

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

**Financial Statements**

**With Independent Auditor's Report**

**March 31, 2018**

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# Green & Associates LLC

Certified Public Accountants & Business Consultants

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Housing Authority of the City of Walsenburg, 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 Walsenburg, Colorado, as of and for the year ended March 31, 2018, 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. 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 Walsenburg, Colorado as of March 31, 2018, 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.

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## **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 the Housing Authority of the City of Walsenburg, Colorado's basic financial statements. The financial data schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The *financial data schedule* is the responsibility of management and was derived from and relates 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 *financial data schedule* is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Brighton, Colorado  
November 26, 2018

## **Management Discussion and Analysis**

## Management Discussion and Analysis

As management of the Housing Authority of the City of Walsenburg, Colorado (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 March 31, 2018.

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statement. The Authority's financial statements comprise two components: 1) financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Financial Statements** The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private-sector business.

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.

The statement of activities 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 an underlying event giving rise to the change occurs, regardless of the time of related cash flows.

**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, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority consists of one proprietary enterprise fund containing housing and grant programs which are described in Note 1 to Financial Statements.

**Notes to the Financial Statements** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statement begin on page 9.

### **Financial Analysis**

As noted, net position may, over time serve as a useful indicator of the Authority's financial position. Assets exceeded liabilities by \$2,379,548 at the close of the most recent fiscal year.

The largest portion of the Authority's net position (80 percent) reflects its net investment in capital assets (e.g. land, building, machinery and equipment), less any related outstanding debt used to acquire those assets. The Authority uses these capital assets to provide affordable low rent housing to its tenants, these assets are not available for future spending. Although the Authority's investment in its capital assets are reported net of related debt, it should be noted that resources to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## Condensed Statement of Net Position

	2018	2017	Increase (Decrease) CY vs. PY
<b>ASSETS</b>			
Cash and equivalents	\$ 685,933	\$ 668,813	\$ 17,120
Other current assets	198,394	154,758	43,636
Capital assets	1,618,904	1,620,410	(1,506)
Total Assets	<u>2,503,231</u>	<u>2,443,981</u>	<u>59,250</u>
<b>LIABILITIES</b>			
Current liabilities	123,683	128,028	(4,345)
Long term liabilities	-	1,039	(1,039)
Total liabilities	<u>123,683</u>	<u>129,067</u>	<u>(5,384)</u>
<b>NET POSITION</b>			
Net investment in capital assets	1,618,904	1,562,133	56,771
Restricted	-	239,143	(239,143)
Unrestricted	760,644	513,638	247,006
Total Net Position	<u>\$ 2,379,548</u>	<u>\$ 2,314,914</u>	<u>\$ 64,634</u>

**Condensed Statement of Activities** is presented in the following table:

	2018	2017	Increase (Decrease) CY vs. PY
<b>Revenue:</b>			
Operating Revenue	\$ 349,801	\$ 316,765	\$ 33,036
HUD operating grants	352,259	575,575	(223,316)
Gain (Loss) on disposal of assets	(77)	(2,799)	2,722
Other revenue	-	35,694	(35,694)
Interest Income	1,422	1,567	(145)
Total Revenue	<u>703,405</u>	<u>926,802</u>	<u>(223,397)</u>
<b>Expenses:</b>			
Operating Expenses	<u>772,442</u>	<u>780,730</u>	<u>(8,288)</u>
Total Expenses	<u>772,442</u>	<u>780,730</u>	<u>(8,288)</u>
Capital Contributions	<u>133,671</u>	<u>57,040</u>	<u>76,631</u>
Change in Net Position	64,634	203,112	(138,478)
NetPosition-Beginning	2,314,914	2,111,802	203,112
Net Position-Ending	<u>\$ 2,379,548</u>	<u>\$ 2,314,914</u>	<u>\$ 64,634</u>

As of the current fiscal year, as well as in the previous fiscal year, the Authority is able to report a positive balance in the net position. Current and other assets are increased due to increase in cash. This is primarily a result of revenues exceeding expenditures, less depreciation, throughout the year. Operating revenue is increased by \$33,036 in 2018 due to a decrease in the vacancy rate. Operating expenses decreased by \$8,288 due to a decrease in various operating costs.

