 2015 relative to the total contributions of participating employers to the LGDTF.

At December 31, 2016, the Authority's proportion was 0.0157705905%, which was a decrease of .0032184882% from its proportion measured as of December 31, 2015.

For the year ended March 31, 2017, the Authority recognized pension expense of \$13,182. At March 31, 2017, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 3,790	\$ -
Changes in assumptions	15,105	616
Net difference between projected and actual earnings on pension plan investments	25,575	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	(19,835)	-
Contributions during the measurement period	545	
Contributions subsequent to the measurement date	3,153	-
Total	\$ 28,333	\$ 616

\$28,333 is reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended March 31, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended:		
March 31, 2017	\$	5,115
March 31, 2018	\$	5,115
March 31, 2019	\$	5,115
March 31, 2020	\$	5,115
March 31, 2021	\$	5,115
Thereafter	\$	-

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Actuarial assumptions - The total pension liability in the December 31, 2014 actuarial valuation was determined using the following actuarial assumptions and other inputs:

Actuarial cost method	Entry Age
Price inflation	2.80 percent
Real wage growth	1.10 percent
Wage inflation	3.90 percent
Salary increases, including wage inflation	3.90 – 10.85 Percent
Long-term investment Rate of Return, net of pension plan investment expenses, including price inflation	7.50 percent
Future post-retirement benefit increases:	
PERA Benefit Structure hired prior to 1/1/07; and DPS Benefit Structure (automatic)	2.00 percent
PERA Benefit Structure hired after 12/31/06 (ad hoc, substantively automatic)	Financed by the Annual Increase Reserve

Mortality rates were based on the RP-2000 Combined Mortality Table for Males or Females, as appropriate, with adjustments for mortality improvements based on a projection of Scale AA to 2020 with Males set back 1 year, and Females set back 2 years.

The actuarial assumptions used in the December 31, 2014 valuation were based on the results of an actuarial experience study for the period January 1, 2008 through December 31, 2011, adopted by PERA's Board on November 13, 2012, and an economic assumption study, adopted by PERA's Board on November 15, 2013 and January 17, 2014.

Changes to assumptions or other inputs since the December 31, 2013 actuarial valuation are as follows:

- The following programming changes were made:
 - Valuation of the full survivor benefit without any reduction for possible remarriage.
 - Reflection of the employer match on separation benefits for all eligible years.
 - Reflection of one year of service eligibility for survivor annuity benefit.
 - Refinement of the 18-month annual increase timing.
 - Refinements to directly value certain and life, modified cash refund and pop-up benefit forms.
- The following methodology changes were made:
 - Recognition of merit salary increases in the first projection year.
 - Elimination of the assumption that 35% of future disabled members elect to receive a refund.
 - Removal of the negative value adjustment for liabilities associated with refunds of future terminating members.
 - Adjustments to the timing of the normal cost and unfunded actuarial accrued liability payment calculations to reflect contributions throughout the year.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

The LGDTF’s long-term expected rate of return on pension plan investments was determined using a lognormal distribution analysis in which best estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

As of the November 15, 2013 adoption of the long-term expected rate of return by the PERA Board, the target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	10 Year Expected Geometric Real Rate of Return
U.S. Equity - Large Cap	21.20%	4.30%
U.S. Equity - Small Cap	7.42%	4.80%
Non U.S. Equity - Developed	18.55%	5.20%
Non U.S. Equity - Emerging	5.83%	5.40%
Core Fixed Income	19.32%	1.20%
High Yield	1.38%	4.30%
Non U.S. Fixed Income - Developed	1.84%	0.60%
Emerging Market Debt	0.46%	3.90%
Core Real Estate	8.50%	4.90%
Opportunity Fund	6.00%	3.80%
Private Equity	8.50%	6.60%
Cash	1.00%	20.00%
Total	100.00%	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.50%.

Discount rate. The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.90%.
- Employee contributions were assumed to be made at the current member contribution rate. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law, including current and estimated future AED and SAED, until the Actuarial Value Funding Ratio reaches 103%, at which point, the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions included reductions for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process used by the plan to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial fiduciary net position, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. As the ad hoc post-retirement benefit increases financed by the AIR are defined to have a present value at the long-term expected rate of return on plan investments equal to the amount transferred for their future payment, AIR transfers to the fiduciary net position and the subsequent AIR benefit payments have no impact on the Single Equivalent Interest Rate (SEIR) determination process when the timing of AIR cash flows is not a factor (i.e., the plan’s fiduciary net position is not projected to be depleted). When AIR cash flow timing is a factor in the SEIR determination process (i.e., the plan’s fiduciary net position is projected to be depleted), AIR transfers to the fiduciary net position and the subsequent AIR benefit payments were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the end of the month.

