

**REGIONAL HOUSING AUTHORITY OF  
SUTTER AND NEVADA COUNTIES,  
CALIFORNIA**

**FINANCIAL STATEMENTS  
TOGETHER WITH  
INDEPENDENT AUDITOR'S REPORT  
FOR THE YEAR ENDED  
MARCH 31, 2015**

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**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Annual Financial Report  
For the Year Ended March 31, 2015**

**Table of Contents**

	Page
<b>INTRODUCTORY SECTION</b>	
List of Officials. . . . .	i
<b>FINANCIAL SECTION</b>	
Independent Auditor’s Report. . . . .	1-3
Management’s Discussion and Analysis (Unaudited). . . . .	4-8
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position. . . . .	9
Statement of Activities. . . . .	10
Fund Financial Statements:	
Proprietary Funds:	
Statement of Net Position. . . . .	11-12
Statement of Revenues, Expenses, and Changes in Net Position. . . . .	13
Statement of Cash Flows. . . . .	14-15
Fiduciary Funds:	
Statement of Fiduciary Net Position. . . . .	16
Statement of Changes in Fiduciary Net Position. . . . .	17
Notes to Basic Financial Statements. . . . .	18-37
Required Supplementary Information (Unaudited):	
Schedule of Funding Progress - Other Postemployment Benefits (OPEB). . . . .	38
Supplementary Information:	
Combining Statement of Net Position - Public Housing. . . . .	39
Combining Statement of Revenues, Expenses, and Changes in Net Position - Public Housing. . . . .	40
Combining Statement of Cash Flows - Public Housing. . . . .	41-42
Combining Statement of Net Position - Rural Development. . . . .	43
Combining Statement of Revenues, Expenses, and Changes in Net Position - Rural Development. . . . .	44
Combining Statement of Cash Flows - Rural Development. . . . .	45-46
Combining Statement of Net Position - Business Activities. . . . .	47-48
Combining Statement of Revenues, Expenses, and Changes in Net Position - Business Activities. . . . .	49-50
Combining Statement of Cash Flows - Business Activities. . . . .	51-54
Combining Statement of Net Position - State/Local. . . . .	55
Combining Statement of Revenues, Expenses, and Changes in Net Position - State/Local. . . . .	56
Combining Statement of Cash Flows - State/Local. . . . .	57-58
Combining Statement of Fiduciary Net Position. . . . .	59-60
Combining Statement of Changes in Fiduciary Net Position. . . . .	61-62

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## **INTRODUCTORY SECTION**

- **List of Officials**

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**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**List of Officials**

**For the Year Ended March 31, 2015**

Diane Hodges, Chairperson	City of Live Oak	November 2018
Brian Foss, Vice-Chairperson	County of Nevada	June 2015
Jim Whiteaker	County of Sutter	December 2018
Martha Griese	City of Yuba City	December 2017
Stan Cleveland	City of Yuba City	December 2018
Charles Epp	City of Live Oak	February 2017
Dan Miller	County of Nevada	June 2015
Suzanne Gallaty	Tenant Representative	February 2017

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## **FINANCIAL SECTION**

- **Independent Auditor's Report**
- **Management's Discussion and Analysis**
- **Basic Financial Statements**
- **Required Supplementary Information**

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Commissioners  
Regional Housing Authority of Sutter and Nevada Counties  
Yuba City, California

**Report on the Financial Statements**

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of Regional Housing Authority of Sutter and Nevada Counties, Yuba City, California (Authority) as of and for the year ended March 31, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

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

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

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

To the Board of Commissioners  
Regional Housing Authority of Sutter and Nevada Counties  
Yuba City, California

## **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, each major fund, and the aggregate remaining fund information of the Authority as of March 31, 2015, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 2A to the basic financial statements, errors were detected in prior year net position. The correction of these errors resulted in the restatement of beginning net position for the year ended March 31, 2015. Our opinion is not modified with respect to this matter.

As described in Note 10 to the financial statements, in 2015, the Authority implemented Governmental Accounting Standards Board (GASB ) Statement No. 70. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

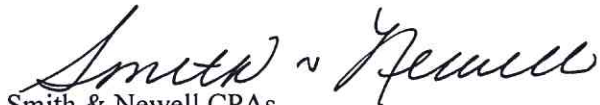
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

To the Board of Commissioners  
Regional Housing Authority of Sutter and Nevada Counties  
Yuba City, California

**Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated September 30, 2015 on our consideration of the 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 the Authority's internal control over financial reporting and compliance.



Smith & Newell CPAs  
Yuba City, California  
September 30, 2015

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**Management's Discussion and Analysis  
(Unaudited)**

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Regional Area Housing Authority of Sutter and Nevada Counties (Housing Authority) we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended March 31, 2015. We encourage readers to consider the information presented here in conjunction with additional information in our financial statements.

### **FINANCIAL HIGHLIGHTS**

#### **Entity-wide:**

- The Housing Authority's total net position was \$16,411,159 as of March 31, 2015, all of which was business-type activities.
- Entity-wide business-type revenues include program revenues of \$17,082,060, and general revenues of \$547,226 for a total of \$17,629,286.
- Entity-wide Business-type expenses were \$12,665,530.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of a series of financial statements, commonly referred to as the Housing Authority's Basic Financial Statements. Management's Discussion and Analysis introduces these statements and includes two different views of the Housing Authority's financial activities and position: (1) Government-Wide Financial Statements provide information about the activities of the Housing Authority as a whole and present a longer-term view of the Housing Authority's finances; (2) Fund Financial Statements provide detailed information about the individual functions of Housing Authority programs, telling how services were financed in the short-term as well as what remains for future spending.

Each set of statements presents the Housing Authority's finances in a distinct way. To assist the reader in understanding the differences between them, a brief discussion of each follows, including the relationship of these statements to each other and the significant differences in the information they provide.

#### **Government-Wide Financial Statements**

The Government-Wide Financial Statements provide a broad overview of Housing Authority finances in a manner similar to private sector business. These statements present all non-fiduciary activities of the Housing Authority in the following area:

- **Business-Type Activities** - these services rely upon user fees and charges to help cover all or most of their costs. All activities of the Housing Authority are reported here.

Within the framework of these activities, a Statement of Net Position and a Statement of Activities report information about the Housing Authority as a whole. These statements include all assets and liabilities of the Housing Authority (i.e., infrastructure and long-term debt) and use the accrual basis of accounting in which all the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

The two statements can be generally described as follows:

- **The Statement of Net Position** presents information on all the Housing 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 Housing Authority is improving or deteriorating.
- **The Statement of Activities** presents information showing how the Housing Authority's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs regardless of the timing of related cash flows.

Notably, these statements differ from the Fund Financial Statements in that they exclude certain interfund receivables, payables and other interfund activity as prescribed by GASB Statement No. 34.

### **Fund Financial Statements**

The Fund Financial Statements provide detailed information about each of the Housing Authority's most significant funds – not the Housing Authority as a whole. Management establishes funds to help control and manage money for particular purposes. Funds are organized into proprietary and fiduciary fund types.

- **Proprietary Funds** - when the Housing Authority charges customers for services it provides, whether outside customers or to other units of the Housing Authority, these services are generally reported in proprietary funds. Proprietary funds provide the same type of information as shown in the government-wide financial statements (i.e., business-type activities), only in more detail. The Housing Authority uses enterprise funds to account for all of its operations.
- **Fiduciary Funds** - the Housing Authority is the trustee, or fiduciary, for certain funds held on behalf of external parties. The Housing Authority's fiduciary activities are reported in separate Statements of Fiduciary Net Position. These activities are excluded from the Housing Authority's other financial statements because the resources of the funds are not available to support the Housing Authority's own programs. The Housing Authority is responsible for ensuring that the assets reported in these funds are used for the intended purposes.

### **NOTES TO BASIC 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.

### **REQUIRED SUPPLEMENTARY INFORMATION**

In addition to the basic financial statements and accompanying notes, this report presents the following required supplementary information: Schedule of Funding Progress.

## FINANCIAL ANALYSIS OF THE GOVERNMENT-WIDE STATEMENTS

### Analysis of Net Position

	Business-Type Activities		Total	
	2015	2014	Dollar Change	% Change
Assets:				
Current and other assets	\$ 7,944,531	\$ 8,005,050	(\$ 60,519)	(0.76)
Capital assets	29,849,301	23,523,876	6,325,425	26.89
<b>Total Assets</b>	<b>37,793,832</b>	<b>31,528,926</b>	<b>6,264,906</b>	<b>19.87</b>
Liabilities:				
Current and other liabilities	6,179,868	5,303,750	876,118	16.52
Noncurrent liabilities	15,202,805	15,032,453	170,352	1.13
<b>Total Liabilities</b>	<b>21,382,673</b>	<b>20,336,203</b>	<b>1,046,470</b>	<b>5.15</b>
Net Position:				
Net investment in capital assets	15,334,773	9,095,927	6,238,846	68.59
Restricted	56,392	-	56,392	100.00
Unrestricted	1,019,994	2,096,796	( 1,076,802)	(51.35)
<b>Total Net Position</b>	<b>\$ 16,411,159</b>	<b>\$ 11,192,723</b>	<b>\$ 5,218,436</b>	<b>46.62</b>

Net position represents the difference between the Housing Authority's resources and its obligations. At March 31, 2015, the largest portion of the Housing Authority's total net position, 93 percent, reflects the investment in capital assets, less related debt outstanding used to acquire the capital assets. These capital assets are used by the Housing Authority to provide services to the citizens. These assets are not available for future spending. Additional capital asset information can be found in the Capital Asset and Debt Administration section of this MD&A. The unrestricted balance of net position may be used at the Housing Authority's discretion.