**Condensed Statement of Cash Flows** is presented in the following table:

	<u>2018</u>	<u>2017</u>
Cash from (for) Operating Activities	\$ (291,329)	\$ (360,752)
Cash from Non Capital Financing Activities	500,300	471,188
Cash from (for) Capital and Related Financing Activities	(39,197)	(33,394)
Cash from (for) Investing Activities	<u>(183,437)</u>	<u>(1,231)</u>
Increase (Decrease)	<u>(13,663)</u>	<u>75,811</u>
Cash and Cash Equivalents, Beginning of Year	699,596	623,785
Cash and Cash Equivalents, End of Year	<u>\$ 685,933</u>	<u>\$ 699,596</u>

### **Capital Asset and Debt Administration**

**Capital Assets.** The Authority's investment in capital assets as of March 31, 2018, amounts to \$1,618,904 (net of accumulated depreciation). This investment in capital assets includes land, building and improvements, machinery and equipment. The Authority's capital expenditures during fiscal year 2017 were \$172,868 relating to the upgrades to the facilities. The capital purchases were partially funded by \$133,671 of HUD capital grants. The Authority disposed of \$23,654 of substantially depreciated capital assets during the year. The remaining activity related to capital assets were the normal additions of assets and depreciation. Additional information on capital assets can be found in note 5 to the accompanying financial statements.

### **Long Term Debt**

At the end of the year, the Authority had no long term debt

### **Economic Factors and Next Year's Revenue**

The Authority does not receive any revenue by taxes. The Authority's rental rates have not changed in fiscal year 2018. The Authority expects that subsidy will not increase in 2018.

### **Request for Information**

This financial report is designed to provide an overview of the Walsenburg Housing Authority's finances for all interested parties. 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 Walsenburg, Colorado, 220 Russell Avenue, Walsenburg, CO 81089.

## **Basic Financial Statements**

**Housing Authority of the City of Walsenburg, Colorado**  
**Statement of Net Position**  
**March 31, 2018**

**ASSETS**

Current Assets	
Cash and cash equivalents	\$ 624,622
Prepaid expenses	1,727
Accounts receivable- tenants, net	704
Other receivables	10,920
Accrued interest	207
Investments	184,836
Restricted cash	61,311
Total Current Assets	884,327
Noncurrent Assets	
Capital assets	
Nondepreciable	810,246
Depreciable	8,048,356
Less: accumulated depreciation	(7,239,698)
Net Capital Assets	1,618,904
Total Noncurrent Assets	1,618,904
<b>Total Assets</b>	<b>2,503,231</b>

**LIABILITIES**

Current Liabilities	
Accounts payable	13,425
Accrued wages, taxes and benefits	13,436
Other accrued liabilities	18,493
Tenant security deposits	61,311
Accrued compensated absences	17,018
Total Current Liabilities	123,683

**Net Position**

Net investment in capital assets	1,618,904
Unrestricted	760,644
<b>Total Net Position</b>	<b>\$ 2,379,548</b>

**Housing Authority of the City of Walsenburg, Colorado**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**March 31, 2018**

<b>Operating Revenues</b>	
Dwelling rental - net	\$ 302,485
Management fee	10,361
Other	36,955
Total Operating Revenues	<u>349,801</u>
<b>Operating Expenses</b>	
General and administrative	290,611
Utilities	137,001
Maintenance and operation	228,810
Depreciation	116,020
Total Operating Expenses	<u>772,442</u>
Operating Income (Loss)	(422,641)
<b>Non-Operating Revenues (Expenses)</b>	
HUD contributions and grants	352,259
Gain on sale of assets	(77)
Interest income	1,422
Total Non-Operating Revenues (Expenses)	<u>353,604</u>
Income Before Capital Contributions	(69,037)
Capital contributions	<u>133,671</u>
Change in Net Position	<u>64,634</u>
Net Position, Beginning of Year	2,314,914
Net Position, End of Year	<u>\$ 2,379,548</u>

