

**COSTILLA COUNTY HOUSING AUTHORITY**  
**FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2020**

## **TABLE OF CONTENTS**

Independent Auditors' Report	1
Management Discussion and Analysis	3
Basic Financial Statements	
Statement of Net Position	6
Statement of Revenues, Expenses and Changes in Net Position	7
Statement of Cash Flows	8
Notes to Financial Statements	9
<b>REQUIRED SUPPLEMENTAL INFORMATION</b>	
Schedule of the Authority's Proportionate Share of the Net Pension Liability – PERA	31
Schedule of Pension Contributions – PERA	32
Schedule of the Authority's Proportionate Share of the OPEB – PERA	33
Schedule of OPEB Contributions – PERA	34
<b>SUPPLEMENTAL INFORMATION</b>	
Combining Financial Statements	35
Financial Data Schedules	38
<b>SINGLE AUDIT SECTION</b>	
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 <i>Government Auditing Standards</i>	43
Independent Auditors' Report on Compliance For each Major Federal Program; Report on Internal Control Over Compliance Uniform Guidance	45
Schedule of Expenditures of Federal Awards	47
Schedule of Findings and Questioned Costs	48

# Green & Associates LLC

Certified Public Accountants & Business Consultants

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Costilla County Housing Authority

We have audited the accompanying financial statements of the business-type activities of Costilla County Housing Authority as of and for the year ended September 30, 2020, which collectively comprise the Authority's basic financial statements as listed in the table of contents and the notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

Our responsibility is to express 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 of 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 Costilla County Housing Authority as of September 30, 2020, 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**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Schedule of the Authority's Proportionate Share of the Net Pension Liability – PERA, Schedule of Pension Contributions – PERA, Schedule of the Authority's Proportionate Share of the OPEB Liability - PERA and Schedule of OPEB Contributions - PERA, 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.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Costilla County Housing Authority's financial statements as a whole. The combining program schedules, financial data schedules and schedule of expenditures of federal awards as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is also not a required part of the basic financial statements.

The combining program financial statements, schedule of expenditures of Federal awards, and the financial data schedules, as listed in the table of contents, is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2020 on our consideration of the Costilla County Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Costilla County Housing Authority's internal control over financial reporting and compliance.



Longmont, CO  
December 29, 2020

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

## **Management Discussion and Analysis**

As management of the Costilla County Housing Authority (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 September 30, 2020.

### **Financial Highlights**

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$1,027,785.

### **Overview of the Financial Statements**

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 has one proprietary fund, an Enterprise Fund. The Authority uses an Enterprise Fund to account for its low-income affordable housing activities. Note 1 to the financial statements provides additional information on Authority's funds.

### **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 can be found beginning on page 9.

### **Other Information**

In addition to the basic financial statements and accompanying notes, this report also includes certain supplementary information concerning the Authority's federal award expenditures.

### **Financial Analysis**

As noted, Net Position may, over time serve as a useful indicator of the Authority's financial position. The largest portion of the Authority's Net Position (43 percent) reflects its investment in

capital assets (e.g. land improvements, building, 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 and are not available for future spending.

	2020	2019	Change
<b>ASSETS</b>			
Cash and cash equivalents	\$ 870,488	\$ 746,070	\$ 124,418
Current and other assets	25,124	23,282	1,842
Capital assets	1,829,031	1,940,956	(111,925)
Total Assets	<u>2,724,643</u>	<u>2,710,308</u>	<u>14,335</u>
Deferred Outflows of Resources	<u>29,586</u>	<u>57,252</u>	<u>(27,666)</u>
<b>LIABILITIES</b>			
Current liabilities	89,881	86,376	3,505
Long term liabilities	1,569,617	1,701,253	(131,636)
Total liabilities	<u>1,659,498</u>	<u>1,787,629</u>	<u>(128,131)</u>
Deferred Inflows of Resources	<u>66,946</u>	<u>7,646</u>	<u>59,300</u>
<b>NET POSITION</b>			
Net investment in capital assets	403,196	489,329	(86,133)
Restricted	201,116	163,692	37,424
Unrestricted	423,473	319,264	104,209
Total Net Position	<u>\$ 1,027,785</u>	<u>\$ 972,285</u>	<u>\$ 55,500</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. Capital assets have decreased over the prior year. This is due to improvements added during year 2020 in an amount less than the depreciation incurred during 2020. Current assets have increased due to an increase in cash as a result of operations. Current liabilities have increased due to the normal timing of payments. Long Term liabilities have decreased due to changes in the net pension liability and the payment of principal on long term debt. The net position increased due to revenues exceeding expenses for the year.

#### Change in Net Position

	2020	2019	Increase (Decrease)
<b>Revenue:</b>			
Operating Revenue			
Charges for Services	\$ 277,389	\$ 265,842	\$ 11,547
Grants and Contribution	514,400	601,229	(86,829)
Other Income	955	914	41
Total Revenue	<u>792,744</u>	<u>867,985</u>	<u>(75,241)</u>
<b>Expenses:</b>			
Operating Expenses	718,994	711,950	7,044
Non Operating Expenses	18,250	20,040	(1,790)
Total Expenses	<u>737,244</u>	<u>731,990</u>	<u>5,254</u>
Change in Net Position	55,500	135,995	(80,495)
Net Position-Beginning	972,285	836,290	135,995
Net Position-Ending	<u>\$ 1,027,785</u>	<u>\$ 972,285</u>	<u>\$ 55,500</u>

The revenue is decreased in 2020, from the prior year due to decrease in grants and capital contributions and rental income. The expenses are increased due to increase in general and administration, and maintenance and operation expenses and pension related expenses.

**Capital Assets**

The Authority's investment in capital assets as of September 30, 2020, amounts to \$1,829,031 (net of accumulated depreciation). This investment in capital assets included Land Improvements, Building and Equipment. The Authority's capital expenditures were \$49,925 during fiscal year 2020. Additional information on the Authority's capital assets can be found in note 3 to the financial statements.

**Long Term Debt**

At the end of the year, the Authority had outstanding long-term debt of \$1,425,835. The Authority paid \$25,792 towards principal during the year. There was no additional long-term debt incurred during the year. Additional information on the Authority's Long-Term Debt can be found in note 4 of the financial statements.

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

The Authority does not receive any revenue by taxes. Due to changing market conditions there have been fluctuations in vacancy rates.

**Request for Information**

This financial report is designed to provide an overview of the Costilla County 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:

Costilla County Housing Authority  
915 Pedro St. P.O. Box 629  
San Luis, CO 81152

## **BASIC FINANCIAL STATEMENTS**

**COSTILLA COUNTY HOUSING AUTHORITY  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

**ASSETS**

Current Assets

Cash and Cash Equivalents	\$ 627,936
Other Receivables	23,124
Tenants Receivable (net of bad debt allowance)	1,748
Prepaid Expenses	252
Cash Security Deposit - Restricted	41,436
Restricted Cash - Replacement Reserves	201,116
Total Current Assets	895,612

Non Current Assets

Capital Assets

Land	114,391
Building and Improvements	6,484,237
Equipment	176,566
Less Accumulated Depreciation	(4,946,163)
Total Capital Assets Net of Depreciation	1,829,031

Total Noncurrent Assets 1,829,031

TOTAL ASSETS 2,724,643

**DEFERRED OUTFLOWS OF RESOURCES**

Deferred Outflows - Pensions	28,197
Deferred Outflows - OPEB	1,389
Total Deferred Outflows of Resources	29,586

**LIABILITIES**

Current Liabilities

Accounts Payable	18,268
Other Accrued Liabilities	510
Tenant Security Deposits	41,436
Accrued Interest Payable	1,387
Current Portion of Long Term Debt	28,280
Total Current Liabilities	89,881

Noncurrent Liabilities:

Notes and Mortgage Payable	1,397,555
Net Pension Liability	153,971
Net OPEB Liability	18,091
Total Noncurrent Liabilities	1,569,617
TOTAL LIABILITIES	1,659,498

**DEFERRED INFLOWS OF RESOURCES**

Deferred Inflows- Pensions	62,991
Deferred Inflows - OPEB	3,955
Total Deferred Inflows of Resources	66,946

**NET POSITION**

Net Investment in Capital Assets	403,196
Restricted for Capital Improvements	201,116
Unrestricted	423,473
TOTAL NET POSITION	\$ 1,027,785