## Statement of Changes in Net Position

	Business-Type Activities		Total	
	2015	2014	Dollar Change	% Change
Revenues:				
Program Revenues:				
Charges for services	\$ 9,615,816	\$ 9,475,647	\$ 140,169	1.48
Operating grants and	5,381,402	2,614,633	2,766,769	105.82
Capital grants and contributions	2,084,842	-	2,084,842	100.00
General Revenues:				
Interest and investment earnings	6,089	6,719	( 630)	(9.38)
Partnership income (expense)	( 8)	-	( 8)	(100.00)
Miscellaneous	541,145	640,262	( 99,117)	(15.48)
<b>Total Revenues</b>	<b>17,629,286</b>	<b>12,737,261</b>	<b>4,892,025</b>	<b>38.41</b>
Expenses:				
Public Housing	1,675,049	1,551,829	123,220	7.94
Rural Development	2,026,861	2,078,840	( 51,979)	(2.50)
Business Activities	1,625,533	1,290,347	335,186	25.98
Housing Choice Vouchers	6,554,780	6,735,558	( 180,778)	(2.68)
State/Local	783,307	802,962	( 19,655)	(2.45)
<b>Total Expenses</b>	<b>12,665,530</b>	<b>12,229,034</b>	<b>436,496</b>	<b>3.57</b>
<b>Change in Net Position</b>	<b>4,963,756</b>	<b>277,725</b>	<b>4,686,031</b>	<b>1,687.29</b>
Net Position - Beginning	11,192,723	10,914,998	277,725	2.54
Prior Period Adjustment	254,680	-	254,680	100.00
Net Position - Beginning, Restated	11,447,403	10,914,998	532,405	4.88
<b>Total Net Position</b>	<b>\$ 16,411,159</b>	<b>\$ 11,192,723</b>	<b>\$ 5,218,436</b>	<b>46.62</b>

### Revenue

The Housing Authority's total revenue from business-type activities was \$17.6 million for the fiscal year ended March 31, 2015. Charges for services provided 55 percent of the total revenue received during the 2013/14 fiscal year, intergovernmental operating revenues provided 31 percent of total revenues received during the fiscal year, and intergovernmental capital revenues provided 12 percent of total revenues received during the fiscal year.

## Expenses

Expenses of the Housing Authority for the year totaled \$12.7 million.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Assets

The Housing Authority's investment in capital assets for its business-type activities as of March 31, 2015, was \$29,849,301 (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, and equipment. Net additions to capital assets were \$7,214,209 and net additions to accumulated depreciation were (\$888,784). Therefore the Housing Authority's net investment in capital assets increased \$6,325,425 from March 31, 2014.

### Long-term Debt

At the end of the current fiscal year, the Housing Authority had total long-term obligations outstanding of \$15,202,805, an increase of \$170,352 from March 31, 2014.

The following table shows the composition of the Housing Authority's total outstanding debt for proprietary funds.

#### Regional Area Housing Authority of Sutter and Nevada Counties Long-Term Debt

	Business-Type Activities	
	2015	2014
Revenue Bonds	\$ 2,280,257	\$ 4,972,690
Loans Payable	12,234,271	9,454,759
Line of Credit	-	500
OPEB Liability	479,142	410,466
Compensated Absences	209,135	194,038
Total Long-Term Debt	<u>\$ 15,202,805</u>	<u>\$ 15,032,453</u>

## ECONOMIC FACTORS

Since the Housing Authority is dependent on funding from HUD, Rural Development and State and local governments for a majority of its operations, the Housing Authority is affected by the federal budget, proration, sequestration and other State and local economic conditions. With HUD subsidies continuing to be prorated, subsidy changes in the Public Housing and Housing Choice Vouchers programs will not only affect the upkeep of the Public Housing properties, but the number of community households that can be assisted through the Housing Choice Voucher program.

## REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Authority's finances for all those with an interest in the Housing Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, at the Regional Housing Authority of Sutter and Nevada Counties, 1455 Butte House Rd., Yuba City, CA 95993.

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## **Basic Financial Statements**

- **Government-Wide Financial Statements**

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**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Statement of Net Position**

**March 31, 2015**

	<b>Business-Type Activities</b>
<b>ASSETS</b>	
Cash and investments	\$ 5,308,923
Cash with fiscal agent	300,737
Receivables:	
Tenants, net	53,624
Operating reimbursement	966,168
Other	33,431
Prepaid costs	1,373
Investment in partnership	319,892
Restricted assets:	
Cash and investments	960,383
Total restricted assets	<u>960,383</u>
Capital assets:	
Nondepreciable assets	8,541,702
Depreciable assets, net	21,307,599
Total capital assets	<u>29,849,301</u>
<b>Total Assets</b>	<u>37,793,832</u>
<b>LIABILITIES</b>	
Accounts payable	1,473,221
Retention payable	190,569
Accrued interest	99,000
Prepaid tenant rent	17,879
Accrued salaries and benefits	130,457
Security deposits payable	118,685
Escrow deposits payable	126,426
Unearned revenue	4,023,631
Long-term liabilities:	
Due within one year	430,177
Due in more than one year	14,772,628
<b>Total Liabilities</b>	<u>21,382,673</u>
<b>NET POSITION</b>	
Net investment in capital assets	15,334,773
Restricted	56,392
Unrestricted	1,019,994
<b>Total Net Position</b>	<u>\$ 16,411,159</u>

The notes to the basic financial statements are an integral part of this statement.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Activities**  
**For the Year Ended March 31, 2015**

<b>Function/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>		<b>Capital Grants and Contributions</b>	<b>Net (Expense) Revenue and Changes in Net Position</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>		
Business-type activities					
Public Housing	\$ 1,675,049	\$ 954,424	\$ 680,086	\$ -	(40,539)
Rural Development	2,026,861	1,074,243	3,710,945	-	2,758,327
Business Activities	1,625,533	721,601	107,792	100,469	(695,671)
Housing Choice Vouchers	6,554,780	6,683,187	26,157	260,000	414,564
State/Local	783,307	182,361	856,422	1,724,373	1,979,849
<b>Total Business-Type Activities</b>	<b>\$ 12,665,530</b>	<b>\$ 9,615,816</b>	<b>\$ 5,381,402</b>	<b>\$ 2,084,842</b>	<b>4,416,530</b>
<b>General revenues:</b>					
Interest and investment earnings					6,089
Partnership income (expense)					(8)
Miscellaneous					541,145
<b>Total General Revenues</b>					<b>547,226</b>
<b>Change in Net Position</b>					<b>4,963,756</b>
<b>Net Position - Beginning</b>					<b>11,192,723</b>
Prior period adjustment					254,680
<b>Net Position - Beginning, Restated</b>					<b>11,447,403</b>
<b>Net Position - Ending</b>					<b>\$ 16,411,159</b>

The notes to the basic financial statements are an integral part of this statement.

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## **Basic Financial Statements**

- **Fund Financial Statements**

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**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Net Position**  
**Proprietary Funds**  
**March 31, 2015**

	<u>Public Housing</u>	<u>Rural Development</u>	<u>Business Activities</u>
<b>ASSETS</b>			
Current Assets:			
Cash and investments	\$ 968,550	\$ 3,937,638	\$ 30,603
Cash with fiscal agent	204,416	-	96,321
Receivables:			
Tenants, net	19,986	8,964	14,376
Operating reimbursement	-	-	17,582
Other	-	-	-
Prepaid costs	-	1,373	-
Due from other funds	141,740	1,544,936	281,345
Investment in partnership	319,892	-	-
<b>Total Current Assets</b>	<u>1,654,584</u>	<u>5,492,911</u>	<u>440,227</u>
Restricted Assets:			
Cash and investments	-	872,493	-
<b>Total Restricted Assets</b>	<u>-</u>	<u>872,493</u>	<u>-</u>
Capital Assets:			
Nondepreciable assets	550,880	4,619,172	2,590,260
Depreciable assets, net	3,392,086	10,118,725	5,025,361
<b>Total Capital Assets</b>	<u>3,942,966</u>	<u>14,737,897</u>	<u>7,615,621</u>
<b>Total Assets</b>	<u>\$ 5,597,550</u>	<u>\$ 21,103,301</u>	<u>\$ 8,055,848</u>

The notes to the basic financial statements are an integral part of this statement.

<b>Housing Choice Vouchers</b>	<b>State/ Local</b>	<b>Totals</b>
\$ 4,645	\$ 367,487	\$ 5,308,923
-	-	300,737
4,696	5,602	53,624
850,643	97,943	966,168
33,431	-	33,431
-	-	1,373
-	26,881	1,994,902
-	-	319,892
<u>893,415</u>	<u>497,913</u>	<u>8,979,050</u>
<u>87,890</u>	<u>-</u>	<u>960,383</u>
<u>87,890</u>	<u>-</u>	<u>960,383</u>
-	781,390	8,541,702
<u>8,479</u>	<u>2,762,948</u>	<u>21,307,599</u>
<u>8,479</u>	<u>3,544,338</u>	<u>29,849,301</u>
<u>\$ 989,784</u>	<u>\$ 4,042,251</u>	<u>\$ 39,788,734</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Net Position**  
**Proprietary Funds**  
**March 31, 2015**

	<u>Public Housing</u>	<u>Rural Development</u>	<u>Business Activities</u>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	\$ 78,741	\$ 1,338,008	\$ 25,246
Retention payable	-	190,569	-
Accrued interest	-	-	99,000
Prepaid tenant rent	6,463	8,038	3,309
Accrued salaries and benefits	29,491	40,455	34,855
Security deposits payable	51,491	28,809	26,860
Escrow deposits payable	-	-	-
Due to other funds	141,740	490,603	1,224,452
Unearned revenue	-	3,947,720	-
Compensated absences payable	23,808	34,648	33,694
Bonds payable	-	19,796	-
Loans payable	-	223,268	79,485
<b>Total Current Liabilities</b>	<u>331,734</u>	<u>6,321,914</u>	<u>1,526,901</u>
Noncurrent Liabilities:			
OPEB liability	101,904	144,978	125,588
Compensated absences - net of current portion	17,837	26,801	40,228
Bonds payable - net of current portion	1,625,000	635,461	-
Loans payable - net of current portion	-	6,742,043	5,189,475
<b>Total Noncurrent Liabilities</b>	<u>1,744,741</u>	<u>7,549,283</u>	<u>5,355,291</u>
<b>Total Liabilities</b>	<u>2,076,475</u>	<u>13,871,197</u>	<u>6,882,192</u>
<b>NET POSITION</b>			
Net investment in capital assets	2,317,966	7,117,329	2,346,661
Restricted	-	-	-
Unrestricted	1,203,109	114,775	(1,173,005)
<b>Total Net Position</b>	<u>\$ 3,521,075</u>	<u>\$ 7,232,104</u>	<u>\$ 1,173,656</u>

The notes to the basic financial statements are an integral part of this statement.