**Housing Authority of the City of Walsenburg, Colorado**  
**Statement of Cash Flows**  
**For the Year Ended March 31, 2018**

<b>Cash Flows From Operating Activities:</b>	
Cash received from tenants	\$ 344,404
Cash payments to tenants and suppliers	(373,934)
Cash payments to employees	(261,799)
Net Cash (Used) For Operating Activities	<u>(291,329)</u>
<b>Cash Flows From Noncapital Financing Activities:</b>	
HUD contributions and grants	500,300
Net Cash Provided by Non-Capital Financing Activities	<u>500,300</u>
<b>Cash Flows From Capital and Related Financing Activities:</b>	
Purchase of property, plant and equipment	(172,868)
Capital contributions	133,671
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(39,197)</u>
<b>Cash Flows from Investing Activities:</b>	
Purchases of investments	(184,836)
Interest income	1,399
Net Cash Provided by Investing Activities	<u>(183,437)</u>
<b>Net increase in Cash and Cash Equivalents</b>	(13,663)
Cash and Cash Equivalents, Beginning	699,596
Cash and Cash Equivalents, Ending	<u>\$ 685,933</u>
<b>Detail of cash and cash equivalents:</b>	
Cash - Unrestricted	624,622
Cash-Restricted	61,311
<b>Total</b>	<u>\$ 685,933</u>
Reconciliation of Operating Income to Net Cash Used for Operating Activities:	
Operating (Loss)	(422,641)
Adjustments to Reconcile Operating Loss to Net Cash Used for Operating Activities:	
Depreciation and Amortization	116,020
Changes in Assets and Liabilities:	
Accounts Receivable - Tenants	1,724
Accounts receivable - other	(10,920)
Prepaid expenses	2,377
Inventory	27,494
Accounts payable	8,872
Accrued liabilities	(6,984)
Accrued wages, taxes, and benefits	(6,215)
Accrued compensated absences	6,065
Deferred revenue	(10,155)
Tenant security deposits	3,034
Net Cash Used for Operating Activities	<u>(291,329)</u>

**Housing Authority of the City of Walsenburg, Colorado**  
**Notes to the Financial Statements**  
**March 31, 2018**

**Note 1 Summary of Significant Accounting Policies**

The Housing Authority of the City of Walsenburg, Colorado (the Authority) was established by the City of Walsenburg, Colorado in order to administer the public housing programs subsidized by the Federal Government through the U.S. Department of Housing and Urban Development (HUD). The Authority provides 129 units of housing under the program. The Authority is operated by a Board of Commissioners. The accounting policies of the Authority conform to Generally Accepted Accounting Principles (GAAP) as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Authority follows all pronouncements issued by GASB. The more significant of the Authority's policies are described below.

**Financial Reporting Entity**

The Authority follows GASB Statement No. 14 which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of governmental organizations elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. Based upon the application of these criteria, no entities will be included in the Authority's reporting entity. The Housing Authority of the City of Walsenburg, Colorado is not a component unit of any other entities.

**Basis of Accounting**

Enterprise fund accounting is utilized by the Authority in accordance with accounting principles generally accepted in the United States of America. Enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded when incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are recognized as increases in capital assets. Retirement of bonds is recorded as a reduction of liabilities.

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business, or where the Board has decided the determination of revenues earned, cost incurred and/or net income is necessary for management accountability. All assets, deferred inflows, liabilities, deferred outflows associated with the operation of the Authority are included in the statement of net position.