See the accompanying Independent Auditors' Report

**COSTILLA COUNTY HOUSING AUTHORITY  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

<b>OPERATING REVENUES:</b>	
Dwelling Rental	\$ 207,342
Other Income	36,215
<b>TOTAL OPERATING REVENUES</b>	<u>243,557</u>
<b>OPERATING EXPENSES:</b>	
General and Administrative	271,888
Utilities	83,408
Maintenance and Operation	168,512
Depreciation	161,354
<b>TOTAL OPERATING EXPENSES</b>	<u>685,162</u>
<b>OPERATING (LOSS)</b>	<u>(441,605)</u>
<b>NON OPERATING REVENUES (EXPENSES):</b>	
Governmental Grants	513,232
Interest Expense	(17,754)
Interest Income	955
(Loss) on Disposal of Assets	(496)
<b>TOTAL NONOPERATING REVENUE ( EXPENSE)</b>	<u>495,937</u>
<b>INCOME BEFORE CAPITAL CONTRIBUTIONS</b>	54,332
Capital Contributions	1,168
<b>CHANGE IN NET POSITION</b>	<u>55,500</u>
<b>NET POSITION - BEGINNING</b>	972,285
<b>NET POSITION - ENDING</b>	<u><u>\$ 1,027,785</u></u>

See the accompanying Independent Auditors' Report

**COSTILLA COUNTY HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

Cash Flows From Operating Activities:	
Cash Received from Tenants	\$ 271,636
Cash Paid to Suppliers	(430,420)
Cash Paid to Employees	<u>(135,697)</u>
Net Cash (Used) by Operating Activities	<u>(294,481)</u>
Cash Flows From Noncapital Financing Activities:	
Government Grants	<u>510,445</u>
Net Cash Provided by Non-Capital Financing Activities	<u>510,445</u>
Cash Flows From Capital and Related Financing Activities:	
Purchase of Property, Plant and Equipment	(49,925)
HUD Capital Grant	1,168
Repayment of Notes and Mortgage	(25,792)
Interest on Notes and Mortgage	<u>(17,952)</u>
Net Cash (Used) by Capital and Related Financing Activities	<u>(92,501)</u>
Cash Flows from Investing Activities:	
Interest Income	<u>955</u>
Net Cash Provided by the Investing Activities	<u>955</u>
Net Increase (Decrease) in Cash and Cash Equivalents	124,418
Cash and Cash Equivalents, Beginning	<u>746,070</u>
Cash and Cash Equivalents, Ending	<u><u>\$ 870,488</u></u>
Detail of cash and cash equivalents:	
Cash	627,936
Cash -security deposit	41,436
Cash- restricted	201,116
Total cash and cash equivalents	<u><u>\$ 870,488</u></u>
Reconciliation of Operating Income to Net	
Cash Used for Operating Activities:	
Operating Loss	\$ (441,605)
Adjustments to Reconcile Operating Loss to	
Net Cash Used for Operating Activities:	
Depreciation	161,354
Pension related changes	(16,390)
Changes in Assets and Liabilities:	
Accounts Receivable - Tenants	1,197
Prepaid Expenses	(252)
Accounts Payable	1,028
Security Deposit	280
Other Accrued Liabilities	(93)
Net Cash (Used) by Operating Activities	<u><u>\$ (294,481)</u></u>

See the accompanying Independent Auditors' Report

**Costilla County Housing Authority**  
**Notes to Financial Statements**  
**September 30, 2020**

**Note 1 Summary of Significant Accounting Policies**

The Costilla County Housing Authority (the Authority) was established in November 1971. The Authority is managed by a Board of Commissioners. The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (US GAAP). The significant accounting policies of the Authority are described below.

**Reporting Entity**

In evaluating how to define the government, for financial reporting purposes, the Authority's management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting Standards Board ("GASB") Statement No. 14, "The Financial Reporting Entity" as amended by GASB No. 39. 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.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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.

The Authority distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are charges to tenants for rent. Operating expenses include the cost of providing low-income housing, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Authority applies GASB pronouncements in the financial statements. 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*. Statement No. 34 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.

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

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

**Basis of Accounting (continued)**

It requires the classification of net position into three components: Net investment in capital assets; restricted; and unrestricted. When both restricted and unrestricted assets are available to be used it is the Authority's policy to utilize restricted assets first.

Proprietary Fund – The Authority's operations are accounted for in a single enterprise fund. Enterprise Funds account for those operations financed and operated in a manner similar to private business or where the Authority has decided that determination of revenues earned, costs incurred, and net income is necessary for management accountability. The Authority has the following programs within the Enterprise Fund.

*Low Rent*- accounts for the activities associated with Aspen Apartment and houses located in San Luis and Fort Garland.

*Rural Development* - accounts for the activities associated with Senior and Family Housing.

**Assets and Liabilities**

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.

Capital assets - assets are stated at cost or estimated cost. The capitalization threshold for fixed assets is \$5,000. Depreciation over the estimated useful lives of the assets is computed using the straight-line method. The estimated useful lives are 20-50 years for buildings, 10-20 years for improvements and 5-20 years for equipment.

**Cash and 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.

**Use of Estimates in the Preparation of Financial Statements**

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 reported amounts and disclosures. Accordingly, actual results may differ from the estimates.

**Compensated Absences**

The Authority implemented a paid time off program (PTO); therefore, no accrual has been made for compensated absences in the financial statements as the PTO expires at September 30 each year.

Budgets are adopted on a cash basis. Annual appropriated budgets are adopted for the fund. All annual appropriations lapse at fiscal year-end.

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

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

**Budgets and Budgetary Accounting**

The Authority adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- State law requires budgets for all funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year-end.
- Prior to September 30, 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.

**Short-Term Inter-program Receivables/Payables and Transfers**

During the course of operations, transactions may occur between individual programs for the goods provided or services rendered. These receivables and payables are classified as due from other programs or due to other programs on the combining balance sheet and have been eliminated in the government wide statement of net position. The outstanding balances between programs result mainly from the time lag between the dates that (1) transactions are recorded in the accounting system, and (2) payments between programs are made. The composition of inter program balances as of September 30, 2020, is as follows:

<u>Due From Other Programs</u>	<u>Due (to) Other Programs</u>				
Program	Low Rent	Rural Development Family	Rural Development Senior	Total	
Low Rent	\$ -	\$ (16,239)	\$ (17,178)	\$ (33,417)	
Rural Development - Family	16,239	-	-	16,239	
Rural Development - Senior	17,178	-	-	17,178	
Total	<u>\$ 33,417</u>	<u>\$ (16,239)</u>	<u>\$ (17,178)</u>	<u>\$ -</u>	

**Fund Balance deficit**

The Authority has a deficit in the fund balance for the Rural Development programs. This is a result of depreciation that is recorded on a basis that is shorter than the amortization of the associated mortgages.

**Note 2 Cash and Investments**

**Restricted Assets**

Cash set aside for capital improvements and security deposits are classified as restricted assets on the balance sheet because their use is limited by applicable loan covenants.

**Cash Deposits**

As of September 30, 2020, the Authority's cash deposits had a carrying balance of \$870,488 and corresponding bank balance of \$875,469, of which \$380,598 was FDIC insured. At September 30, 2020, the Authority had cash of \$201,116 restricted for capital improvements and \$41,436 restricted for security deposits.

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**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 Authority had \$494,871 collateralized under PDPA at December 31, 2020, accordingly the Authority was not exposed to credit risk.

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.

**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 September 30, 2020, 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 has not adopted a formal investment policy.

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**Note 3 Capital Assets**

The following is a summary of fixed assets at September 30, 2020:

	Beginning Balance	Increase	Decrease	Ending Balance
Non-depreciable				
Land	\$ 114,391	\$ -	\$ -	\$ 114,391
Total non-depreciable	114,391	-	-	114,391
Capital assets, being depreciated:				
Buildings and improvements	6,439,279	49,925	(4,967)	6,484,237
Equipment	257,992	-	(81,426)	176,566
Total capital assets being depreciated	6,697,271	49,925	(86,393)	6,660,803
Total Capital Assets	6,811,662	49,925	(86,393)	6,775,194
Less accumulated depreciation	(4,870,706)	(161,354)	85,897	(4,946,163)
Net Capital Assets	\$ 1,940,956	\$ (111,429)	\$ (496)	\$ 1,829,031

**Note 4 Long term Debt**

On May 1, 1989 the Authority obtained a loan from United State Department of Agriculture Rural Development (USDA) totaling \$756,936. The loan proceeds were used to build Willow Grove-Cottonwood-Gilbert Manor apartments (Family Units) consisting 20 apartments for low-income family. The loan carries 9.5 percent interest rate and payable in monthly installment over 50 years. USDA subsidized the interest and the subsidized interest rate on the loan is 1 percent. The monthly payment on the loan is \$1,620 which includes interest and principal. The loan principal is amortized using 9.5 percent rate of interest. The requirements to amortize the loan outstanding as of September 30, 2020 are as follows:

Year	Principal	Interest	Total
2021	13,809	58,781	72,590
2022	15,179	57,411	72,590
2023	16,686	55,904	72,590
2024	18,342	54,248	72,590
2025	20,162	52,428	72,590
2026-2030	135,106	227,844	362,950
2031-2035	216,847	146,103	362,950
2036-2038	188,834	49,579	238,413
Total	\$ 624,965	\$ 702,298	\$ 1,327,263

On November 1, 1991 the Authority obtained a loan from United State Department of Agriculture Rural Development (USDA) totaling \$943,500. The loan proceeds were used to build Sangre de Cristo (Senior Units) consisting 24 apartments for low-income seniors. The loan carries 9.00 percent interest rate and payable in monthly installment over 50 years. USDA subsidized the interest and the subsidized interest rate on the loan is 1 percent. The monthly payment on the loan is \$2,025 which includes interest and principal. The loan principal is amortized using 9.0 percent rate of interest. The requirements to amortize the loan as of September 30, 2020 are as follows:

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 4 Long term Debt (Continued)**

Year	Principal	Interest	Total
2021	14,471	71,491	85,962
2022	15,829	70,133	85,962
2023	17,313	68,649	85,962
2024	18,938	67,024	85,962
2025	20,714	65,248	85,962
2026-2030	136,629	293,181	429,810
2031-2035	213,917	215,893	429,810
2036-2040	334,925	94,885	429,810
2041	28,134	529	28,663
Total	<u>\$ 800,870</u>	<u>\$ 947,033</u>	<u>1,747,903</u>

Changes in Long-term Debt during 2020 were as follows:

	Balance 9/30/2019	Additions	Reductions	Balance 9/30/2020	Amounts Due Within One Year
1989 USDA Note	\$ 637,528	\$ -	\$ 12,563	\$ 624,965	\$ 13,809
1991 USDA Note	814,099	-	13,229	800,870	14,471
Total Long-term Debt	<u>\$ 1,451,627</u>	<u>\$ -</u>	<u>\$ 25,792</u>	<u>\$ 1,425,835</u>	<u>\$ 28,280</u>

**Note 5 Tenant Receivable**

Following is detail of Tenant Receivable

	Low Rent	Senior Rural Development	Family Rural Development	Total
Tenant Receivable	\$ 2,687	\$ 23	\$ 547	\$ 3,257
Bad Debt Allowance	(1,469)	(4)	(36)	(1,509)
Net Receivable	<u>\$ 1,218</u>	<u>\$ 19</u>	<u>\$ 511</u>	<u>\$ 1,748</u>

**Note 6 Defined Benefit Pension Plan**

**Summary of Significant Accounting Policies**

*Pensions* the Authority participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension plan 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.

The Colorado General Assembly passed significant pension reform through Senate Bill (SB) 18-200: *Concerning Modifications To the Public Employees' Retirement Association Hybrid Defined Benefit Plan Necessary to Eliminate with a High Probability the Unfunded Liability of the Plan Within the Next Thirty Years*. The bill was signed into law by Governor Hickenlooper on June 4, 2018. SB 18-200 makes changes to certain benefit provisions. Some, but not all, of these changes were in effect as of *September 30, 2020*

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**  
**General Information about the Pension Plan**

*Plan description.* Eligible employees of the Authority are provided with pensions through the 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 (CAFR) that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

*Benefits provided as of December 31, 2019.* 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.

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.

As of December 31, 2019, benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S., once certain criteria are met. Pursuant to SB 18-200, the annual increase for 2019 is 0.00 percent for all benefit recipients. Thereafter, benefit recipients under the PERA benefit structure who began eligible employment before January 1, 2007, and all benefit recipients of the DPS benefit structure will receive an annual increase of 1.25 percent unless adjusted by the automatic adjustment provision (AAP) pursuant to C.R.S. § 24-51-413. Benefit recipients under the PERA benefit structure who began eligible employment on or after January 1, 2007 will receive the lessor of an annual increase of 1.25 percent or the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed 10 percent of PERA's Annual Increase Reserve (AIR) for the LGDTF. The AAP may raise or lower the aforementioned annual increase by up to 0.25 percent based on the parameters specified in C.R.S. § 24-51-413.

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

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 lifetime retirement benefit formula(s) 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 provisions as of September 30, 2020:* 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.* and § 24-51-413. Employee contribution rates for the period of April 1, 2019 through September 30, 2020 are summarized in the table below:

	January 1, 2019 Through December, 31 2019	January 1, 2020 Through June 30, 2020	July 1, 2020 Through December 31, 2020
Employee contribution (all employees except State Troopers)	8.00%	8.00%	8.50%
State Troopers Only	N/A	10.00%	10.50%

Contribution rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

The employer contribution requirements for all employees are summarized in the table below:

	January 1, 2019 Through June 30, 2020	July 1, 2020 Through December 31, 2020
Employer contribution rate	10.00%	10.50%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	(1.02)%	(1.02)%
Amount apportioned to the LGDTF	8.98%	9.48%
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%
<b>Total employer contribution rate to the LGDTF</b>	<b>12.68%</b>	<b>13.18%</b>

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

Contribution Rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes 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 \$19,291 for the year September 30, 2020.

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

At September 30, 2020 the Authority reported a liability of \$153,971 for its proportionate share of the net pension liability. The net pension liability for the LGDTF was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2018. Standard update procedures were used to roll-forward the total pension liability to December 31, 2019. The Authority's proportion of the net pension liability was based on the Authority's contributions to the LGDTF for the calendar year 2019 relative to the total contributions of participating employers to the LGDTF.

At December 31, 2019, the Costilla County Housing Authority proportion was .0210518030 percent, which was an increase of .000008409712 from its proportion measured as of December 31, 2018.

For the year ended September 30, 2020 the Costilla County Housing Authority recognized pension expense of \$31,156. At September 30, 2020 the Costilla County Housing Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 10,076	\$0
Changes of assumptions or other inputs	0	0
Net difference between projected and actual earnings on pension plan investments	0	62,991
Changes in proportion and differences between contributions recognized and proportionate share of contributions	3,479	0
Contributions subsequent to the measurement date	14,642	N/A
Total	\$28,197	\$62,991

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

\$14,642 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 September 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>For the Year Ended September 30,</b>	
2020	\$(8,112)
2021	(17,153)
2022	(2,678)
2023	(21,493)
2024	0
Thereafter	\$ 0

*Actuarial assumptions.* The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.40 percent
Real wage growth	1.10 percent
Wage inflation	3.50 percent
Salary increases, including wage inflation	3.50 – 10.45 percent
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25 percent
Discount rate	7.25 percent
Post-retirement benefit increases:	
PERA benefit structure hired prior to 1/1/07; and DPS benefit structure (automatic) <sup>1</sup>	1.25 percent compounded annually
PERA benefit structure hired after 12/31/06 (ad hoc, substantively automatic) <sup>1</sup>	Financed by the Annual Increase Reserve

<sup>1</sup> For 2019, the annual increase was 0.00 percent.

Healthy mortality assumptions for active members reflect the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allow for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 70 percent factor applied to male rates and a 55 percent factor applied to female rates.

Post-retirement non-disabled mortality assumptions were based on the RP-2014 Healthy Annuitant Mortality Table, adjusted as follows:

- **Males:** Mortality improvement projected to 2018 using the MP-2015 projection scale, a 73 percent factor applied to rates for ages less than 80, a 108 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

- **Females:** Mortality improvement projected to 2020 using the MP-2015 projection scale, a 78 percent factor applied to rates for ages less than 80, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

For disabled retirees, the mortality assumption was based on 90 percent of the RP-2014 Disabled Retiree Mortality Table.

The actuarial assumptions used in the December 31, 2018, valuation were based on the results of the 2016 experience analysis for the periods January 1, 2012, through December 31, 2015, as well as, the October 28, 2016, actuarial assumptions workshop and were adopted by the PERA Board during the November 18, 2016, Board meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four or five years for PERA. Recently, this assumption has been reviewed more frequently. The most recent analyses were outlined in presentations to PERA's Board on October 28, 2016.

Several factors were considered in evaluating the long-term rate of return assumption for the LGDTF, including long-term historical data, estimates inherent in current market data, and a log-normal 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 most recent adoption of the long-term expected rate of return by the PERA Board, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>30 Year Expected Geometric Real Rate of Return</b>
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%	0.20%
<b>Total</b>	<b>100.00%</b>	

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

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 7.25 percent.