<b>Housing Choice Vouchers</b>	<b>State/ Local</b>	<b>Totals</b>
\$ 12,300	\$ 18,926	\$ 1,473,221
-	-	190,569
-	-	99,000
2	67	17,879
25,499	157	130,457
-	11,525	118,685
126,426	-	126,426
111,226	26,881	1,994,902
-	75,911	4,023,631
15,330	148	107,628
-	-	19,796
-	-	302,753
<u>290,783</u>	<u>133,615</u>	<u>8,604,947</u>
106,092	580	479,142
16,490	151	101,507
-	-	2,260,461
-	-	11,931,518
<u>122,582</u>	<u>731</u>	<u>14,772,628</u>
<u>413,365</u>	<u>134,346</u>	<u>23,377,575</u>
8,479	3,544,338	15,334,773
-	56,392	56,392
<u>567,940</u>	<u>307,175</u>	<u>1,019,994</u>
<u>\$ 576,419</u>	<u>\$ 3,907,905</u>	<u>\$ 16,411,159</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Proprietary Funds**  
**For the Year Ended March 31, 2015**

	<b>Public Housing</b>	<b>Rural Development</b>	<b>Business Activities</b>
<b>OPERATING REVENUES</b>			
Dwelling rents	\$ 918,414	\$ 1,061,509	\$ 668,604
Housing assistance payments revenue and fees	-	-	-
Other tenant revenue	36,010	12,734	52,997
Other revenue	158	4,027	464,939
<b>Total Operating Revenues</b>	<u>954,582</u>	<u>1,078,270</u>	<u>1,186,540</u>
<b>OPERATING EXPENSES</b>			
Administrative	532,899	425,092	483,578
Tenant services	50,364	18,094	18,491
Utilities	247,380	270,899	91,631
Maintenance	423,180	640,417	238,859
Protective services	12,914	19,773	5,713
Insurance premiums	22,281	46,344	9,813
Other general expenses	169,614	34,997	46,188
Housing assistance payments	-	-	-
Amortization	-	-	161,374
Depreciation	154,086	435,330	245,531
<b>Total Operating Expenses</b>	<u>1,612,718</u>	<u>1,890,946</u>	<u>1,301,178</u>
<b>Operating Income (Loss)</b>	<u>(658,136)</u>	<u>(812,676)</u>	<u>(114,638)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Intergovernmental revenue	680,086	3,710,945	107,792
Partnership revenue (expense)	(8)	-	-
Interest income	202	4,939	296
Interest expense	(62,331)	(135,915)	(324,355)
<b>Total Non-operating Revenue (Expenses)</b>	<u>617,949</u>	<u>3,579,969</u>	<u>(216,267)</u>
<b>Income (Loss) Before Transfers</b>	<u>(40,187)</u>	<u>2,767,293</u>	<u>(330,905)</u>
Capital contribution	-	-	100,469
<b>Change in Net Position</b>	<u>(40,187)</u>	<u>2,767,293</u>	<u>(230,436)</u>
<b>Total Net Position - Beginning</b>	3,241,362	4,464,811	1,404,092
Prior period adjustment	319,900	-	-
<b>Total Net Position - Beginning, Restated</b>	<u>3,561,262</u>	<u>4,464,811</u>	<u>1,404,092</u>
<b>Total Net Position - Ending</b>	<u>\$ 3,521,075</u>	<u>\$ 7,232,104</u>	<u>\$ 1,173,656</u>

The notes to the basic financial statements are an integral part of this statement.

<b>Housing Choice Vouchers</b>	<b>State/ Local</b>	<b>Totals</b>
\$ -	\$ 180,048	\$ 2,828,575
6,683,187	-	6,683,187
-	2,313	104,054
44,675	27,346	541,145
<u>6,727,862</u>	<u>209,707</u>	<u>10,156,961</u>
633,158	433,641	2,508,368
70,872	2,906	160,727
6,083	83,708	699,701
10,514	186,005	1,498,975
-	-	38,400
8,130	6,793	93,361
121,381	16,982	389,162
5,704,077	-	5,704,077
-	-	161,374
565	53,272	888,784
<u>6,554,780</u>	<u>783,307</u>	<u>12,142,929</u>
<u>173,082</u>	<u>(573,600)</u>	<u>(1,985,968)</u>
26,157	856,422	5,381,402
-	-	(8)
541	111	6,089
-	-	(522,601)
<u>26,698</u>	<u>856,533</u>	<u>4,864,882</u>
199,780	282,933	2,878,914
260,000	1,724,373	2,084,842
459,780	2,007,306	4,963,756
181,859	1,900,599	11,192,723
(65,220)		254,680
<u>116,639</u>	<u>1,900,599</u>	<u>11,447,403</u>
<u>\$ 576,419</u>	<u>\$ 3,907,905</u>	<u>\$ 16,411,159</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended March 31, 2015**

	<b>Public Housing</b>	<b>Rural Development</b>	<b>Business Activities</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	\$ 949,324	\$ 1,091,456	\$ 1,188,266
Housing assistance payments on behalf of tenants	-	-	-
Payments to suppliers	(855,187)	(744,934)	(538,133)
Payments to employees	(555,758)	(618,188)	(282,715)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(461,621)</u>	<u>(271,666)</u>	<u>367,418</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Intergovernmental revenues received	564,055	3,300,203	139,627
Interfund loans received	141,740	490,603	1,224,452
Interfund loans made	(141,740)	(1,544,936)	(281,345)
Interfund loans repaid	-	1,099,667	(1,325,446)
Interfund loan repayments received	-	-	225,779
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<u>564,055</u>	<u>3,345,537</u>	<u>(16,933)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition of capital assets	(155,533)	(3,133,930)	(602,597)
Proceeds of debt	-	-	3,022,346
Principal paid on debt	-	(226,516)	(2,860,321)
Interest paid on debt	(62,331)	(135,914)	(311,125)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<u>(217,864)</u>	<u>(3,496,360)</u>	<u>(751,697)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	201	5,132	297
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>201</u>	<u>5,132</u>	<u>297</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(115,229)	(417,357)	(400,915)
<b>Balances - Beginning</b>	<u>1,288,195</u>	<u>5,227,488</u>	<u>527,839</u>
<b>Balances - Ending</b>	<u>\$ 1,172,966</u>	<u>\$ 4,810,131</u>	<u>\$ 126,924</u>

The notes to the basic financial statements are an integral part of this statement.

<b>Housing Choice Vouchers</b>	<b>State/ Local</b>	<b>Totals</b>
\$ 131,094	\$ 213,994	\$ 3,574,134
5,731,209	-	5,731,209
(5,990,813)	(494,513)	(8,623,580)
(470,463)	(597,708)	(2,524,832)
<u>(598,973)</u>	<u>(878,227)</u>	<u>(1,843,069)</u>
-	1,044,769	5,048,654
286,157	26,881	2,169,833
-	(26,881)	(1,994,902)
-	-	(225,779)
-	-	225,779
<u>286,157</u>	<u>1,044,769</u>	<u>5,223,585</u>
-	(23,603)	(3,915,663)
-	-	3,022,346
-	-	(3,086,837)
-	-	(509,370)
<u>-</u>	<u>(23,603)</u>	<u>(4,489,524)</u>
<u>541</u>	<u>111</u>	<u>6,282</u>
<u>541</u>	<u>111</u>	<u>6,282</u>
(312,275)	143,050	(1,102,726)
<u>293,584</u>	<u>224,437</u>	<u>7,561,543</u>
<u>\$ (18,691)</u>	<u>\$ 367,487</u>	<u>\$ 6,458,817</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended March 31, 2015**

	<u>Public Housing</u>	<u>Rural Development</u>	<u>Business Activities</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ (658,136)	\$ (812,676)	\$ (114,638)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	154,086	435,330	406,905
Decrease (increase) in:			
Accounts receivable - tenants, net	(2,732)	7,644	(1,798)
Accounts receivable - operating reimbursement	-	-	-
Accounts receivable - other	-	-	-
Prepaid costs	-	(27)	-
Deposits	-	-	3,444
Increase (decrease) in:			
Accounts payable	4,060	42,388	(71,475)
Prepaid tenant rent	(44)	2,819	(76)
Accrued salaries and benefits	14,674	15,583	23,496
Security deposits payable	(2,482)	2,723	3,600
Escrow deposits payable	-	-	-
OPEB liability	21,393	31,340	73,845
Compensated absences payable	7,560	3,210	44,115
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>\$ (461,621)</u>	<u>\$ (271,666)</u>	<u>\$ 367,418</u>
<b>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Contribution of capital assets	\$ -	\$ -	\$ 100,469

The notes to the basic financial statements are an integral part of this statement.