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprises fund is charges for providing low income housing. Operating expenses for the enterprise fund include the cost of providing low income housing, administrative expenses and depreciation on capital assets. All other revenues and expenses are reported as non-operating revenues and expenses. The Authority presents its activities as a single enterprise proprietary fund.

**Housing Authority of the City of Walsenburg, Colorado**  
**Notes to the Financial Statements (Continued)**  
**March 31, 2018**

**Note 1 Summary of Significant Accounting Policies (Continued)**

The Authority follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments* as amended by Statement No. 61 *The Financial Reporting Entity: Omnibus—an amendment of GASB Statements No. 14 and No. 34* and Statement No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. These statements establishes standards for external financial reporting for all state and local governmental entities which includes a management’s discussion and analysis section; a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows. It requires the classification of net position into three components: net investment in capital assets; restricted; and unrestricted.

**Assets, Liabilities and Net Position**

*Investments* - Investments are recorded at fair value, which approximates cost.

*Receivables* - All receivables are reported at their book value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

*Prepaid expenses* – Prepaid balances are for payments made by the Authority in the current year for items to be consumed in subsequent years.

*Capital assets* - These consist of all property, plant and equipment. The Authority defines capital assets as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or estimated historical cost if donated.

Depreciation of all exhaustible capital assets is charged as expense against operations. Accumulated depreciation is reported on the balance sheets. Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings and improvements	15 - 40 years
Admin equipment	7 - 10 years
Operational equipment	7 - 10 years

*Compensated Absences* - Pursuant to its personnel policies, the Authority will compensate individual employment for unused vacation and sick leave accumulated upon their separation of employment. The Authority reports these potential payments as a liability for compensated absences.

*Net Position* – Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

**Housing Authority of the City of Walsenburg, Colorado**  
**Notes to the Financial Statements (Continued)**  
**March 31, 2018**

**Note 1 Summary of Significant Accounting Policies (Continued)**

**Assets, Liabilities and Net Position (Continued)**

b. Restricted net position – consists of net position with constraints placed on the use either by (1) external groups, such as creditors, grantors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted net position – all other net position that do not meet the definition of “restricted” or “net investment in capital assets.” These net position are available for future operations or distributions. The Authority utilizes restricted net position before utilizing unrestricted net position when an expense is incurred for both purposes.

**Cash Equivalents**

For purposes of the statement of cash flows, cash equivalents are defined as investments (including restricted assets) with maturity of three months or less at date of acquisition. The Authority considers certificates of deposit with maturities of more than three months at date of purchase as investments.

**Estimates**

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

**Budgets and Budgetary Accounting**

Budgets are adopted on a cash basis. Annual appropriated budgets are adopted for the fund. All annual appropriations lapse at fiscal year-end. The Authority adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- Budgets are required by state law for all funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year-end.
- Prior to March 31, the budget is adopted by formal resolution.
- Budgets are required to be filed with the State of Colorado within thirty days after the beginning of the fiscal year.
- Expenditures may not legally exceed appropriations at the fund level.
- The Authority Board must approve revisions that alter the total expenditures of any fund.
- Budgeted amounts reported in the accompanying financial statements are as originally adopted by the Authority Board or revised by the Authority Board.

**Note 2 Cash and Investments**

**Cash Deposits**

As of March 31, 2018, the District’s cash deposits had a carrying balance of \$685,933 and a corresponding bank balance of \$708,674, of which \$250,000 was insured by the Federal Deposit Insurance Corporation, respectively.

**Housing Authority of the City of Walsenburg, Colorado**  
**Notes to the Financial Statements (Continued)**  
**March 31, 2018**

**Note 2 Cash and Investments (Continued)**

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 regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified under 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 uninsured deposits.

The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. The Authority had \$458,674 collateralized under PDPA.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of March 31, 2018, none of the Authority's bank deposits were exposed to custodial credit risk.

**Investments**

Colorado statutes specify in which investment instruments the units of local government may invest:

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

The Authority does not have a formal investment policy.