Based on the above actuarial cost method and assumptions, the LGDTF’s fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determination does not use the Municipal Bond Index Rate. There was no change in the discount rate from the prior measurement date.

Sensitivity of the Authorities proportionate share of the net pension liability to changes in the discount rate - The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.25 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25 percent) or 1 percentage point higher (8.25 percent) than the current rate:

	1% Decrease	Current	1% Increase
	6.25%	Discount	8.25%
	<u> </u>	<u>Rate 7.28%</u>	<u> </u>
Proportionate share of the net pension liability	\$ 313,994	\$ 212,957	\$ 129,286

Pension plan fiduciary net position - Detailed information about the LGDTF’s fiduciary net position is available in PERA's comprehensive annual financial report which can be obtained at www.copera.org/investments/pera-financial-reports.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Other Post-Employment Benefits

Health Care Trust Fund

Plan Description – The Authority contributes to the Health Care Trust Fund ("HCTF"), a cost-sharing multiple-employer healthcare trust administered by PERA. The HCTF benefit provides a health care premium subsidy and health care programs (known as PERACare) to PERA participating benefit recipients and their eligible beneficiaries. Title 24, Article 51, Part 12 of the C.R.S., as amended, establishes the HCTF and sets forth a framework that grants authority to the PERA Board to contract, self-insure and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of health care subsidies. PERA issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for the HCTF. That report can be obtained at www.copera.org/investments/pera-financial-reports.

Funding Policy – The Authority is required to contribute at a rate of 1.02 percent of PERA-includable salary for all PERA members as set by statute. No member contributions are required. The contribution requirements for the Authority are established under Title 24, Article 51, Part 4 of the C.R.S., as amended. The apportionment of the contributions to the HCTF is established under Title 24, Article 51, Section 208(1)(f) of the C.R.S., as amended. For the years ending March 31, 2017 and 2016, the Authority contributions to the HCTF were \$975 and \$1,066, respectively, equal to their required contributions for each year.

NOTE 8: RISK MANAGEMENT

Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance. There has been no significant reduction in insurance coverage from the prior year in any of the major categories of risk. Settled claims have not exceeded this coverage in any of the past three years.

NOTE 9: COMMITMENTS AND CONTINGENCIES

Federal funding

The Authority recognizes as revenue grant monies received as reimbursement for costs incurred in certain Federal and State programs it administers. Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the Federal Government. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

HOUSING AUTHORITY OF THE CITY OF WRAY, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

March 31, 2017

Tabor Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. Management believes the Authority is exempt from the provisions of the Amendment.

NOTE 10: ECONOMIC DEPENDENCY

The Housing Authority is economically dependent on annual contributions and grants received from HUD. The extent of this funding from HUD depends upon appropriations from the federal level.

NOTE 11: NEW PRONOUNCEMENT

Pending Adopted Governmental Accounting Standards Board Pronouncements

In June 2015, the GASB issued Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This Statement establishes accounting and financial reporting standards for Other Post-Employment Plans (OPEB) that is administered through trusts or equivalent arrangements which involve contributions from employers and nonemployer contributing entities to the OPEB plan. Similar to reporting for the cost-sharing defined benefit plan, the Authority will be required to record an asset or liability for its Authority's proportionate share of the OPEB asset or liability. The Statement is effective for fiscal periods beginning after June 15, 2017. The effect of implementation of this statement has not yet been determined.

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Required Supplementary Information

Required supplementary information includes schedules required by the Governmental Accounting Standards Board and is part of the basic financial statements, and are presented for purposes of additional analysis.

Such schedules include:

- Schedule of Pension Contributions and Related Ratios
- Schedule of Proportionate Share of the Net Pension Liability

HOUSING AUTHORITY OF THE CITY OF WRAY

**SCHEDULE OF PENSION CONTRIBUTIONS AND RELATED RATIOS
LOCAL GOVERNMENT DIVISION TRUST FUND
LAST 10 FISCAL YEARS ***

Reporting Period Ending December 31,	2016	2015	2014	2013
Contractually Required Contribution	\$ 12,121	\$ 13,674	\$ 14,150	\$ 13,456
Contributions in Relation to the Contractual Required Contribution	12,121	13,674	14,150	13,456
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Employee Payroll	\$ 95,589	\$ 107,843	\$ 111,594	\$ 106,119
Contributions as a Percentage of Covered Employee Payroll	12.68%	12.68%	12.68%	12.68%

NOTE: Information for the prior six years was not available to report.