*Discount rate.* The discount rate used to measure the total pension liability was 7.25 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 3.50 percent.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the additional 0.50 percent resulting from the 2018 AAP assessment, statutorily recognized July 1, 2019, and effective July 1, 2020. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the additional 0.50 percent, resulting from the 2018 AAP assessment, statutorily recognized July 1, 2019, and effective July 1, 2020. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103 percent, at which point, the AED and SAED will each drop 0.50 percent every year until they are zero. Additionally, estimated employer contributions reflect 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 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. AIR transfers to the fiduciary net position and the subsequent AIR benefit payments were estimated and included in the projections.
- The projected benefit payments reflect the lowered annual increase cap, from 1.50 percent to 1.25 percent resulting from the 2018 AAP assessment, statutorily recognized July 1, 2019, and effective July 1, 2020.
- Benefit payments and contributions were assumed to be made at the middle of the year.

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

Based on the above assumptions and methods, 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 of 7.25 percent 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, and therefore, the discount rate is 7.25 percent. There was no change in the discount rate from the prior measurement date.

*Sensitivity of the Authority's 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 (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net pension liability	282,833	153,971	45,599

*Pension plan fiduciary net position.* Detailed information about the LGDTF's fiduciary net position is available in PERA's CAFR which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

**Summary of Significant Accounting Policies**

*OPEB* the Costilla County Housing Authority participates in the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer defined benefit OPEB fund administered by the Public Employees' Retirement Association of Colorado ("PERA"). The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the HCTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

**General Information about the OPEB Plan**

*Plan description.* Eligible employees of the Authority are provided with OPEB through the HCTF—a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes (C.R.S.), as amended. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of the C.R.S., as amended, 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 the premium subsidies. 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 (CAFR) that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

*Benefits provided.* The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (DPS HCTF). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

C.R.S. § 24-51-1202 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in the PERACare is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses, and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

*PERA Benefit Structure*

The maximum service-based premium subsidy is \$230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The basis for the maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5 percent reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

At September 30, 2020 the Authority reported a liability of \$18,091 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCTF was measured as of December 31, 2019, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2018. Standard update procedures were used to roll-forward the total OPEB liability to December 31, 2019. The Authority's proportion of the net OPEB liability was based on the Authority's contributions to the HCTF for the calendar year 2019 relative to the total contributions of participating employers to the HCTF.

At December 31, 2019, the Authority proportion was .0016095010 percent, which was an increase .0000421469 percente from its proportion measured as of December 31, 2018.

For the year September 30, 2020 the Authority recognized OPEB income of \$759. At September 30, 2020 the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	60	3,040
Changes of assumptions or other inputs	150	0
Net difference between projected and actual earnings on OPEB plan investments	0	302
Changes in proportion and differences between contributions recognized and proportionate share of contributions	0	613
Contributions subsequent to the measurement date	1,179	N/A
Total	1,389	3,955

\$1,179 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the year ended September 30, 2020 Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

Year ended	September 30, 2020
2021	(1,045)
2022	(1,045)
2023	(957)
2024	(929)
2025	(689)
Thereafter	920

*Actuarial assumptions.* The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.40 percent
Real wage growth	1.10 percent
Wage inflation	3.50 percent
Salary increases, including wage inflation	3.50 percent in aggregate
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25 percent
Discount rate	7.25 percent
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00 percent
PERACare Medicare plans gradually	5.60 percent in 2019, decreasing to 4.50 percent in 2029
Medicare Part A premiums gradually	3.50 percent in 2019, increasing to 4.50 percent in 2029
DPS benefit structure:	
Service-based premium subsidy	0.00 percent
PERACare Medicare plans	N/A
Medicare Part A premiums	N/A

Calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each actuarial valuation and on the pattern of sharing of costs between employers of each fund to that point.

The actuarial assumptions used in the December 31, 2018, valuation were based on the results of the 2016 experience analysis for the periods January 1, 2012, through December 31, 2015, as well as, the October 28, 2016, actuarial assumptions workshop and were adopted by the PERA Board during the November 18, 2016, Board meeting. In addition, certain actuarial assumptions pertaining to per capita health care costs and their related trends are analyzed and reviewed by PERA's actuary, as discussed below.

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

In determining the additional liability for PERACare enrollees who are age sixty-five or older and who are not eligible for premium-free Medicare Part A, the following monthly costs/premiums are assumed for 2019 for the PERA Benefit Structure:

<b>Medicare Plan</b>	<b>Cost for Members Without Medicare Part A</b>	<b>Premiums for Members Without Medicare Part A</b>
Medicare Advantage/Self-Insured Prescription	\$601	\$240
Kaiser Permanente Medicare Advantage HMO	605	237

The 2019 Medicare Part A premium is \$437 per month.

In determining the additional liability for PERACare enrollees in the PERA Benefit Structure who are age sixty-five or older and who are not eligible for premium-free Medicare Part A, the following chart details the initial expected value of Medicare Part A benefits, age adjusted to age 65 for the year following the valuation date:

<b>Medicare Plan</b>	<b>Cost for Members Without Medicare Part A</b>
Medicare Advantage/Self-Insured Prescription	\$562
Kaiser Permanente Medicare Advantage HMO	571

All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those PERACare enrollees not eligible for premium-free Medicare Part A.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates. Effective December 31, 2018, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

The PERA benefit structure health care cost trend rates that were used to measure the total OPEB liability are summarized in the table below:

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

Year	PERACare Medicare Plans	Medicare Part A Premiums
2019	5.60%	3.50%
2020	8.60%	3.50%
2021	7.30%	3.50%
2022	6.00%	3.75%
2023	5.70%	3.75%
2024	5.50%	3.75%
2025	5.30%	4.00%
2026	5.10%	4.00%
2027	4.90%	4.25%
2028	4.70%	4.25%
2029+	4.50%	4.50%

Mortality assumptions for the determination of the total pension liability for each of the Division Trust Funds as shown below are applied, as applicable, in the determination of the total OPEB liability for the HCTF. Affiliated employers of the State, School, Local Government, and Judicial Divisions participate in the HCTF.

Healthy mortality assumptions for active members were based on the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allow for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 70 percent factor applied to male rates and a 55 percent factor applied to female rates.

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions were based on the RP-2014 Healthy Annuitant Mortality Table, adjusted as follows:

- **Males:** Mortality improvement projected to 2018 using the MP-2015 projection scale, a 73 percent factor applied to rates for ages less than 80, a 108 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- **Females:** Mortality improvement projected to 2020 using the MP-2015 projection scale, a 78 percent factor applied to rates for ages less than 80, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

Post-retirement non-disabled mortality assumptions for the School and Judicial Divisions were based on the RP-2014 White Collar Healthy Annuitant Mortality Table, adjusted as follows:

- **Males:** Mortality improvement projected to 2018 using the MP-2015 projection scale, a 93 percent factor applied to rates for ages less than 80, a 113 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- **Females:** Mortality improvement projected to 2020 using the MP-2015 projection scale, a 68 percent factor applied to rates for ages less than 80, a 106 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

For disabled retirees, the mortality assumption was based on 90 percent of the RP-2014 Disabled Retiree Mortality Table.

The following health care costs assumptions were updated and used in the measurement of the obligations for the HCTF:

- Initial per capita health care costs for those PERACare enrollees under the PERA benefit structure who are expected to attain age 65 and older ages and are not eligible for premium-free Medicare Part A benefits were updated to reflect the change in costs for the 2019 plan year.
- The morbidity assumptions were updated to reflect the assumed standard aging factors.
- The health care cost trend rates for Medicare Part A premiums were revised to reflect the then-current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four or five years for PERA. Recently, this assumption has been reviewed more frequently. The most recent analyses were outlined in presentations to PERA's Board on October 28, 2016.

Several factors were considered in evaluating the long-term rate of return assumption for the HCTF, including long-term historical data, estimates inherent in current market data, and a log-normal 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 most recent adoption of the long-term expected rate of return by the PERA Board, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

<b>Asset Class</b>	<b>Target Allocation</b>	<b>30 Year Expected Geometric Real Rate of Return</b>
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%	0.20%
<b>Total</b>	<b>100.00%</b>	

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 7.25 percent.

*Sensitivity of Authority's proportionate share of the net OPEB liability to changes in the Health Care Cost Trend Rates.* The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	1% Decrease in Trend Rates	Current Trend Rates	1% Increase in Trend Rates
Initial PERACare Medicare trend rate	4.60%	5.60%	6.60%
Ultimate PERACare Medicare trend rate	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	2.50%	3.50%	4.50%
Ultimate Medicare Part A trend rate	3.50%	4.50%	5.50%
Net OPEB Liability	42,052	43,075	44,257

*Discount rate.* The discount rate used to measure the total OPEB liability was 7.25 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:

**Costilla County Housing Authority  
Notes to Financial Statements (Continued)  
September 30, 2020**

**Note 6 Defined Benefit Pension Plan and OPEB (Continued)**

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2019, measurement date.
- 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 3.50 percent.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the projection test indicates the HCTF's fiduciary net position was projected to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25 percent on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25 percent.