<b>Housing Choice Vouchers</b>	<b>State/ Local</b>	<b>Totals</b>
\$ 173,082	\$ (573,600)	\$ (1,985,968)
565	53,272	1,050,158
6,286	131	9,531
(850,643)	-	(850,643)
26,172	-	26,172
-	-	(27)
-	-	3,444
(10,236)	(250,161)	(285,424)
(202)	(93)	2,404
572	(13,069)	41,256
-	4,249	8,090
54,163	-	54,163
15,545	(73,359)	68,764
(14,277)	(25,597)	15,011
<u>\$ (598,973)</u>	<u>\$ (878,227)</u>	<u>\$ (1,843,069)</u>
\$ -	\$ 1,724,373	\$ 100,469

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Fiduciary Net Position**  
**Fiduciary Funds**  
**March 31, 2015**

	<b>Agency Fund</b>
<b>ASSETS</b>	
Cash and investments	\$ 317,433
Accounts receivable - tenants, net	6,026
<b>Total Assets</b>	323,459
<b>LIABILITIES</b>	
Accounts payable	2,823
Prepaid tenant rent	236
Security deposits payable	9,950
Agency obligations	310,450
<b>Total Liabilities</b>	\$ 323,459

The notes to the basic financial statements are an integral part of this statement.



**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Statement of Changes in Fiduciary Net Position**  
**For the Year Ended March 31, 2015**

	<b>Agency Fund</b>
<b>OPERATING REVENUES</b>	
Dwelling rents	\$ 192,857
Other tenant revenue	3,505
Interest income	289
<b>Total Operating Revenues</b>	<b>196,651</b>
<b>OPERATING EXPENSES</b>	
Administrative	37,812
Utilities	22,333
Maintenance	97,044
Insurance premiums	36
Other general expenses	2,276
<b>Total Operating Expenses</b>	<b>159,501</b>
<b>Change in Net Assets</b>	<b>37,150</b>
<b>Total Agency Obligations - Beginning</b>	<b>273,300</b>
<b>Total Agency Obligations - Ending</b>	<b>\$ 310,450</b>

The notes to the basic financial statements are an integral part of this statement.

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## **Basic Financial Statements**

- **Notes to Basic Financial Statements**

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# REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

## Notes to Basic Financial Statements

For the Year Ended March 31, 2015

### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Regional Housing Authority of Sutter and Nevada Counties (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

#### A. Reporting Entity

The Consolidated Area Housing Authority of Sutter County was established in April 1946, by a resolution of the Sutter County Board of Supervisors and reorganized as the Consolidated Area Housing Authority of Sutter County, California in February 1994, by agreement between the City of Live Oak, the City of Yuba City and the County of Sutter. In April 2011, the Consolidated Area Housing Authority of Sutter County combined with the Nevada County Housing Authority and was reorganized as the Regional Housing Authority of Sutter and Nevada Counties (the Authority). The Authority is governed by a nine member Board of Commissioners. The Board of Commissioners is made up of two members appointed by the Sutter County Board of Supervisors, two members appointed by the City of Yuba City, two members appointed by the City of Live Oak and two members appointed by the Nevada County Board of Supervisors. The remaining member is a resident of affordable housing selected by the members of the Authority's Board of Commissioners and approved by Sutter County, City of Live Oak, City of Yuba City, and County of Nevada. Commissioners are appointed for four-year terms.

Generally accepted accounting principles require government financial statements to include the primary government and its component units. Component units of a governmental entity are legally separate entities for which the primary government is considered to be financially accountable and for which the nature and significance of their relationship with the primary government are such that exclusion would cause the combined financial statements to be misleading. The primary government is considered to be financially accountable if it appoints a majority of an organization's governing body and is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the primary government.

Reporting for component units on the Authority's financial statements can be blended or discretely presented. Blended component units are, although legally separate entities, in substance part of the Authority's operations and, therefore, data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, would be reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government.

For financial reporting purposes, the Authority's basic financial statements include all financial activities that are controlled by or are dependent upon actions taken by the Board of Commissioners. The financial statements of the individual component units may be obtained by writing to the Regional Housing Authority of Sutter and Nevada Counties, 1455 Butte House Road, Yuba City, CA 95993.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**A. Reporting Entity (Continued)**

**Blended Component Units**

The blended component units of the Authority, which are included in Business Activities, are as follows:

Building Better Partnerships, Inc.  
Healthy Housing, LLC

**Joint Agencies**

The California Affordable Housing Agency - Joint Powers Authority began operations on March 1, 2001, and has continued without interruption since that time. The Joint Powers Authority is composed of member housing agencies. All member agencies are on the Board of Directors who select an Executive Committee of five members. The operations are managed and expenses are approved by the Executive Director of the Joint Powers Authority. Complete audited financial statements can be obtained at the Authority's office: 580 Vallombrosa Avenue, Chico, CA, 95926. The Authority is not financially accountable for this organization and therefore it is not a component unit under Statement Nos. 14, 39, and 61 of the Governmental Accounting Standards Boards.

**B. Basis of Presentation**

**Government-Wide Financial Statements**

The statement of net position and statement of activities display information on all of the nonfiduciary activities of the Authority and its blended component units. These statements include the financial activities of the overall government, except fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements present the business-type activities of the Authority, which are financed in whole or in part by fees charged to external parties. The Authority's activities are all classified as business-type.

The statement of activities presents a comparison between direct expenses and program revenues for each different identifiable activity of the Authority's business-type activities. Direct expenses are those that are specifically associated with a program or function and; therefore, are clearly identifiable to a particular function. Certain indirect costs, which cannot be identified and broken down, are included in the program expense reported for individual functions and activities. Program revenues include 1) charges paid by the recipients of goods and services offered by the program, 2) operating grants and contributions, and 3) capital grants and contributions. Revenues that are not classified as program revenues are presented instead as general revenues.

**Fund Financial Statements**

The fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Funds are organized into the proprietary and fiduciary fund types. The operations of the Authority are organized on a series of sub-funds consolidated into five major enterprise proprietary funds which account for all activities of the Authority. An emphasis is placed on major funds within the enterprise proprietary category, each is displayed in a separate column.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Basis of Presentation (Continued)**

**Fund Financial Statements (Continued)**

The Authority reports the following major proprietary funds:

- The Public Housing fund is an enterprise fund used to account for revenues and expenses for Public and Indian Housing programs.
- The Rural Development fund is an enterprise fund used to account for farm labor housing activities.
- The Business Activities fund is an enterprise fund used to account for activity related to apartment rental and administration of various projects.
- The Housing Choice Vouchers fund is an enterprise fund used to account for the Housing Voucher program.
- The State/Local fund is an enterprise fund used to account for activity related to various low-income housing rental programs.

The Authority reports the following additional fund type:

- Agency Fund accounts for assets held by the Authority as an agent for other governments or other funds. The Authority administers the Home 2 Families program for the City of Yuba City and accounts for this activity in an agency fund.

**C. Basis of Accounting and Measurement Focus**

The proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange include revenues from grants, entitlements, and donations. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for sales and services and assistance payments and fees from the Section 8 program. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Fiduciary funds include trust funds and agency funds. All trust funds are reported using the economic resources measurement focus and the accrual basis of accounting. Agency funds are reported using the accrual basis of accounting to recognize receivables and payables.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Cash, Cash Equivalents, and Investments**

Cash and investments consist of cash on hand, cash held in bank checking and savings accounts, cash held with fiscal agents, and cash on deposit in the State of California Local Agency Investment Fund (LAIF).

The Authority pools cash and investments of all funds except for amounts held by fiscal agent. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Income from pooled investments is allocated to the various funds based on the fund's average daily cash balance at quarter end in relation to the total pool investments. Income from non-pooled investments is recorded based on the specific investments held by the fund. The interest income is recorded in the fund that earned the interest.

Investments are reported in the accompanying Statement of Net Position at fair value which is determined using selected bases annually. Short term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Cash deposits are reported at carrying amount which reasonably estimates fair value. Managed funds not listed on an established market are reported at the estimated fair value as determined by the respective fund managers based on quoted sales prices of the underlying securities.

For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. All cash and investments, except cash with fiscal agent, of the proprietary funds are pooled with the Authority's pooled cash and investments.

**E. Restricted Cash and Investments**

The Authority reflects cash and investments held for the Rural Development supervised account of \$872,493 and Housing Choice Voucher escrow account of \$87,890 as restricted cash and investments.

**F. Receivables**

The Authority only accrues those revenues it deems collectible except for Housing Choice Voucher fraud recovery receivables, which are included in Receivables-tenant, net. The Authority has established an allowance for doubtful accounts in the amount of \$57,947, which represents 100 percent of the fraud recovery receivable. The Authority expects to collect all other receivables within one year.

**G. Other Assets**

**Inventory**

Inventory items are recorded as an expense at the time individual items are purchased rather than when consumed. Records are not maintained of inventory and supplies on hand, although these amounts are not considered material.

**Prepaid Costs**

Certain payments to vendors reflect costs applicable to future accounting periods are recorded as prepaid costs. The cost of prepaid items is recorded as an expense when consumed rather than when purchased.



**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**H. Capital Assets**

Capital assets, which include property, plant and equipment are valued at historical cost or estimated historical cost if actual is unavailable. Donated capital assets are valued at their estimated fair value at the date of donation. Capital assets are defined by the Authority as an asset with a cost greater than \$1,000 and an estimated useful life of more than two years. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase is not included as part of the capitalized value.

Capital assets used in operations are depreciated or amortized using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

<u>Depreciable Asset</u>	<u>Estimated Lives</u>
Equipment	2-10 years
Structures and improvements	10-30 years

Maintenance and repairs are charged to operations when incurred. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of capital assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

**I. Interfund Transactions**

Interfund transactions are reflected as either loans, services provided or used, reimbursements or transfers.

Loans reported as receivables and payables are referred to as either “due to/from other funds” (i.e. the current portion of interfund loans) or “advances to/from other funds” (i.e., the noncurrent portion of interfund loans) as appropriate and are subject to elimination upon consolidation.