HOUSING AUTHORITY OF THE CITY OF WRAY

**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
LOCAL GOVERNMENT DIVISION TRUST FUND
LAST 10 FISCAL YEARS ***

Measurement Period Ending December 31,	2016	2015	2014	2013
District Proportion of the Net Pension Liability (Asset)	0.0157705905%	0.0189890787%	0.0203656916%	0.0198907969%
District Proportionate Share of the Net Pension Liability (Asset)	\$ 212,957	\$ 209,180	\$ 182,540	\$ 200,684
District Covered Employee Payroll	\$ 95,589	\$ 107,843	\$ 111,594	\$ 106,119
Proportion Share of the Net Pension Liability (Asset) as a Percentage of its Covered Employee Payroll	222.78%	193.97%	163.58%	189.11%
Calculation of Collective Net Pension Liability:				
Total Pension Liability (Asset)	\$ 5,123,847,000	\$ 4,762,090,000	\$ 4,647,777,000	\$ 4,517,239,000
Plan Fiduciary Net Position	<u>3,773,506,000</u>	<u>3,660,509,000</u>	<u>3,751,468,000</u>	<u>3,508,312,000</u>
Net Pension Liability (Asset)	<u><u>1,350,341,000</u></u>	<u><u>1,101,581,000</u></u>	<u><u>896,309,000</u></u>	<u><u>1,008,927,000</u></u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	73.65%	76.87%	80.72%	77.66%

* The amounts presented for each fiscal year were determined as of 12/31.

NOTE: Information for the prior six years was not available to report.

Supplementary Information

Other supplementary information includes schedules not required by the Governmental Accounting Standards Board, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such schedules include:

- Schedule of Expenses by Program
- U.S. Department of Housing and Urban Development Supplementary Financial Data Schedule – This fiscal-year report is required by the U.S. Department of Housing and Urban Development and is used to gather financial information from the Public Housing Authority.

HOUSING AUTHORITY OF THE CITY OF WRAY

**SCHEDULE OF EXPENSES BY PROGRAM
PROPRIETARY FUND**

For the Year Ended March 31, 2017

(With Comparative Totals for the Year Ended March 31, 2016)

	<u>Public Housing</u>	<u>Section 8 Special Allocation</u>	<u>Total</u>	<u>2016</u>
OPERATING EXPENSES				
Administrative				
Administrative Salaries	\$ 27,629	\$ 13,815	\$ 41,444	\$ 43,205
Auditing Fees	3,567	1,200	4,767	3,000
Advertising and Marketing	22	11	33	-
Employee Benefit Contributions	3,763	6,821	10,584	45,544
Office Expenses	8,193	10,174	18,367	16,948
Legal Expense	-	-	-	12,704
Travel	1,093	1,174	2,267	984
Other	4,467	3,369	7,836	6,958
Total Administrative	<u>48,734</u>	<u>36,564</u>	<u>85,298</u>	<u>129,343</u>
Tenant Services				
Tenant Services - Other	<u>927</u>	<u>1,754</u>	<u>2,681</u>	<u>3,134</u>
Utilities				
Water	7,639	3,678	11,317	9,075
Electricity	13,471	10,122	23,593	20,878
Gas	3,933	3,193	7,126	9,467
Sewer	4,687	4,500	9,187	8,772
Total Utilities	<u>29,730</u>	<u>21,493</u>	<u>51,223</u>	<u>48,192</u>
Maintenance & Operations				
Labor	33,841	16,921	50,762	55,634
Materials	11,552	11,374	22,926	30,048
Contracts	39,382	20,165	59,547	54,160
Maintenance	4,227	7,678	11,905	25,836
Total Maintenance & Operations	<u>89,002</u>	<u>56,138</u>	<u>145,140</u>	<u>165,678</u>
Insurance Premiums				
Property Insurance	13,790	5,682	19,472	17,029
Liability Insurance	1,447	724	2,171	2,044
Workmen's Compensation	928	840	1,768	1,842
All Other Insurance	1,158	579	1,737	1,605
Total Insurance Premiums	<u>17,323</u>	<u>7,825</u>	<u>25,148</u>	<u>22,520</u>
Other General Expense				
Compensated Absences	2,755	1,377	4,132	3,405
Bad debt - Tenant Rents	555	-	555	515
Total Other General Expenses	<u>3,310</u>	<u>1,377</u>	<u>4,687</u>	<u>3,920</u>
Total Operating Expenses	<u>189,026</u>	<u>125,151</u>	<u>314,177</u>	<u>372,787</u>
Non-Operating Expenses				
Casualty Losses - Non-capitalized	-	-	-	1,448
Depreciation Expense	78,452	40,265	118,717	112,193
Total Non-Operating Expenses	<u>78,452</u>	<u>40,265</u>	<u>118,717</u>	<u>113,641</u>
Total Expenses	<u>\$ 267,478</u>	<u>\$ 165,416</u>	<u>\$ 432,894</u>	<u>\$ 486,428</u>

See the accompanying Independent Auditors' Report.