As of March 31, 2018 the Authority had \$184,836 invested in certificates of deposit (CD's) with a maturity ranging from 182 days to 12 months from date of purchase. All CD's were insured under the FDIC and are valued under amortized cost.

**Note 3 Accounts Receivable**

Accounts receivable balance at March 31, 2018, was comprised of the following:

<u>Program</u>	<u>Tenants Receivable</u>	<u>Allowance for Bad Debt</u>	<u>Receivable Net of Allowance</u>
Tenant receivables	\$ 704	\$ -	\$ 704
Total	<u>\$ 704</u>	<u>\$ -</u>	<u>\$ 704</u>

**Housing Authority of the City of Walsenburg, Colorado**  
**Notes to the Financial Statements (Continued)**  
**March 31, 2018**

**Note 4 Fixed Assets**

The following is a summary of fixed assets at March 31, 2018

	Balance 3/31/2017	Additions	Deletions	Balance 3/31/2018
Nondepreciable				
Land	\$ 810,246	\$ -	\$ -	\$ 810,246
Total Nondepreciable	810,246	-	-	810,246
Depreciable				
Buildings and improvements	7,466,466	142,259	-	7,608,725
Dwelling equipment	97,352	30,609	(28,778)	99,183
Maintenance equipment	340,448	-	-	340,448
Total Depreciable	7,904,266	172,868	(28,778)	8,048,356
TOTAL	8,714,512	172,868	(28,778)	8,858,602
Less Accumulated Depreciation	(7,152,379)	(116,020)	28,701	(7,239,698)
Total Accumulated Depreciation	(7,152,379)	(116,020)	28,701	(7,239,698)
Net Capital Assets	\$ 1,562,133	\$ 56,848	\$ (77)	\$ 1,618,904

**Note 5 Retirement Plan**

The Authority participates in the Edward Jones 457 variable annuity plan. The Executive Director is authorized to establish and amend the plan benefits. The Authority provides retirement benefits for all of its full time employees through a defined contribution plan. Employees are eligible to participate from the date of employment. The Authority contributes an amount equal to 8% of the employee's base salary each month. The Authority's contributions for each employee are fully vested after five years of continuous service. The Authority's contributions for the year ending March 31, 2018, 2017 and 2016 were \$11,962, \$13,464, and \$17,987

**Note 6 Contingencies and Commitments**

The Authority is exposed to various risks 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. Settled claims have not exceeded commercial coverage in any of the past three years.

The Authority participates in a number of federal, state, and local programs that are fully or partially funded by grants received from other governmental units. Expenses financed by grants are subject to audit by the appropriate grantor government. If expenses are disallowed due to noncompliance with grant program regulations, the Authority may be required to reimburse the grantor government. As of March 31, 2018, significant amounts of grant expenses have not been audited, but the Authority believes that disallowed expenses, if any, based on subsequent audits will not have a material effect on any of the individual funds or the overall financial position of the Authority.

**Housing Authority of the City of Walsenburg, Colorado**  
**Notes to the Financial Statements (Continued)**  
**March 31, 2018**

**Note 6 Contingencies and Commitments (Continued)**

In November 1992, Colorado voters passed the Tabor Amendment (Amendment 1) to the State Constitution which limits state and local government tax powers and imposes spending limitations. Fiscal year 1993 provides the basis for limits in future years to which may be applied allowable increases for inflation and student enrollment. Revenue received in excess of the limitations may be required to be refunded, unless the local electorate votes to retain the revenue. The Tabor Amendment is subject to many interpretations, however, the Authority believes it is exempt because it receives no taxes and is funded primarily by federal grants and contributions.

**Note 7 Economic Dependency**

The Authority is economically dependent on annual contributions and grants from HUD. The extent of this funding from HUD depends upon appropriations from the Federal government and is subject to annual renewals.