Services provided or used, deemed to be at market or near market rates, are treated as revenues and expenses. These services provide information on the net cost of each government function and therefore are not eliminated in the process of preparing the government-wide statement of activities.

Reimbursements occur when the funds responsible for particular expenses repay the funds that initially paid for them. Such reimbursements are reflected as expenses in the reimbursing fund and a corresponding decrease in expenses in the reimbursed fund.

All other interfund transactions are treated as transfers. Transfers between funds are netted as part of the reconciliation to the government-wide presentation.

**J. Unearned Revenue**

Under the accrual basis of accounting, revenue may be recognized only when it is earned. When assets are recognized in connection with a transaction before the earnings process is complete, those assets are offset by a corresponding liability for unearned revenue.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**K. Compensated Absences**

It is the Authority's policy to permit employees to accumulate a limited amount of earned but unused vacation leave which vests with the employee and will be paid upon separation from Authority service. The liability for these compensated absences is recorded as long-term debt in the financial statements. The current portion of this debt is estimated based on historical trends. In the financial statements, the proprietary funds report the liability as it is incurred. The Authority includes its share of social security and medicare taxes payable on behalf of the employees in the accrual of compensated absences.

**L. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. At March 31, 2015, the Authority did not have any deferred outflows of resources.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. At March 31, 2015, the Authority did not have any deferred inflows of resources.

**M. Grant Revenues**

Grant revenues are recognized when specified related expenses have been incurred. In other grant programs, monies are virtually unrestricted as to purpose of expenses and are only revocable for failure to comply with prescribed compliance requirements. These revenues are recognized at the time of receipt, or earlier if susceptible to accrual criteria is met. Cash received prior to incurrence of the related expense is recorded as unearned revenue.

**N. Estimates**

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

**O. Implementation of Governmental Accounting Standards Board Statements (GASB)**

The following Governmental Accounting Standards Board (GASB) Statement has been implemented, if applicable to Regional Housing Authority of Sutter and Nevada Counties, in the current financial statements.

**Statement No. 70**, Accounting and Financial Reporting for Nonexchange Financial Guarantees. This statement improves accounting and financial reporting by state and local governments that extend and receive nonexchange financial guarantees.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 2: STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**A. Restatement of Net Position**

Adjustments resulting from errors or a change to comply with provisions of the accounting standards are treated as adjustments to prior periods. Accordingly, the Authority reports these changes as restatements of beginning net position. During the current year an adjustment to net position was required to correct prior year misstatements of investment in partnership and allowance for doubtful accounts related to Housing Choice Voucher fraud recovery.

The impact of the restatements on the net position on the governmental activities financial statements as previously reported is presented below:

	<u>Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Governmental Activities</u>
Net Position, March 31, 2014, as previously reported	\$ 3,241,362	\$ 181,859	\$ 11,192,723
Adjustment associated with:			
Correction of investment in partnership	319,900	-	319,900
Correction of allowance for doubtful accounts	<u>-</u>	<u>( 65,220)</u>	<u>( 65,220)</u>
Total Adjustments	<u>319,900</u>	<u>( 65,220)</u>	<u>254,680</u>
Net Position, April 1, 2014, as restated	<u>\$ 3,561,262</u>	<u>\$ 116,639</u>	<u>\$ 11,447,403</u>

**NOTE 3: CASH AND INVESTMENTS**

**A. Financial Statement Presentation**

As of March 31, 2015, the Authority's cash and investments consisted of the following:

Cash:

Imprest cash	\$ 582
Deposits (less outstanding warrants)	<u>6,585,397</u>
Total Cash in Authority Pool	6,585,979
Deposits with fiscal agents	<u>300,737</u>
Total Cash	<u>6,886,716</u>

Investments:

Local Agency Investment Fund	<u>760</u>
Total Investments	<u>760</u>
Total Cash and Investments	<u>\$ 6,887,476</u>

**B. Cash**

At year end, the carrying amount of the Authority's cash deposits (including amount in checking accounts and money market accounts) was \$6,585,397 and the bank balance was \$6,911,519. The difference between the bank balance and the carrying amount represents outstanding warrants and deposits in transit. In addition, the Authority had cash on hand of \$582.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 3: CASH AND INVESTMENTS (CONTINUED)**

**B. Cash (Continued)**

Custodial Credit Risk for Deposits - Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. The Authority complies with the requirements of the California Government Code. Under this code, deposits of more than \$250,000 must be collateralized at 105 percent to 150 percent of the value of the deposit to guarantee the safety of the public funds. The first \$250,000 of the Authority's deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits more than the \$250,000 insured amount are collateralized. The Authority's investment policy does not further limit its deposits.

**C. Investments**

Investments are selected based on safety, liquidity and yield. The Authority's investment policy is more restrictive than the California Government Code. Under the provisions of the Authority's investment policy and the California Government Code, the Authority may invest or deposit in the following:

- Local Agency bonds, US Treasury Obligations, State of California Obligations, CA Local Agency Obligations and US Agencies
- Banker's Acceptances
- Commercial Paper
- Negotiable Certificates of Deposit
- Repurchase Agreements
- Reverse Repurchase Agreements
- Medium Term Notes
- Mutual Funds as permitted by the Government Code
- Collateralized Bank Deposits
- Mortgage Pass-Through Securities
- Time Deposits
- Local Agency Investment Fund (LAIF)

The investment policy specifically allows investment in LAIF and any other investment allowed by the California Government Code with prior Board of Commissioners approval.

Interest Rate Risk - Interest rate risk is the risk of loss due to the fair value of an investment falling due to interest rates rising. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. To limit exposure to fair value losses resulting from increases in interest rates, the Authority's investment policy limits investment maturities to a term appropriate to the need for funds so as to permit the Authority to meet all projected obligations.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 3: CASH AND INVESTMENTS (CONTINUED)**

**C. Investments (Continued)**

As of March 31, 2015, the Authority had the following investments:

Investment Type	Interest Rates	Maturities		Fair Value	Weighted Average Maturity (Years)
		0-1 year	1-5 years		
<b>Pooled Investments</b>					
Local Agency Investment Fund (LAIF)	Variable	\$ 760	\$ -	\$ 760	-
Total		\$ 760	\$ -	\$ 760	-

Credit Risk - Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority's investment policy sets specific parameters by type of investment to be met at the time of purchase. Presented below is the minimum rating required by (where applicable) the California Government Code, and the actual rating as of year end for each investment type.

Investment Type	Minimum Legal Rating	Standard & Poor's Rating	Moody's Rating	% of Portfolio
LAIF	N/A	Unrated	Unrated	100.00%
Total				100.00%

Custodial Credit Risk - Custodial credit risk for investments is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investments in securities through the use of mutual funds or government investment pools.

Concentration of Credit Risk - Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer of securities. When investments are concentrated in one issuer, this concentration presents a heightened risk of potential loss. The Authority's investment policy does not contain limitations on the amount that can be invested in any one issuer. All investments of the Authority are in the Local Agency Investment Fund which contain a diversification of investments. The Authority's investment policy does not further limit the exposure to concentration of credit risk.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 3: CASH AND INVESTMENTS (CONTINUED)**

**D. Investments in External Investment Pools**

Investment in Local Agency Investment Fund - The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. At March 31, 2015 the Authority's investment position in LAIF was \$760 which approximates fair value and is the same as the value of the pool shares. The total amount invested by all public agencies in LAIF on that day was \$62,518,479,478. Of that amount, 98.42% is invested in non-derivative financial products and 1.58% in structured notes and asset-backed securities. The value of the pool shares in LAIF is determined on an amortized cost basis, which approximates fair value. The Local Investment Advisory Board, which consists of five members designed by the State statutes, has oversight responsibility for LAIF.

**NOTE 4: INVESTMENT IN PARTNERSHIP**

The Authority is a limited partner in Maple Park I, L.P. The Authority's share of profit, loss, and capital is 0.001%. At March 31, 2015, the Authority's investment in the partnership was \$319,892.

**NOTE 5: CAPITAL ASSETS**

Capital assets activity for the year ended March 31, 2015, was as follows:

	<u>Balance</u> <u>April 1, 2014</u>	<u>Additions</u>	<u>Retirements/ Adjustments</u>	<u>Balance</u> <u>March 31, 2015</u>
Capital Assets, Not Being Depreciated:				
Land	\$ 3,684,416	\$ 554,093	\$ -	\$ 4,238,509
Construction in progress	-	<u>4,303,193</u>	-	<u>4,303,193</u>
Total Capital Assets, Not Being Depreciated	<u>3,684,416</u>	<u>4,857,286</u>	-	<u>8,541,702</u>
Capital Assets, Being Depreciated:				
Buildings and improvements	35,555,922	2,356,923	-	37,912,845
Equipment	<u>1,531,543</u>	-	-	<u>1,531,543</u>
Total Capital Assets, Being Depreciated	<u>37,087,465</u>	<u>2,356,923</u>	-	<u>39,444,388</u>
Less Accumulated Depreciation For:				
Buildings and improvements	( 16,255,803)	( 831,644)	-	( 17,087,447)
Equipment	<u>( 992,202)</u>	<u>( 57,140)</u>	-	<u>( 1,049,342)</u>
Total Accumulated Depreciation	<u>( 17,248,005)</u>	<u>( 888,784)</u>	-	<u>( 18,136,789)</u>
Total Capital Assets, Being Depreciated, Net	<u>19,839,460</u>	<u>1,468,139</u>	-	<u>21,307,599</u>
Capital Assets, Net	<u>\$ 23,523,876</u>	<u>\$6,325,425</u>	<u>\$ -</u>	<u>\$ 29,849,301</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 5: CAPITAL ASSETS (CONTINUED)**

**Depreciation**

Depreciation expense was charged to the business-type functions as follows:

Public Housing	\$ 154,086
Rural Development	435,330
Business Activities	245,531
Housing Choice Vouchers	565
State/Local	<u>53,272</u>
Total Depreciation Expense	<u>\$ 888,784</u>

**NOTE 6: INTERFUND TRANSACTIONS**

**Due To/From Other Funds**

During the course of operations, transactions occur between funds to account for goods received or services rendered. These receivables and payables are classified as due from or due to other funds. In addition, when funds overdraw their share of pooled cash, the receivables and payables are also classified as due from or due to other funds. The following are due from and due to balances as of March 31, 2015:

	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
Public Housing	\$ 141,740	\$ 141,740
Rural Development	1,544,936	490,603
Business Activities	281,345	1,224,452
Housing Choice Vouchers	-	111,226
State/Local	<u>26,881</u>	<u>26,881</u>
Total	<u>\$ 1,994,902</u>	<u>\$ 1,994,902</u>

**NOTE 7: UNEARNED REVENUE**

At March 31, 2015, components of unearned revenue reported were as follows:

Rural Development	
ADA grant monies received prior to completion of earnings requirements	\$ 1,659,917
Joe Serna grant monies received prior to completion of earnings requirements	287,607
Labor Housing grant monies received prior to completion of earnings requirements	2,000,196
State/Local	
Community development activity delivery monies prior to completion of earnings requirements	<u>75,911</u>
Total	<u>\$ 4,023,631</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 8: LONG-TERM LIABILITIES**

The following is a summary of changes in long-term liabilities for the year ended March 31, 2015:

	<u>Balance</u> <u>April 1, 2014</u>	<u>Additions/</u> <u>Adjustments</u>	<u>Retirements/</u> <u>Adjustments</u>	<u>Balance</u> <u>March 31, 2015</u>	<u>Due Within</u> <u>One Year</u>
Revenue Bonds	\$ 5,134,066	\$ -	(\$ 2,853,809)	\$ 2,280,257	\$ 19,796
Less: Bond Discount	( 161,376)	-	161,376	-	-
Revenue Bonds (Net)	<u>4,972,690</u>	<u>-</u>	<u>( 2,692,433)</u>	<u>2,280,257</u>	<u>19,796</u>
Loans Payable	9,454,759	3,022,346	( 242,834)	12,234,271	302,753
Line of Credit	500	-	( 500)	-	-
OPEB Liability	410,466	76,822	( 8,146)	479,142	-
Compensated Absences	<u>194,038</u>	<u>125,924</u>	<u>( 110,827)</u>	<u>209,135</u>	<u>107,628</u>
Total Long-Term Liabilities	<u>\$ 15,032,453</u>	<u>\$ 3,225,092</u>	<u>(\$ 3,054,740)</u>	<u>\$ 15,202,805</u>	<u>\$ 430,177</u>

Individual issues of debt payable outstanding at March 31, 2015, are as follows:

Revenue Bonds Payable:

California Affordable Housing Agency Multi Family Housing Revenue Bonds Series 2014A, issued in the amount of \$1,625,000 and payable in semi-annual interest installments of \$34,531, with an interest rate of 4.250 percent and a maturity of March 1, 2019. The bonds were used to finance the acquisition of the Devonshire Apartments.	\$ 1,625,000
Butte View Estate Bonds, issued in the amount of \$810,000 and payable in monthly payments of \$4,418 including interest at 5.14 percent and maturity of November 1, 2034. These bonds were used to finance the acquisition of the Butte View Estates Apartment complex.	<u>655,257</u>
Total Revenue Bonds Payable	<u>2,280,257</u>

Loans Payable:

Rural Development Agency Loan, issued in the amount of \$290,000 and payable in monthly payments of \$863 including interest of 1 percent and maturity of October 1, 2026. This loan was used to finance rural development activities of the Authority.	128,082
Rural Development Agency Loan, issued in the amount of \$22,670 and payable in monthly payments of \$68 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the authority.	12,760
Rural Development Agency Loan, issued in the amount of \$7,466 and payable in monthly payments of \$22 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Authority.	4,202
Rural Development Agency Loan, issued in the amount of \$47,378 and payable in monthly payments of \$141 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Authority.	26,667



**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 8: LONG-TERM LIABILITIES (CONTINUED)**

Individual issues of debt payable outstanding at March 31, 2015, are as follows (Continued):

Loans Payable (Continued):

Rural Development Agency Loan, issued in the amount of \$2,902 and payable in monthly payments of \$9 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Authority.	1,633
Rural Development Agency Loan, issued in the amount of \$4,875 and payable in monthly payments of \$15 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Authority.	2,744
Rural Development Agency Loan, issued in the amount of \$1,412,827 and payable in monthly payments of \$4,206 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Authority.	795,283
Rural Development Agency Loan, issued in the amount of \$139,644 and payable in monthly payments of \$416 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Authority.	78,598
Rural Development Agency Loan, issued in the amount of \$1,365,908 and payable in monthly installments of \$4,584 including interest of 1 percent and maturity on August 1, 2040. This loan was used to finance rural development activities of the Authority.	1,208,592
Rural Development Agency Loan, issued in the amount of \$3,000,000 and payable in monthly installments of \$9,168 including interest of 1 percent and maturity on August 1, 2042. This loan was used to finance rural development activities of the Authority.	2,607,287
Rural Development Agency Loan, issued in the amount of \$127,817 and payable in monthly installments of \$391 including interest of 1 percent and maturity on February 1, 2043. This loan was used to finance rural development activities of the Authority.	109,909
Rural Development Agency Loan, issued in the amount of \$311,897 and payable in monthly installments of \$1,468 including interest of 4 percent and maturity of December 1, 2043. This loan was used to finance the acquisition of the Centennial Arms apartment complex.	303,059
Rural Development Agency Loan, issued in the amount of \$634,023 and payable in monthly installments of \$2,289, including interest of 1.89 percent and maturity on December 1, 2043. This loan was used to finance the rehabilitation of the Centennial Arms apartment complex.	619,634
Rural Development Agency Loan, issued in the amount of \$549,801 and payable in monthly installments of \$2,034 including interest of 1 percent and maturity of November 1, 2043. This loan was used to finance the acquisition of the Butte View Estates apartment complex.	526,398
Umpqua Bank Loan, issued in the amount of \$576,000 and payable in monthly installments of \$3,392 including interest at 5.750 percent and maturity on February 15, 2040. The loan was used to finance the acquisitions of the Centennial Arms apartment complex.	540,463

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 8: LONG-TERM LIABILITIES (CONTINUED)**

Individual issues of debt payable outstanding at March 31, 2015, are as follows (Continued):

Loans Payable (Continued):

Tri Counties Bank Loan, issued in the amount of \$940,000 and payable in monthly installments of \$5,997, including interest of 5.75 percent and maturity on January 25, 2036. This loan was used to finance the acquisition of 1455 Butte House Road.	874,796
Tri Counties Bank Loan, issued in the amount of \$73,125 and payable in monthly installments of \$485 including interest of 5.00 percent and maturity on July 29, 2032. This loan was used to finance rehabilitation of Miles Market.	67,792
Umpqua Bank loan, issued in the amount of \$1,215,000 and payable in monthly interest only installments of 5.29 percent at the outstanding balance and maturity on October 21, 2019. The loan was used to finance the acquisition of properties related to the Trio program. As of March 31, 2015, \$1,015,937 in loan funds had been received.	1,015,937
City of Yuba City loan, issued in the amount of \$825,000. Interest is to accrue at the rate of 1 percent per annum. Payments are deferred unless there are sufficient residual receipts. The loan was used to finance the acquisition and rehabilitation of the Kingwood Commons Complex.	825,000
River Valley Bank loan, issued in the amount of \$2,487,500 and payable in monthly installments of \$13,470 including interest of 5.00 percent and maturity of December 20, 2024. This loan was used to refinance the acquisition of the Kingwood Commons Apartment Complex.	<u>2,485,435</u>
Total Loans Payable	<u>12,234,271</u>
Total Long-Term Liabilities	<u>\$ 14,514,528</u>

Following is a schedule of debt payment requirements to maturity for long-term debt, excluding the City of Yuba City loan in the amount of \$825,000 which has no established repayment schedule, compensated absences that have indefinite maturities and OPEB which is reported in Note 10.

Year Ended March 31	Revenue Bonds		
	Principal	Interest	Total
2016	\$ 19,796	\$ 102,281	\$ 122,077
2017	20,837	101,239	122,076
2018	21,934	100,142	122,076
2019	1,648,088	98,988	1,747,076
2020	24,304	28,740	53,044
2021-2025	142,104	122,965	265,069
2026-2030	183,646	81,423	265,069
2031-2035	<u>219,548</u>	<u>27,850</u>	<u>247,398</u>
Total	<u>\$ 2,280,257</u>	<u>\$ 663,628</u>	<u>\$ 2,943,885</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 8: LONG-TERM LIABILITIES (CONTINUED)**

Year Ended March 31	Loans Payable		
	Principal	Interest	Total
2016	\$ 302,753	\$ 325,757	\$ 628,510
2017	309,536	318,974	628,510
2018	316,595	311,916	628,511
2019	324,574	303,936	628,510
2020	1,249,039	277,208	1,526,247
2021-2025	3,685,452	1,086,894	4,772,346
2026-2030	1,528,172	428,944	1,957,116
2031-2035	1,677,206	260,866	1,938,072
2036-2040	944,750	101,433	1,046,183
2041-2045	817,501	23,600	841,101
2046-2050	77,746	10,790	88,536
2051-2055	81,731	6,805	88,536
2056-2060	85,905	2,631	88,536
2061-2065	8,311	30	8,341
Total	\$ 11,409,271	\$ 3,459,784	\$ 14,869,055

**NOTE 9: NET POSITION**

The proprietary fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

- **Net investment in capital assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- **Restricted net position** - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- **Unrestricted net position** - All other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

**Net Position Flow Assumption**

When a government funds outlays for a particular purpose from both restricted and unrestricted resources, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted net position is available, it is considered that restricted resources are used first, followed by the unrestricted resources.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 10: EMPLOYEES' RETIREMENT PLAN**

**A. Plan Description**

The Authority contributes to the California Public Employees Retirement System (PERS), a cost-sharing multiple-employer public employee defined benefit plan. PERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by statute. Copies of PERS' annual financial report may be obtained from their Executive Office – 400 Q Street, Lincoln Plaza East, Sacramento, CA 95811.