HOUSING AUTHORITY OF THE CITY OF WRAY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SUPPLEMENTARY
 FINANCIAL DATA SCHEDULE
 March 31, 2017

Line Item No.	Description	Public Housing 14.850	Public Housing Capital Funds 14.872	Total Public Housing	Section 8 Special Allocation 14.195	Total
111	Cash - Unrestricted	234,250	\$ -	\$ 234,250	118,112	\$ 352,362
114	Cash - Tenant Security Deposits	10,486	-	10,486	4,651	15,137
100	Total Cash	244,736	-	244,736	122,763	367,499
122	Accounts Receivable - HUD Other Projects	7,620	-	7,620	-	7,620
126	Accounts Receivable - Tenants	1,046	-	1,046	400	1,446
126.1	Allowance for Doubtful Accounts -Tenants	(300)	-	(300)	-	(300)
129	Accrued Interest Receivable	1,508	-	1,508	-	1,508
120	Total Receivables, Net of Allowances for Doubtful Accounts	9,874	-	9,874	400	10,274
142	Prepaid Expenses and Other Assets	7,704	-	7,704	3,852	11,556
144	Inter Program Due From	1,313	-	1,313	-	1,313
150	Total Current Assets	263,627	-	263,627	127,015	390,642
161	Land	51,500	-	51,500	83,629	135,129
162	Buildings	1,590,898	-	1,590,898	840,470	2,431,368
163	Furniture, Equipment & Machinery - Dwellings	53,901	-	53,901	17,155	71,056
164	Furniture, Equipment & Machinery - Administration	61,913	-	61,913	36,252	98,165
165	Leasehold Improvements	362,842	-	362,842	127,585	490,427
166	Accumulated Depreciation	(1,481,759)	-	(1,481,759)	(790,440)	(2,272,199)
167	Construction in Progress	-	-	-	-	-
160	Total Capital Assets, Net of Accumulated Depreciation	639,295	-	639,295	314,651	953,946
180	Total Non-Current Assets	639,295	-	639,295	314,651	953,946
200	Deferred Outflow of Resources	28,333	-	28,333	-	28,333
290	Total Assets	\$ 931,255	\$ -	\$ 931,255	\$ 441,666	\$1,372,921
312	Accounts Payable <= 90 Days	6,664	\$ -	\$ 6,664	\$ 1,474	8,138
321	Accrued Wage/Payroll Taxes Payable	3,722	-	3,722	-	3,722
322	Accrued Compensated Absences - Current Portion	2,755	-	2,755	1,377	4,132
341	Tenant Security Deposits	10,486	-	10,486	4,651	15,137
342	Deferred Revenues	120	-	120	372	492
347	Inter Program - Due To	-	-	-	1,313	1,313
310	Total Current Liabilities	23,747	-	23,747	9,187	32,934
357	Accrued Pension and OPEB Liabilities	212,957	-	212,957	-	212,957
350	Total Non-Current Liabilities	212,957	-	212,957	-	212,957
300	Total Liabilities	236,704	-	236,704	9,187	245,891
400	Deferred Inflow of Resources	616	-	616	-	616
508.4	Invested In Capital Assets, Net of Related Debt	639,295	-	639,295	314,651	953,946
512.4	Unrestricted Net Position	54,640	-	54,640	117,828	172,468
513	Total Equity - Net Assets/Position	693,935	-	693,935	432,479	1,126,414
600	Total Liabilities, Deferred Inflows of Resources and Equity	\$ 931,255	\$ -	\$ 931,255	\$ 441,666	\$1,372,921

(CONTINUED)

See the accompanying Independent Auditors' Report.