*Sensitivity of the Authority's proportionate share of the net OPEB liability to changes in the discount rate.* The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25 percent, as well as what the proportionate share of the net OPEB 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 (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net OPEB liability	17,661	18,091	18,587

*OPEB plan fiduciary net position.* Detailed information about the HCTF's fiduciary net position is available in PERA's CAFR which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

**Note 7 Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employee; and natural disasters. The Authority carries commercial insurance for these risks of loss. The Authority has not experienced losses that exceeded commercial coverage in any of the last three years.

**Costilla County Housing Authority**  
**Notes to Financial Statements (Continued)**  
**September 30, 2020**

**Note 8 Contingencies**

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 September 30, 2020, 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.

**Note 9 TABOR**

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 10 Risks and Uncertainties**

Subsequent to year-end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Academy, COVID-19 may impact various parts of its 2021 operations and financial results, but the effects are currently unknown. Management believes the Authority is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year-end and are still developing.

**REQUIRED SUPPLEMENTAL INFORMATION**

**Costilla County Housing Authority  
Required Supplementary Information  
Schedule of the Authority's Proportionate Share of the Net Pension Liability - PERA  
Last 10 Fiscal Years \*\***

Measurement date for the year ending December 31,	2019	2018	2017	2016	2015	2014	2013
Authority's proportion of the net pension liability	0.0210518030%	0.0209459042%	0.0209459042%	0.0222984823%	0.0236282839%	0.0248382894%	0.0269524076%
Authority's proportional share of the net pension liability	\$ 153,971	\$ 254,094	\$ 233,219	\$ 301,105	\$ 260,285	\$ 222,628	\$ 221,797
Authority's covered payroll	152,136	138,260	138,503	135,157	134,191	136,103	143,794
Total pension liability	5,324,353,000	5,228,602,000	5,396,516,000	5,123,847,000	4,762,090,000	4,647,777,000	4,517,239,000
Plan fiduciary net position	4,592,962,000	3,971,389,000	4,283,086,000	3,773,506,000	3,660,509,000	3,751,468,000	3,508,312,000
Net pension liability	<u>\$ 731,391,000</u>	<u>\$ 1,257,213,000</u>	<u>\$ 1,113,430,000</u>	<u>\$ 1,350,341,000</u>	<u>\$ 1,101,581,000</u>	<u>\$ 896,309,000</u>	<u>\$ 1,008,927,000</u>
Plan fiduciary net position as a percentage of the total pension liability	86.3%	76.0%	79.4%	73.6%	76.9%	80.7%	77.7%
Net pension liability as a percentage of covered payroll	101%	184%	168%	223%	194%	164%	154%

\*\* The remaining years will be presented when they become available until 10 years are shown

**Costilla County Housing Authority  
Required Supplementary Information  
Schedule of Pension Contributions - PERA  
Last 10 Fiscal Years \*\***

Measurement date for the year ending December 31, Statutorily Required Contribution	2018	2018	2017	2016	2015	2014	2013
	19,291	17,531	17,562	17,138	17,015	17,258	18,233
 Contributions in Relation to the Statutorily Required Contribution	 19,291	 17,531	 17,562	 17,138	 17,015	 17,258	 18,233
 Contribution Deficiency (Excess)	 -	 -	 -	 -	 -	 -	 -
  Covered Payroll	  152,136	  138,260	  138,503	  135,157	  134,191	  136,103	  143,794
Contributions as a % of Covered Payroll	12.68%	12.68%	12.68%	12.68%	12.68%	12.68%	12.68%

\*\* The remaining years will be presented when they become available until 10 years are shown.

**Costilla County Housing Authority**  
**Required Supplementary Information**  
**Schedule of the Authority's Proportionate Share of the OPEB Liability - PERA**  
**Last 10 Fiscal Years \*\***

Measurement date for the year ending December 31, Authority's proportion of the net OPEB liability	2019	2018	2017	2016
	0.0016095010%	0.0015673541%	0.0016276859%	0.0017117262%
Authority's proportional share of the net OPEB liability	\$ 18,091	\$ 21,324	\$ 21,152	\$ 22,193
Authority's covered payroll	152,136	138,260	138,503	135,157
Total OPEB liability	1,488,508,000	1,639,734,000	1,575,822,000	1,556,762,000
Plan fiduciary net position	364,510,000	279,192,000	276,222,000	260,228,000
Net OPEB liability	<u>\$ 1,123,998,000</u>	<u>\$ 1,360,542,000</u>	<u>\$ 1,299,600,000</u>	<u>\$ 1,296,534,000</u>
Plan fiduciary net position as a percentage of the total OPEB liability	24.5%	17.0%	17.5%	16.7%
Net OPEB liability as a percentage of covered payroll	12%	15%	15%	16%

\*\* The remaining years will be presented when they become available until 10 years are shown.

**Costilla County Housing Authority  
Required Supplementary Information  
Schedule of OPEB Contributions - PERA  
Last 10 Fiscal Years \*\***

Measurement date for the year ending December 31,	2019	2018	2017	2016
Statorily Required Contribution	1,552	1,410	1,413	1,379
Contributions in Relation to the Statorily Required Contribution	1,552	1,410	1,413	1,379
Contribution Deficiency (Excess)	-	-	-	-
Covered Payroll	152,136	138,260	138,503	135,157
Contributions as a % of Covered Payroll	1.02%	1.02%	1.02%	1.02%

\*\* The remaining years will be presented when they become available until 10 years are shown.

## **SUPPLEMENTAL SECTION**

**COSTILLA COUNTY HOUSING AUTHORITY  
COMBINING STATEMENT OF NET POSITION  
PROPRIETARY FUND  
SEPTEMBER 30, 2020**

	<b>LOW RENT</b>	<b>RURAL DEVELOPMENT SENIOR</b>	<b>RURAL DEVELOPMENT FAMILY</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Current Assets				
Cash and Cash Equivalents	\$ 546,943	\$ 28,226	\$ 52,767	\$ 627,936
Other Receivables	3,631	8,586	10,907	23,124
Tenants Receivable, Tenants (net of bad debt allowance)	1,218	19	511	1,748
Prepaid Expenses	252	-	-	252
Due from Other Programs	33,417	-	-	33,417
Cash Security Deposit - Restricted	22,425	9,324	9,687	41,436
Restricted Cash - Replacement Reserves	-	91,575	109,541	201,116
Total Current Assets	<u>607,886</u>	<u>137,730</u>	<u>183,413</u>	<u>929,029</u>
Non Current Assets				
Capital Assets				
Land	65,312	-	49,079	114,391
Building and Improvements	4,383,728	1,161,424	939,085	6,484,237
Furniture and Equipment	122,599	51,687	2,280	176,566
Less Accumulated Depreciation	(3,749,925)	(644,243)	(551,995)	(4,946,163)
Total Capital Assets Net of Depreciation	<u>821,714</u>	<u>568,868</u>	<u>438,449</u>	<u>1,829,031</u>
Total Noncurrent Assets	<u>821,714</u>	<u>568,868</u>	<u>438,449</u>	<u>1,829,031</u>
TOTAL ASSETS	<u>1,429,600</u>	<u>706,598</u>	<u>621,862</u>	<u>2,758,060</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred Outflows - Pensions	20,843	3,677	3,677	28,197
Deferred Outflows - OPEB	1,027	181	181	1,389
Total Deferred Outflows of Resources	<u>21,870</u>	<u>3,858</u>	<u>3,858</u>	<u>29,586</u>
<b>LIABILITIES</b>				
Current Liabilities				
Accounts Payable	13,327	2,674	2,267	18,268
Other Accrued Liabilities	264	221	25	510
Tenant Security Deposits	22,425	9,324	9,687	41,436
Accrued Interest Payable	-	868	519	1,387
Current Portion of Long Term Debt	-	14,471	13,809	28,280
Due To Other Programs	-	17,178	16,239	33,417
Total Current Liabilities	<u>36,016</u>	<u>44,736</u>	<u>42,546</u>	<u>123,298</u>
Noncurrent Liabilities:				
Notes and Mortgage Payable	-	786,399	611,156	1,397,555
Net Pension Liability	113,819	20,076	20,076	153,971
Net OPEB Liability	13,373	2,359	2,359	18,091
Total Noncurrent Liabilities	<u>127,192</u>	<u>808,834</u>	<u>633,591</u>	<u>1,569,617</u>
TOTAL LIABILITIES	<u>163,208</u>	<u>853,570</u>	<u>676,137</u>	<u>1,692,915</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Inflows - Pensions	46,565	8,213	8,213	62,991
Deferred Inflows - OPEB	2,923	516	516	3,955
Total Deferred Inflows of Resources	<u>49,488</u>	<u>8,729</u>	<u>8,729</u>	<u>66,946</u>
<b>NET POSITION</b>				
Net Investment in Capital Assets	821,714	(232,002)	(186,516)	403,196
Restricted for Capital Improvements	-	91,575	109,541	201,116
Unrestricted	417,060	(11,416)	17,829	423,473
TOTAL NET POSITION	<u>\$ 1,238,774</u>	<u>\$ (151,843)</u>	<u>\$ (59,146)</u>	<u>\$ 1,027,785</u>