## **Other Supplemental Information**

Housing Authority of the City of Walsenburg (CO003)  
WALSENBURG, CO

**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2018

	Project Total	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$392,015	\$234,888	\$626,903		\$626,903
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$59,030		\$59,030		\$59,030
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$451,045	\$234,888	\$685,933		\$685,933
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$10,920		\$10,920		\$10,920
126 Accounts Receivable - Tenants	\$704		\$704		\$704
126.1 Allowance for Doubtful Accounts - Tenants	\$0		\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	\$207		\$207		\$207
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$11,831	\$0	\$11,831		\$11,831
131 Investments - Unrestricted	\$184,836		\$184,836		\$184,836
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$1,727		\$1,727		\$1,727
143 Inventories	\$0		\$0		\$0
143.1 Allowance for Obsolete Inventories	\$0		\$0		\$0
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$649,439	\$234,888	\$884,327		\$884,327
161 Land	\$810,246		\$810,246		\$810,246
162 Buildings	\$7,092,113		\$7,092,113		\$7,092,113
163 Furniture, Equipment & Machinery - Dwellings	\$186,345		\$186,345		\$186,345
164 Furniture, Equipment & Machinery - Administration	\$340,448		\$340,448		\$340,448
165 Leasehold Improvements	\$429,450		\$429,450		\$429,450
166 Accumulated Depreciation	-\$7,239,698		-\$7,239,698		-\$7,239,698
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,618,904	\$0	\$1,618,904		\$1,618,904
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$1,618,904	\$0	\$1,618,904		\$1,618,904
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$2,268,343	\$234,888	\$2,503,231		\$2,503,231
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$13,425		\$13,425		\$13,425

See the accompanying Independent Auditor's report

Housing Authority of the City of Walsenburg (CO003)

WALSENBURG, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2018

313	Accounts Payable >90 Days Past Due				
321	Accrued Wage/Payroll Taxes Payable	\$13,436		\$13,436	\$13,436
322	Accrued Compensated Absences - Current Portion	\$17,018		\$17,018	\$17,018
324	Accrued Contingency Liability				
325	Accrued Interest Payable				
331	Accounts Payable - HUD PHA Programs				
332	Account Payable - PHA Projects				
333	Accounts Payable - Other Government	\$18,493		\$18,493	\$18,493
341	Tenant Security Deposits	\$59,030		\$59,030	\$59,030
342	Unearned Revenue	\$2,281		\$2,281	\$2,281
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				
344	Current Portion of Long-term Debt - Operating Borrowings				
345	Other Current Liabilities				
346	Accrued Liabilities - Other				
347	Inter Program - Due To				
348	Loan Liability - Current				
310	Total Current Liabilities	\$123,683	\$0	\$123,683	\$123,683
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
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				
357	Accrued Pension and OPEB Liabilities				
350	Total Non-Current Liabilities	\$0	\$0	\$0	\$0
300	Total Liabilities	\$123,683	\$0	\$123,683	\$123,683
400	Deferred Inflow of Resources				
508.4	Net Investment in Capital Assets	\$1,618,904	\$234,888	\$1,853,792	\$1,853,792
511.4	Restricted Net Position	\$0		\$0	\$0
512.4	Unrestricted Net Position	\$525,756	\$0	\$525,756	\$525,756
513	Total Equity - Net Assets / Position	\$2,144,660	\$234,888	\$2,379,548	\$2,379,548
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$2,268,343	\$234,888	\$2,503,231	\$2,503,231

See the accompanying Independent Auditor's report

Housing Authority of the City of Walsenburg (CO003)