HOUSING AUTHORITY OF THE CITY OF WRAY

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SUPPLEMENTARY
FINANCIAL DATA SCHEDULE
For the Year Ended March 31, 2017**

Line Item No.	Description	Public Housing 14.850	Capital Funds 14.872	Total Public Housing	Section 8 Special Allocation 14.195	Total
70300	Net Tenant Rental Revenue	\$ 107,797	\$ -	\$ 107,797	\$ 58,905	\$ 166,702
70400	Tenant Revenue - Other	10,993	-	10,993	5,596	16,589
70500	Total Tenant Revenue	118,790	-	118,790	64,501	183,291
70600	HUD PHA Operating Grants	57,476	-	57,476	87,140	144,616
70610	Capital Grants	43,741	-	43,741	-	43,741
71100	Investment Income - Unrestricted	3,441	-	3,441	93	3,534
71500	Other Revenue	6,050	-	6,050	487	6,537
70000	Total Revenue	229,498	-	229,498	152,221	381,719
91100	Administrative Salaries	27,629	-	27,629	13,815	41,444
91200	Auditing Fees	3,567	-	3,567	1,200	4,767
91400	Advertising and Marketing	22	-	22	11	33
91500	Employee Benefit contributions - Administrative	3,763	-	3,763	6,821	10,584
91600	Office Expenses	8,193	-	8,193	10,174	18,367
91800	Travel	1,093	-	1,093	1,174	2,267
91900	Other	4,467	-	4,467	3,369	7,836
91000	Total Operating - Administrative	48,734	-	48,734	36,564	85,298
92400	Tenant Services - Other	927	-	927	1,754	2,681
92500	Total Tenant Services	927	-	927	1,754	2,681
93100	Water	7,639	-	7,639	3,678	11,317
93200	Electricity	13,471	-	13,471	10,122	23,593
93300	Gas	3,933	-	3,933	3,193	7,126
93600	Sewer	4,687	-	4,687	4,500	9,187
93000	Total Utilities	29,730	-	29,730	21,493	51,223
94100	Ordinary Maintenance and Operations - Labor	33,841	-	33,841	16,921	50,762
94200	Ordinary Maintenance and Operations - Materials and Other	11,552	-	11,552	11,374	22,926
94300	Ordinary Maintenance and Operations Contracts	39,382	-	39,382	20,165	59,547
94500	Employee Benefit Contributions - Ordinary Maintenance	4,227	-	4,227	7,678	11,905
94000	Total Maintenance	89,002	-	89,002	56,138	145,140
96110	Property Insurance	13,790	-	13,790	5,682	19,472
96120	Liability Insurance	1,447	-	1,447	724	2,171
96130	Workmen's Compensation	928	-	928	840	1,768
96140	All Other Insurance	1,158	-	1,158	579	1,737
96100	Total insurance Premiums	17,323	-	17,323	7,825	25,148
96200	Other General Expenses	-	-	-	1,147	1,147
96210	Compensated Absences	2,755	-	2,755	1,377	4,132
96400	Bad debt - Tenant Rents	555	-	555	-	555
96000	Total Other General Expenses	3,310	-	3,310	2,524	5,834
96900	Total Operating Expenses	189,026	-	189,026	126,298	315,324
97000	Excess of Operating Revenue over Operating Expenses	40,472	-	40,472	25,923	66,395
97400	Depreciation Expense	78,452	-	78,452	40,265	118,717
90000	Total Expenses	267,478	-	267,478	166,563	434,041
10010	Operating Transfer In	15,007	-	15,007	-	15,007
10020	Operating transfer Out	(15,007)	-	(15,007)	-	(15,007)
10100	Total Other financing Sources (Uses)	-	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total	\$ (37,980)	\$ -	\$ (37,980)	\$ (14,342)	\$ (52,322)
11030	Beginning Equity	731,915	-	731,915	446,821	1,178,736
11190	Unit Months Available	482	-	482	240	722
11210	Number of Unit Months Leased	478	-	478	237	715
11270	Excess Cash	222,807	-	222,807	-	222,807
11620	Building Purchases	10,967	-	10,967	-	10,967
11630	Furniture & Equipment - Dwelling Purchases	(637)	-	(637)	(1,506)	(2,143)
11640	Furniture & Equipment - Administrative Purchases	5,736	-	5,736	-	5,736

See the accompanying Independent Auditors' Report.

**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***

Board of Commissioners
Housing Authority of the City of Wray
Wray, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Wray, Colorado, as of and for the year ended March 31, 2017, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Wray, Colorado's basic financial statements and have issued our report thereon dated October 30, 2017.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Wray, Colorado's internal control over financial reporting 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 Housing Authority of the City of Wray, Colorado's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Wray, Colorado's internal control.

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Wray, Colorado'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.

Plutt Hanson, P.C.

October 30, 2017

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