See the accompanying Independent Auditors' Report

**COSTILLA COUNTY HOUSING AUTHORITY**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PROPRIETARY FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	<b>LOW RENT</b>	<b>RURAL DEVELOPMENT SENIOR</b>	<b>RURAL DEVELOPMENT FAMILY</b>	<b>TOTAL</b>
<b>OPERATING REVENUES:</b>				
Dwelling Rental	\$ 128,712	\$ 55,265	\$ 23,365	\$ 207,342
Management Fees	33,832	-	-	33,832
Other Income	16,891	7,195	12,129	36,215
<b>TOTAL OPERATING REVENUES</b>	<u>179,435</u>	<u>62,460</u>	<u>35,494</u>	<u>277,389</u>
<b>OPERATING EXPENSES:</b>				
General and Administrative	189,347	38,817	43,724	271,888
Utilities	53,581	14,764	15,063	83,408
Maintenance and Operation	142,893	17,843	7,776	168,512
Management fees	-	18,432	15,400	33,832
Depreciation	94,777	38,530	28,047	161,354
<b>TOTAL OPERATING EXPENSES</b>	<u>480,598</u>	<u>128,386</u>	<u>110,010</u>	<u>718,994</u>
<b>OPERATING (LOSS)</b>	<u>(301,163)</u>	<u>(65,926)</u>	<u>(74,516)</u>	<u>(441,605)</u>
<b>NON OPERATING REVENUES (EXPENSES):</b>				
Governmental Grants	260,977	111,342	140,913	513,232
Interest Expense	-	(10,972)	(6,782)	(17,754)
Interest Income	611	180	164	955
(Loss) on Disposal of Assets	(496)	-	-	(496)
<b>TOTAL NONOPERATING REVENUE ( EXPENSE)</b>	<u>261,092</u>	<u>100,550</u>	<u>134,295</u>	<u>495,937</u>
<b>INCOME BEFORE TRANSFERS AND CAPITAL CONTRIBUTIONS</b>	<u>(40,071)</u>	<u>34,624</u>	<u>59,779</u>	<u>54,332</u>
HUD Capital Contributions	1,168	-	-	1,168
Net Transfers and Capital Contributions	1,168	-	-	1,168
<b>CHANGE IN NET POSITION</b>	<u>(38,903)</u>	<u>34,624</u>	<u>59,779</u>	<u>55,500</u>
<b>NET POSITION - BEGINNING</b>	1,277,677	(186,467)	(118,925)	972,285
<b>NET POSITION - ENDING</b>	<u>\$ 1,238,774</u>	<u>\$ (151,843)</u>	<u>\$ (59,146)</u>	<u>\$ 1,027,785</u>

See the accompanying Independent Auditors' Report

**COSTILLA COUNTY HOUSING AUTHORITY  
COMBINING STATEMENT OF CASH FLOWS  
PROPRIETARY FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	<u>LOW RENT</u>	<u>RURAL DEVELOPMENT SENIOR</u>	<u>RURAL DEVELOPMENT FAMILY</u>	<u>TOTAL</u>
<b>Cash Flows From Operating Activities:</b>				
Cash Received from Tenants	\$ 173,664	\$ 62,750	\$ 35,222	\$ 271,636
Cash Paid to Suppliers	(242,316)	(98,423)	(89,681)	(430,420)
Cash Paid to Employees	(100,311)	(17,693)	(17,693)	(135,697)
<b>Net Cash (Used) by Operating Activities</b>	<u>(168,963)</u>	<u>(53,366)</u>	<u>(72,152)</u>	<u>(294,481)</u>
<b>Cash Flows From Noncapital Financing Activities:</b>				
Governments Grants	257,346	111,792	141,307	510,445
<b>Net Cash Provided (Used) by Non-Capital Financing Activities</b>	<u>257,346</u>	<u>111,792</u>	<u>141,307</u>	<u>510,445</u>
<b>Cash Flows From Capital and Related Financing Activities:</b>				
Purchase of Property, Plant and Equipment	-	(49,925)	-	(49,925)
HUD Capital Grants	1,168	-	-	1,168
Repayment of Notes and Mortgage	-	(13,229)	(12,563)	(25,792)
Interest on Notes and Mortgage	-	(11,071)	(6,881)	(17,952)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<u>1,168</u>	<u>(74,225)</u>	<u>(19,444)</u>	<u>(92,501)</u>
<b>Cash Flows from Investing Activities:</b>				
Interest Income	611	180	164	955
<b>Net Cash Provided by Investing Activities</b>	<u>611</u>	<u>180</u>	<u>164</u>	<u>955</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<u>90,162</u>	<u>(15,619)</u>	<u>49,875</u>	<u>124,418</u>
<b>Cash and Cash Equivalents, Beginning</b>	<u>479,206</u>	<u>144,744</u>	<u>122,120</u>	<u>746,070</u>
<b>Cash and Cash Equivalents, Ending</b>	<u>\$ 569,368</u>	<u>\$ 129,125</u>	<u>\$ 171,995</u>	<u>\$ 870,488</u>
<b>Detail of cash and cash equivalents:</b>				
Cash	546,943	28,226	52,767	627,936
Cash -security deposit	22,425	9,324	9,687	41,436
Cash- restricted	-	91,575	109,541	201,116
<b>Total cash and cash equivalents</b>	<u>\$ 569,368</u>	<u>\$ 129,125</u>	<u>\$ 171,995</u>	<u>\$ 870,488</u>
<b>Reconciliation of Operating Income to Net Cash Used for Operating Activities:</b>				
Operating Loss	\$ (301,163)	\$ (65,926)	\$ (74,516)	\$ (441,605)
<b>Adjustments to Reconcile Operating Loss to Net Cash Used for Operating Activities:</b>				
Depreciation	94,777	38,530	28,047	161,354
Pension and OPEB Related Changes	42,478	(29,434)	(29,434)	(16,390)
<b>Changes in Assets and Liabilities:</b>				
Accounts Receivable - Tenants	1,109	80	8	1,197
Prepaid Expenses	(252)	-	-	(252)
Accounts Payable	1,207	368	(547)	1,028
Due To / From Other Funds	(7,230)	2,604	4,626	-
Security Deposit	350	210	(280)	280
Other Accrued Liabilities	(239)	202	(56)	(93)
<b>Net Cash (Used) by Operating Activities</b>	<u>\$ (168,963)</u>	<u>\$ (53,366)</u>	<u>\$ (72,152)</u>	<u>\$ (294,481)</u>