WALSENBURG, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2018

	Project Total	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$302,384		\$302,384		\$302,384
70400 Tenant Revenue - Other	\$12,785		\$12,785		\$12,785
70500 Total Tenant Revenue	\$315,169	\$0	\$315,169	\$0	\$315,169
70600 HUD PHA Operating Grants	\$485,930		\$485,930		\$485,930
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					
71100 Investment Income - Unrestricted	\$1,422		\$1,422		\$1,422
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	\$34,686	\$6,609	\$41,295		\$41,295
71600 Gain or Loss on Sale of Capital Assets	-\$77		-\$77		-\$77
72000 Investment Income - Restricted					
70000 Total Revenue	\$837,130	\$6,609	\$843,739	\$0	\$843,739
91100 Administrative Salaries	\$120,723		\$120,723		\$120,723
91200 Auditing Fees					
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$131		\$131		\$131
91500 Employee Benefit contributions - Administrative	\$45,444		\$45,444		\$45,444
91600 Office Expenses	\$15,040		\$15,040		\$15,040
91700 Legal Expense	\$1,136		\$1,136		\$1,136
91800 Travel	\$4,902		\$4,902		\$4,902
91810 Allocated Overhead					
91900 Other	\$16,076		\$16,076		\$16,076
91000 Total Operating - Administrative	\$203,452	\$0	\$203,452	\$0	\$203,452
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services	\$885		\$885		\$885
92400 Tenant Services - Other					
92500 Total Tenant Services	\$885	\$0	\$885	\$0	\$885
93100 Water	\$54,950		\$54,950		\$54,950
93200 Electricity	\$12,445		\$12,445		\$12,445
93300 Gas	\$3,272		\$3,272		\$3,272
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense	\$46,941		\$46,941		\$46,941
93000 Total Utilities	\$117,608	\$0	\$117,608	\$0	\$117,608

See the accompanying Independent Auditor's report

Housing Authority of the City of Walsenburg (CO003)  
WALSENBURG, CO

**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2018

94100 Ordinary Maintenance and Operations - Labor	\$122,353		\$122,353		\$122,353
94200 Ordinary Maintenance and Operations - Materials and Other	\$52,618		\$52,618		\$52,618
94300 Ordinary Maintenance and Operations Contracts	\$28,144	\$6,660	\$34,804		\$34,804
94500 Employee Benefit Contributions - Ordinary Maintenance	\$41,970		\$41,970		\$41,970
94000 Total Maintenance	\$245,085	\$6,660	\$251,745	\$0	\$251,745
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$38,056		\$38,056		\$38,056
96120 Liability Insurance	\$8,659		\$8,659		\$8,659
96130 Workmen's Compensation	\$6,905		\$6,905		\$6,905
96140 All Other Insurance	\$4,178		\$4,178		\$4,178
96100 Total insurance Premiums	\$57,798	\$0	\$57,798	\$0	\$57,798
96200 Other General Expenses					
96210 Compensated Absences	\$7,654		\$7,654		\$7,654
96300 Payments in Lieu of Taxes	\$18,493		\$18,493		\$18,493
96400 Bad debt - Tenant Rents	\$5,450		\$5,450		\$5,450
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$31,597	\$0	\$31,597	\$0	\$31,597
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$656,425	\$6,660	\$663,085	\$0	\$663,085
97000 Excess of Operating Revenue over Operating Expenses	\$180,705	-\$51	\$180,654	\$0	\$180,654
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$116,020		\$116,020		\$116,020
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$772,445	\$6,660	\$779,105	\$0	\$779,105
10010 Operating Transfer In	\$133,671		\$133,671	-\$133,671	\$0
10020 Operating transfer Out	\$133,671		-\$133,671	\$133,671	\$0
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					

See the accompanying Independent Auditor's report

Housing Authority of the City of Walsenburg (CO003)

WALSENBURG, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2018

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 Expenses	\$64,685	-\$51	\$64,634	\$0	\$64,634
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$2,079,975	\$234,939	\$2,314,914		\$2,314,914
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors					
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 Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	1548		1548		1548
11210 Number of Unit Months Leased	1539		1539		1539
11270 Excess Cash	\$469,327		\$469,327		\$469,327
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$0		\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0		\$0
11650 Leasehold Improvements Purchases	\$0		\$0		\$0
11660 Infrastructure Purchases	\$0		\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0		\$0

See the accompanying Independent Auditor's report