Effective January 1, 2013, the Authority added retirement tiers for the Miscellaneous Plan for new employees as required under the Public Employee Pension Reform Act (PEPRA). New employees hired on or after January 1, 2013 are subject to new, lower pension formulas, caps on pensionable income levels and new definitions of pensionable income. In addition, new employees will be required to contribute half of the total normal cost of the pension benefit unless impaired by an existing Memorandum of Understanding.

**B. Funding Policy**

For active plan members preceding PEPRA, Miscellaneous Plan members pay 7 percent of their annual covered salary. For active plan members in PEPRA, Miscellaneous Plan members pay 6.25 percent of their annual covered salary. The Authority is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members. The contribution requirements of the plan are established by State statute and the employer contribution rate is established and may be amended by PERS. The Miscellaneous Plan includes a cost-sharing agreement which determines whether a portion of the member's contribution is paid by the Authority, or whether a portion of the employer's contribution is paid by the member. Results of the cost-sharing agreement are as follows:

	Member Share		Authority Share		Total	
	<u>Member</u>	<u>Authority</u>	<u>Member</u>	<u>Authority</u>	<u>Member</u>	<u>Authority</u>
<b>Miscellaneous</b>						
Classic						
First Tier Plan	0.000%	7.000%	0.000%	14.492%	0.000%	21.492%
Second Tier Plan	7.000%	0.000%	0.000%	8.005%	7.000%	8.005%
PEPRA	6.250%	0.000%	0.000%	6.250%	6.250%	6.250%

The Authority's contributions for the years ending March 31, 2015, 2014, and 2013 were \$196,823, \$200,626, and \$225,086, which equaled the required contributions each year.

**NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB)**

**A. Plan Description**

Retirees of the Authority have an option to purchase medical coverage from a variety of providers. One option for medical coverage is the multiple-employer CalPERS Healthcare (PEMHCA) plan. If the employee selects the PEMHCA option, there is a requirement that the Authority pay a monthly contribution amount. The contribution levels are set in statute.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**B. Funding Policy**

The Authority has elected to calculate the ARC and related information using the alternative measurement method permitted by GASB 45 for employers in plans with fewer than one hundred total plan members. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities over a period not to exceed thirty years.

GASB 45 does not require pre-funding of OPEB benefits. Therefore, the Authority's funding policy is to continue to pay healthcare premiums for retirees as they fall due. The Authority has elected not to establish an irrevocable trust at this time. The Board of Commissioners reserves the authority to review and amend this funding policy from time to time, in order to ensure that the funding policy continues to best suit the circumstances of the Authority.

**C. Annual OPEB Cost and Net OPEB Obligation**

The Authority's annual other postemployment benefits (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC). The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in its net OPEB obligation to the Retiree Health Plan:

Annual Required Contribution	\$ 76,822
Contributions Made	<u>8,146</u>
Increase in Net OPEB Obligation	68,676
Net OPEB Obligation - Beginning of Year	<u>410,466</u>
Net OPEB Obligation - End of Year	<u>\$ 479,142</u>

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the current and prior fiscal years is as follows:

<u>Fiscal Year</u> <u>Ended</u>	<u>Annual</u> <u>OPEB Cost</u>	<u>Percentage of</u> <u>Annual OPEB</u> <u>Cost Contributed</u>	<u>Net OPEB</u> <u>Obligation</u>
March 31, 2013	\$ 105,556	6.4%	\$ 304,464
March 31, 2014	112,962	6.2%	410,466
March 31, 2015	76,822	10.60%	479,142

**D. Funded Status and Funding Progress**

As of April 1, 2014, the present value of the actuarial accrued liability for benefits was \$814,604, all of which was unfunded. The covered payroll (annual payroll of employees covered by the plan) was \$1,723,067 and the ratio to the unfunded liability to the covered payroll was 47.28 percent.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**D. Funded Status and Funding Progress (Continued)**

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrences of events far into the future. Examples include assumptions about future employment, mortality and healthcare cost trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer as subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress presents multiyear trend information about whether the actuarial value of plan assets are increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

**E. Methods and Assumptions**

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The methods and assumptions used include techniques that are designed to reduce the effects of short term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The following simplifying assumptions were made:

Retirement age for active employees - Based on the historical average retirement age for the covered group, active plan members were assumed to retire based on the most recent California PERS 2% at 55 Miscellaneous employees retirement plan valuation.

Marital Status - Marital status of members at the calculation date was assumed to continue throughout retirement.

Mortality - Life expectancies at the calculation date are based on the most recent California PERS retirement plan valuation. The calculation of OPEB liability for each year is based on the assumption that all participants will live until their expected age as displayed in the mortality tables.

Turnover - The probability that an employee will remain employed until the assumed retirement age was determined using the most recent California PERS Public Agency Miscellaneous retirement plan valuation.

Healthcare cost trend rate - The healthcare cost trend rate was assumed to increase on the contribution requirement - will be 4.0% per year.

Health insurance premiums - 2015 health insurance premiums for retirees were used as a basis for calculation of the present value of total benefits to be paid.

Payroll increase - Changes in the payroll for current employees are expected to increase at a rate of approximately 3.25% annually.

Discount rate - The calculation uses an annual discount rate of 4.5%. This is based on the assumed long-term return on plan assets or employer assets.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**

**Notes to Basic Financial Statements**

**For the Year Ended March 31, 2015**

**NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**E. Methods and Assumptions (Continued)**

Actuarial cost method - The entry age actuarial cost method was used. The unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on an open basis. The remaining amortization period at April 1, 2014 was twenty-five years.

**F. Plan For Funding**

On an ongoing basis, the Authority will be reviewing its assumptions, comparing them against actual experience and recalculating the needed funding with the goal of paying for postemployment benefits out of interest earned on designated funds.

**NOTE 12: RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority joined together with other housing authorities to participate in the Housing Authority Risk Retention Pool (HARRP). This joint venture is a public entity risk pool which serves as a common risk management and insurance program for property and liability coverage for 86 housing authority members. The Authority has also joined together with other housing authorities to participate in the California Housing Worker's Compensation Authority. This joint venture is a public entity risk pool which serves as a common risk management and insurance program for workers' compensation coverage for 31 housing authority members.

The Authority pays an annual premium to both of these joint ventures for its insurance coverage. The agreements with the joint ventures provide that they will be self-sustaining through member premiums and will reinsure through commercial companies for excess coverage.

There were no claims liability to be reported based on the requirements of Government Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicated that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably determined.

The Authority continues to carry commercial insurance for all other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

**NOTE 13: OTHER INFORMATION**

**A. Contingent Liabilities**

The Housing Authority has received funds from various federal, state and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority does not expect such disallowed amount, if any, to materially affect the financial statements.

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Notes to Basic Financial Statements**  
**For the Year Ended March 31, 2015**

**NOTE 13: OTHER INFORMATION (CONTINUED)**

**B. Subsequent Events**

Management has evaluated events subsequent to March 31, 2015 through September 30, 2015, the date on which the financial statements were available for issuance. Management has determined no subsequent events requiring disclosure have occurred.



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**Required Supplementary Information  
(Unaudited)**

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**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Required Supplementary Information**  
**For the Year Ended March 31, 2015**

**SCHEDULE OF FUNDING PROGRESS - OTHER POSTEMPLOYMENT BENEFITS**

The table below shows a three year analysis of the actuarial value of assets as a percentage of the actuarial accrued liability and the unfunded actuarial accrued liability as a percentage of the annual covered payroll as of March 31, 2013, 2014, and 2015 for the Authority Other Postemployment Benefit Plan.

<u>Actuarial Valuation Date</u>	<u>Value of Assets (AVA)</u>	<u>Actuarial Accrued Liability (AAL)</u>	<u>Actuarial Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a % of Covered Payroll</u>
March 31, 2013	\$ 0	\$ 777,240	\$ 777,240	0.0%	\$ 1,764,719	44.0%
March 31, 2014	0	858,292	858,292	0.0%	1,545,119	55.5%
March 31, 2015	0	814,604	814,604	0.0%	1,723,067	47.3%

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## **Supplementary Information**

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**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Net Position**  
**Public Housing**  
**March 31, 2015**

	<b>Richland Housing</b>	<b>River City Manor</b>	<b>Senior Village</b>
<b>ASSETS</b>			
Current Assets:			
Cash and investments	\$ 923,240	\$ 26,637	\$ 11,405
Cash with fiscal agent	-	-	-
Receivables:			
Tenants, net	9,772	252	4,902
Due from other funds	141,740	-	-
Investment in partnership	-	-	-
<b>Total Current Assets</b>	<b>1,074,752</b>	<b>26,889</b>	<b>16,307</b>
Noncurrent Assets:			
Nondepreciable assets	115,017	137,570	88,286
Depreciable assets, net	2,101,182	139,211	204,671
<b>Total Noncurrent Assets</b>	<b>2,216,199</b>	<b>276,781</b>	<b>292,957</b>
<b>Total Assets</b>	<b>3,290,951</b>	<b>303,670</b>	<b>309,264</b>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	58,887	2,765	10,759
Prepaid tenant rent	3,620	227	258
Accrued salaries and benefits	16,705	3,759	6,295
Security deposits payable	25,369	5,001	11,832
Due to other funds	-	-	141,423
Compensated absences payable	14,153	2,776	5,200
Bonds payable	-	-	-
<b>Total Current Liabilities</b>	<b>118,734</b>	<b>14,528</b>	<b>175,767</b>
Noncurrent Liabilities:			
OPEB liability	59,619	12,688	23,033
Compensated absences - net of current portion	10,642	2,190	3,807
Bonds payable - net of current portion	-	-	-
<b>Total Noncurrent Liabilities</b>	<b>70,261</b>	<b>14,878</b>	<b>26,840</b>
<b>Total Liabilities</b>	<b>188,995</b>	<b>29,406</b>	<b>202,607</b>
<b>NET POSITION</b>			
Net investment in capital assets	2,216,199	276,781	292,957
Unrestricted	885,757	(2,517)	(186,300)
<b>Total Net Position</b>	<b>\$ 3,101,956</b>	<b>\$ 274,264</b>	<b>\$ 106,657</b>