Costilla County Housing Authority (CO037)  
San Luis, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	10.427 Rural Rental Assistance Payments	10.415 Rural Rental Housing Loans	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$546,943		\$80,993		\$627,936	\$0	\$627,936
112 Cash - Restricted - Modernization and Development	\$0				\$0	\$0	\$0
113 Cash - Other Restricted	\$0		\$201,116		\$201,116	\$0	\$201,116
114 Cash - Tenant Security Deposits	\$22,425		\$19,011		\$41,436	\$0	\$41,436
115 Cash - Restricted for Payment of Current Liabilities	\$0				\$0	\$0	\$0
100 Total Cash	\$569,368	\$0	\$301,120	\$0	\$870,488	\$0	\$870,488
121 Accounts Receivable - PHA Projects	\$0				\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$203	\$3,428			\$3,631	\$0	\$3,631
124 Accounts Receivable - Other Government	\$0		\$19,493		\$19,493	\$0	\$19,493
125 Accounts Receivable - Miscellaneous	\$0				\$0	\$0	\$0
126 Accounts Receivable - Tenants	\$2,687		\$570		\$3,257	\$0	\$3,257
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,469		-\$40		-\$1,509	\$0	-\$1,509
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0				\$0	\$0	\$0
128 Fraud Recovery	\$0				\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0				\$0	\$0	\$0
129 Accrued Interest Receivable	\$0				\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$1,421	\$3,428	\$20,023	\$0	\$24,872	\$0	\$24,872
131 Investments - Unrestricted	\$0				\$0	\$0	\$0
132 Investments - Restricted	\$0				\$0	\$0	\$0
133 Investments - Restricted for Payment of Current Liability	\$0				\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$252				\$252	\$0	\$252
143 Inventories	\$0				\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0				\$0	\$0	\$0
144 Inter Program Due From	\$36,845				\$36,845	-\$33,417	\$3,428
145 Assets Held for Sale	\$0				\$0	\$0	\$0
150 Total Current Assets	\$607,886	\$3,428	\$321,143	\$0	\$932,457	-\$33,417	\$899,040
161 Land	\$65,312		\$49,079		\$114,391	\$0	\$114,391
162 Buildings	\$4,383,728		\$2,100,509		\$6,484,237	\$0	\$6,484,237
163 Furniture, Equipment & Machinery - Dwellings	\$32,831		\$15,411		\$48,242	\$0	\$48,242
164 Furniture, Equipment & Machinery - Administration	\$89,768		\$38,556		\$128,324	\$0	\$128,324
165 Leasehold Improvements	\$0		\$0		\$0	\$0	\$0
166 Accumulated Depreciation	-\$3,749,925		-\$1,196,238		-\$4,946,163	\$0	-\$4,946,163
167 Construction in Progress	\$0				\$0	\$0	\$0
168 Infrastructure	\$0				\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$821,714	\$0	\$1,007,317	\$0	\$1,829,031	\$0	\$1,829,031
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0				\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0				\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0				\$0	\$0	\$0
174 Other Assets	\$0				\$0	\$0	\$0
176 Investments in Joint Ventures	\$0				\$0	\$0	\$0
180 Total Non-Current Assets	\$821,714	\$0	\$1,007,317	\$0	\$1,829,031	\$0	\$1,829,031
200 Deferred Outflow of Resources	\$21,870		\$7,716		\$29,586	\$0	\$29,586
290 Total Assets and Deferred Outflow of Resources	\$1,451,470	\$3,428	\$1,336,176	\$0	\$2,791,074	-\$33,417	\$2,757,657
311 Bank Overdraft	\$0				\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$8,026		\$1,831		\$9,857	\$0	\$9,857
313 Accounts Payable >90 Days Past Due	\$0				\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0				\$0	\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$0				\$0	\$0	\$0
324 Accrued Contingency Liability	\$0				\$0	\$0	\$0
325 Accrued Interest Payable	\$0		\$1,387		\$1,387	\$0	\$1,387
331 Accounts Payable - HUD PHA Programs	\$0	\$0			\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0				\$0	\$0	\$0
333 Accounts Payable - Other Government	\$0				\$0	\$0	\$0
341 Tenant Security Deposits	\$22,425		\$19,011		\$41,436	\$0	\$41,436
342 Unearned Revenue	\$264		\$246		\$510	\$0	\$510
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0		\$28,280		\$28,280	\$0	\$28,280
344 Current Portion of Long-term Debt - Operating Borrowings	\$0				\$0	\$0	\$0
345 Other Current Liabilities	\$0				\$0	\$0	\$0
346 Accrued Liabilities - Other	\$5,301		\$3,110		\$8,411	\$0	\$8,411
347 Inter Program - Due To	\$0	\$3,428	\$33,417		\$36,845	-\$33,417	\$3,428

See the accompanying Independent Auditor's report

348 Loan Liability - Current	\$0				\$0	\$0	\$0
310 Total Current Liabilities	\$36,016	\$3,428	\$87,282	\$0	\$126,726	-\$33,417	\$93,309
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0		\$1,397,555		\$1,397,555	\$0	\$1,397,555
352 Long-term Debt, Net of Current - Operating Borrowings	\$0				\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0				\$0	\$0	\$0
354 Accrued Compensated Absences - Non Current	\$0				\$0	\$0	\$0
355 Loan Liability - Non Current	\$0				\$0	\$0	\$0
356 FASB 5 Liabilities	\$0				\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$127,192		\$44,870		\$172,062	\$0	\$172,062
350 Total Non-Current Liabilities	\$127,192	\$0	\$1,442,425	\$0	\$1,569,617	\$0	\$1,569,617
300 Total Liabilities	\$163,208	\$3,428	\$1,529,707	\$0	\$1,696,343	-\$33,417	\$1,662,926
400 Deferred Inflow of Resources	\$49,488		\$17,458		\$66,946		\$66,946
508.4 Net Investment in Capital Assets	\$821,714	\$0	-\$418,518	\$0	\$403,196		\$403,196
511.4 Restricted Net Position	\$0	\$0	\$201,116	\$0	\$201,116		\$201,116
512.4 Unrestricted Net Position	\$417,060	\$0	\$6,413	\$0	\$423,473		\$423,473
513 Total Equity - Net Assets / Position	\$1,238,774	\$0	-\$210,989	\$0	\$1,027,785	\$0	\$1,027,785
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,451,470	\$3,428	\$1,336,176	\$0	\$2,791,074	-\$33,417	\$2,757,657

Costilla County Housing Authority (CO037)

San Luis, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/SI

Fiscal Year End: 09/30/2020

	Project Total	14.PHC Public Housing CARES	10.427 Rural Rental Assistance	10.415 Rural Rental Housing	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$128,712		\$73,876		\$202,588	\$0	\$202,588
70400 Tenant Revenue - Other	\$11,749		\$17,233		\$28,982	\$0	\$28,982
70500 Total Tenant Revenue	\$140,461	\$0	\$91,109	\$0	\$231,570	\$0	\$231,570
70600 HUD PHA Operating Grants	\$248,964	\$13,181			\$262,145	\$0	\$262,145
70610 Capital Grants	\$0				\$0	\$0	\$0
70710 Management Fee					\$0	\$0	\$0
70720 Asset Management Fee					\$0	\$0	\$0
70730 Book Keeping Fee					\$0	\$0	\$0
70740 Front Line Service Fee					\$0	\$0	\$0
70750 Other Fees					\$0	\$0	\$0
70700 Total Fee Revenue					\$0	\$0	\$0
70800 Other Government Grants	\$0		\$252,255	\$252,255	\$504,510	\$0	\$504,510
71100 Investment Income - Unrestricted	\$611		\$344		\$955	\$0	\$955
71200 Mortgage Interest Income	\$0				\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0				\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0				\$0	\$0	\$0
71400 Fraud Recovery	\$0				\$0	\$0	\$0
71500 Other Revenue	\$38,974		\$6,845		\$45,819	-\$33,832	\$11,987
71600 Gain or Loss on Sale of Capital Assets	-\$496				-\$496	\$0	-\$496
72000 Investment Income - Restricted	\$0				\$0	\$0	\$0
70000 Total Revenue	\$428,514	\$13,181	\$350,553	\$252,255	\$1,044,503	-\$33,832	\$1,010,671
91100 Administrative Salaries	\$74,584		\$11,946		\$86,530	\$0	\$86,530
91200 Auditing Fees	\$4,117		\$8,234		\$12,351	\$0	\$12,351
91300 Management Fee	\$0				\$0	\$0	\$0
91310 Book-keeping Fee	\$0				\$0	\$0	\$0
91400 Advertising and Marketing	\$1,417		\$2,836		\$4,253	\$0	\$4,253
91500 Employee Benefit contributions - Administrative	\$51,660		-\$30,436		\$21,224	\$0	\$21,224
91600 Office Expenses	\$6,162	\$548	\$5,075		\$11,785	\$0	\$11,785
91700 Legal Expense	\$1,467		\$634		\$2,101	\$0	\$2,101
91800 Travel	\$2,285		\$2,959		\$5,244	\$0	\$5,244
91810 Allocated Overhead	\$0				\$0	\$0	\$0
91900 Other	\$11,663		\$40,226		\$51,889	-\$33,832	\$18,057
91000 Total Operating - Administrative	\$153,355	\$548	\$41,474	\$0	\$195,377	-\$33,832	\$161,545
92000 Asset Management Fee	\$0				\$0	\$0	\$0
92100 Tenant Services - Salaries	\$0				\$0	\$0	\$0
92200 Relocation Costs	\$0				\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0				\$0	\$0	\$0
92400 Tenant Services - Other	\$4,125	\$9,016			\$13,141	\$0	\$13,141
92500 Total Tenant Services	\$4,125	\$9,016	\$0	\$0	\$13,141	\$0	\$13,141
93100 Water	\$22,499		\$13,509		\$36,008	\$0	\$36,008
93200 Electricity	\$5,062		\$4,241		\$9,303	\$0	\$9,303
93300 Gas	\$10,361		\$0		\$10,361	\$0	\$10,361
93400 Fuel	\$0		\$0		\$0	\$0	\$0

See the accompanying Independent Auditor's report

Costilla County Housing Authority (CO037)

San Luis, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/SI

Fiscal Year End: 09/30/2020

93500 Labor	\$0		\$0		\$0	\$0	\$0
93600 Sewer	\$15,659		\$12,077		\$27,736	\$0	\$27,736
93700 Employee Benefit Contributions - Utilities	\$0				\$0	\$0	\$0
93800 Other Utilities Expense	\$0				\$0	\$0	\$0
93000 Total Utilities	\$53,581	\$0	\$29,827	\$0	\$83,408	\$0	\$83,408
94100 Ordinary Maintenance and Operations - Labor	\$25,727		\$23,440		\$49,167	\$0	\$49,167
94200 Ordinary Maintenance and Operations - Materials and Other	\$30,685	\$3,617	\$25,352		\$59,654	\$0	\$59,654
94300 Ordinary Maintenance and Operations Contracts	\$54,731		\$32,811		\$87,542	\$0	\$87,542
94500 Employee Benefit Contributions - Ordinary Maintenance	\$26,237		-\$14,950		\$11,287	\$0	\$11,287
94000 Total Maintenance	\$137,380	\$3,617	\$66,653	\$0	\$207,650	\$0	\$207,650
95100 Protective Services - Labor	\$0				\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0				\$0	\$0	\$0
95300 Protective Services - Other	\$1,895				\$1,895	\$0	\$1,895
95500 Employee Benefit Contributions - Protective Services	\$0				\$0	\$0	\$0
95000 Total Protective Services	\$1,895	\$0	\$0	\$0	\$1,895	\$0	\$1,895
96110 Property Insurance	\$7,640		\$10,677		\$18,317	\$0	\$18,317
96120 Liability Insurance	\$882		\$0		\$882	\$0	\$882
96130 Workmen's Compensation	\$649		\$897		\$1,546	\$0	\$1,546
96140 All Other Insurance	\$3,824		\$996		\$4,820	\$0	\$4,820
96100 Total Insurance Premiums	\$12,995	\$0	\$12,570	\$0	\$25,565	\$0	\$25,565
96200 Other General Expenses	\$79		\$3,671		\$3,750	\$0	\$3,750
96210 Compensated Absences	\$7,236		\$9,822		\$17,058	\$0	\$17,058
96300 Payments in Lieu of Taxes	\$0		\$0		\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$1,993		\$7,802		\$9,795	\$0	\$9,795
96500 Bad debt - Mortgages	\$0				\$0	\$0	\$0
96600 Bad debt - Other	\$0				\$0	\$0	\$0
96800 Severance Expense	\$0				\$0	\$0	\$0
96000 Total Other General Expenses	\$9,308	\$0	\$21,295	\$0	\$30,603	\$0	\$30,603
96710 Interest of Mortgage (or Bonds) Payable	\$0		\$17,753		\$17,753	\$0	\$17,753
96720 Interest on Notes Payable (Short and Long Term)	\$0				\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0				\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$17,753	\$0	\$17,753	\$0	\$17,753
96900 Total Operating Expenses	\$372,639	\$13,181	\$189,572	\$0	\$575,392	-\$33,832	\$541,560
97000 Excess of Operating Revenue over Operating Expenses	\$55,875	\$0	\$160,981	\$252,255	\$469,111	\$0	\$469,111
97100 Extraordinary Maintenance	\$0				\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0				\$0	\$0	\$0
97300 Housing Assistance Payments	\$0				\$0	\$0	\$0
97350 HAP Portability-In	\$0				\$0	\$0	\$0
97400 Depreciation Expense	\$94,777		\$66,577		\$161,354	\$0	\$161,354
97500 Fraud Losses	\$0				\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds							

See the accompanying Independent Auditor's report

Costilla County Housing Authority (CO037)

San Luis, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Si

Fiscal Year End: 09/30/2020

97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense	\$0				\$0	\$0	\$0
90000 Total Expenses	\$467,416	\$13,181	\$256,149	\$0	\$736,746	-\$33,832	\$702,914
10010 Operating Transfer In	\$1,168				\$1,168	-\$253,423	-\$252,255
10020 Operating transfer Out	-\$1,168			-\$252,255	-\$253,423	\$253,423	\$0
10030 Operating Transfers from/to Primary Government	\$0				\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0				\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss	\$0				\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0				\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In	\$0				\$0	\$0	\$0
10092 Inter Project Excess Cash Transfer Out	\$0				\$0	\$0	\$0
10093 Transfers between Program and Project - In	\$0				\$0	\$0	\$0
10094 Transfers between Project and Program - Out	\$0				\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	-\$252,255	-\$252,255	\$0	-\$252,255
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$38,902	\$0	\$94,404	\$0	\$55,502	\$0	\$55,502
11020 Required Annual Debt Principal Payments	\$0	\$0	\$23,524	\$0	\$23,524		\$23,524
11030 Beginning Equity	\$1,277,676	\$0	-\$305,393	\$0	\$972,283	\$0	\$972,283
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0				\$0	\$0	\$0
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	684		528		1212	0	1212
11210 Number of Unit Months Leased	680		520		1200	0	1200
11270 Excess Cash	\$540,565				\$540,565		\$540,565
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

**SINGLE AUDIT SECTION**

# Green & Associates LLC

Certified Public Accountants & Business Consultants

## **INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners  
Costilla County Housing Authority

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 business-type activities as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise Costilla County Housing Authority's basic financial statements, and have issued our report thereon dated December 29, 2020.

### **Internal Control Over Financial Reporting**

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

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

Our consideration of internal control 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.

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## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Costilla County Housing Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Gurn + Associates LLC". The signature is written in black ink and is positioned above the typed address and date.

Longmont, CO  
December 29, 2020

# Green & Associates LLC

Certified Public Accountants & Business Consultants

## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE UNIFORM GUIDANCE

To the Board of Commissioners  
Costilla County Housing Authority

### **Report on Compliance for Each Major Federal Program**

We have audited Costilla County Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Costilla County Housing Authority's major federal programs for the year ended September 30, 2020. Costilla County Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

### **Management's Responsibility**

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

### **Auditor's Responsibility**

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

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

### **Opinion on Each Major Federal Program**

In our opinion, Costilla County Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

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## Report on Internal Control Over Compliance

Management of Costilla County Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Costilla County Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Costilla County Housing Authority's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose. This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, federal awarding agencies, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



Longmont, CO  
December 29, 2020

**COSTILLA COUNTY HOUSING AUTHORITY  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

<u>Federal Grantor</u>	<u>CFDA NUMBER</u>	<u>EXPENDITURES</u>
U.S. Department of Housing and Urban Development:		
Public Housing Operating Subsidy	14.850a	247,796
Public Housing Capital Fund Program	14.872	1,168
Total US Department of Housing and Urban Development		<u>248,964</u>
U.S. Department of Agriculture		
Rural Development-Rental Assistance	10.427	252,255
Rural Development Loan	10.415	1,451,627
Total U.S. Department of Agriculture		<u>1,703,882</u>
Department of the Treasury		
Coronavirus Aid Relief, and Economic Security Act	21.019	13,181
Total Federal Financial Awards		<u>\$ 1,966,027</u>

**Note 1. Basis of Presentation**

The schedule of expenditures of federal awards is presented in accordance with requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Therefore some amounts presented in this schedule may differ from amounts presented in the financial statement.

**Note 2. Rural Development Loan**

The Authority had two loans that were guaranteed by the U.S. Department of Agriculture. The ending balances of each of the loans at September 30, 2020 were \$624,965 and \$800,870.

**Note 3. Indirect Cost Rate**

The Authority uses the deminis cost rate of 10% to allocate indirect costs.

**COSTILLA COUNTY HOUSING AUTHORITY  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
SEPTEMBER 30, 2020**

**Summary of Auditors' Results**

*Financial Statements*

Type of auditors' report issued: unmodified

Internal control over financial reporting:

- Material Weakness identified?  yes  no
- Significant deficiency identified that are not considered to be material weakness?  yes  no

Noncompliance material to financial statements noted?

yes  no

*Federal Awards*

Internal control over major programs:

- Material Weakness identified?  yes  no
- Significant deficiency identified that are not considered to be material weakness?  yes  no

Type of auditors' report issued on compliance for major programs: unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a)?

yes  no

Identification of major programs:

Rural Development-Rental Assistance  
And Rural Development Loan program 10.415

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Auditee qualified as low-risk auditee?

yes  no

**Current years findings: None**

**Prior years findings: None**