<b>Maple Park</b>	<b>Devonshire</b>	<b>Development Project - Maple Park #1</b>	<b>Total</b>
\$ 3,414	\$ 3,854	\$ -	\$ 968,550
-	204,416	-	204,416
-	5,060	-	19,986
-	-	-	141,740
-	-	319,892	319,892
<u>3,414</u>	<u>213,330</u>	<u>319,892</u>	<u>1,654,584</u>
-	210,007	-	550,880
-	947,022	-	3,392,086
-	1,157,029	-	3,942,966
<u>3,414</u>	<u>1,370,359</u>	<u>319,892</u>	<u>5,597,550</u>
22	6,308	-	78,741
-	2,358	-	6,463
-	2,732	-	29,491
-	9,289	-	51,491
-	-	317	141,740
-	1,679	-	23,808
-	-	-	-
<u>22</u>	<u>22,366</u>	<u>317</u>	<u>331,734</u>
-	6,564	-	101,904
-	1,198	-	17,837
-	1,625,000	-	1,625,000
-	1,632,762	-	1,744,741
<u>22</u>	<u>1,655,128</u>	<u>317</u>	<u>2,076,475</u>
-	(467,971)	-	2,317,966
3,392	183,202	319,575	1,203,109
<u>\$ 3,392</u>	<u>\$ (284,769)</u>	<u>\$ 319,575</u>	<u>\$ 3,521,075</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Revenues, Expenses, and Changes in Net Position**  
**Public Housing**  
**For the Year Ended March 31, 2015**

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
<b>OPERATING REVENUES</b>			
Dwelling rents	\$ 475,970	\$ 65,398	\$ 149,584
Other tenant revenue	15,419	2,189	9,272
Other revenue	52	-	25
<b>Total Operating Revenues</b>	<u>491,441</u>	<u>67,587</u>	<u>158,881</u>
<b>OPERATING EXPENSES</b>			
Administrative	299,026	65,687	109,192
Tenant services	5,397	6,778	5,148
Utilities	112,664	20,661	61,496
Maintenance	245,263	34,403	97,275
Protective services	9,768	-	3,146
Insurance premiums	11,205	2,529	6,226
Other general expenses	120,976	17,227	25,887
Depreciation	95,047	9,042	18,107
<b>Total Operating Expenses</b>	<u>899,346</u>	<u>156,327</u>	<u>326,477</u>
<b>Operating Income (Loss)</b>	<u>(407,905)</u>	<u>(88,740)</u>	<u>(167,596)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Intergovernmental revenue	514,328	49,727	116,031
Partnership revenue (expense)	-	-	-
Interest income	28	10	141
Interest expense	-	-	-
<b>Total Non-operating Revenue (Expenses)</b>	<u>514,356</u>	<u>49,737</u>	<u>116,172</u>
<b>Change in Net Position</b>	<u>106,451</u>	<u>(39,003)</u>	<u>(51,424)</u>
<b>Total Net Position - Beginning</b>	2,995,505	313,267	158,081
Prior period adjustment	-	-	-
<b>Total Net Position - Beginning, Restated</b>	<u>2,995,505</u>	<u>313,267</u>	<u>158,081</u>
<b>Total Net Position - Ending</b>	<u>\$ 3,101,956</u>	<u>\$ 274,264</u>	<u>\$ 106,657</u>

<b>Maple Park</b>	<b>Devonshire</b>	<b>Development Project - Maple Park #1</b>	<b>Totals</b>
\$ -	\$ 227,462	\$ -	\$ 918,414
-	9,130	-	36,010
-	-	81	158
-	236,592	81	954,582
(4,406)	63,364	36	532,899
-	33,041	-	50,364
-	52,559	-	247,380
-	46,239	-	423,180
-	-	-	12,914
-	2,321	-	22,281
-	5,187	337	169,614
-	31,890	-	154,086
(4,406)	234,601	373	1,612,718
4,406	1,991	(292)	(658,136)
-	-	-	680,086
-	-	(8)	(8)
-	23	-	202
-	(62,331)	-	(62,331)
-	(62,308)	(8)	617,949
4,406	(60,317)	(300)	(40,187)
(1,014)	(224,452)	(25)	3,241,362
-	-	319,900	319,900
(1,014)	(224,452)	319,875	3,561,262
<u>\$ 3,392</u>	<u>\$ (284,769)</u>	<u>\$ 319,575</u>	<u>\$ 3,521,075</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Public Housing**  
**For the Year Ended March 31, 2015**

	<b>Richland Housing</b>	<b>River City Manor</b>	<b>Senior Village</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	\$ 495,326	\$ 66,488	\$ 154,945
Payments to suppliers	(442,343)	(87,763)	(205,397)
Payments to employees	(322,937)	(64,623)	(104,284)
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>(269,954)</b>	<b>(85,898)</b>	<b>(154,736)</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Intergovernmental revenues received	514,328	49,727	-
Interfund loans received	-	-	141,423
Interfund loans made	(141,740)	-	-
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<b>372,588</b>	<b>49,727</b>	<b>141,423</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition of capital assets	(249,349)	-	116,031
Interest paid on debt	-	-	-
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>(249,349)</b>	<b>-</b>	<b>116,031</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	28	11	140
<b>Net Cash Provided (Used) by Investing Activities</b>	<b>28</b>	<b>11</b>	<b>140</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(146,687)</b>	<b>(36,160)</b>	<b>102,858</b>
<b>Balances - Beginning of the Year</b>	<b>1,069,927</b>	<b>62,797</b>	<b>(91,453)</b>
<b>Balances - End of the Year</b>	<b>\$ 923,240</b>	<b>\$ 26,637</b>	<b>\$ 11,405</b>

<b>Maple Park</b>	<b>Devonshire</b>	<b>Development Project - Maple Park #1</b>	<b>Totals</b>
\$ 191	\$ 232,293	\$ 81	\$ 949,324
-	(119,311)	(373)	(855,187)
4,226	(68,140)	-	(555,758)
<u>4,417</u>	<u>44,842</u>	<u>(292)</u>	<u>(461,621)</u>
-	-	-	564,055
-	-	317	141,740
-	-	-	(141,740)
<u>-</u>	<u>-</u>	<u>317</u>	<u>564,055</u>
-	(22,215)	-	(155,533)
-	(62,331)	-	(62,331)
<u>-</u>	<u>(84,546)</u>	<u>-</u>	<u>(217,864)</u>
<u>-</u>	<u>22</u>	<u>-</u>	<u>201</u>
<u>-</u>	<u>22</u>	<u>-</u>	<u>201</u>
4,417	(39,682)	25	(115,229)
(1,003)	247,952	(25)	1,288,195
<u>\$ 3,414</u>	<u>\$ 208,270</u>	<u>\$ -</u>	<u>\$ 1,172,966</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Public Housing**  
**For the Year Ended March 31, 2015**

	<b>Richland Housing</b>	<b>River City Manor</b>	<b>Senior Village</b>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ (407,905)	\$ (88,740)	\$ (167,596)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	95,047	9,042	18,107
Decrease (increase) in:			
Accounts receivable - tenants, net	5,935	(577)	(2,838)
Increase (decrease) in:			
Accounts payable	24,357	(10,699)	(12,504)
Prepaid tenant rent	(496)	(635)	(1,271)
Accrued salaries and benefits	7,692	1,562	2,688
Security deposits payable	(1,554)	113	173
OPEB liability	4,082	4,017	6,643
Compensated absences payable	2,888	19	1,862
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ (269,954)</b>	<b>\$ (85,898)</b>	<b>\$ (154,736)</b>

<u>Maple Park</u>	<u>Devonshire</u>	<u>Development Project - Maple Park #1</u>	<u>Totals</u>
\$ 4,406	\$ 1,991	\$ (292)	\$ (658,136)
-	31,890	-	154,086
191	(5,443)	-	(2,732)
(180)	3,086	-	4,060
-	2,358	-	(44)
-	2,732	-	14,674
-	(1,214)	-	(2,482)
-	6,651	-	21,393
-	2,791	-	7,560
<u>\$ 4,417</u>	<u>\$ 44,842</u>	<u>\$ (292)</u>	<u>\$ (461,621)</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Net Position**  
**Rural Development**  
**March 31, 2015**

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Rural Development Loan #3</u>
<b>ASSETS</b>			
Current Assets:			
Cash and investments	\$ (536,866)	\$ 220,816	\$ 979,393
Accounts receivable - tenants, net	2,315	-	-
Prepaid costs	-	-	-
Due from other funds	-	-	-
<b>Total Current Assets</b>	<u>(534,551)</u>	<u>220,816</u>	<u>979,393</u>
Restricted Assets:			
Cash and investments	872,493	-	-
<b>Total Restricted Assets</b>	<u>872,493</u>	<u>-</u>	<u>-</u>
Noncurrent Assets:			
Nondepreciable assets	56,856	-	-
Depreciable assets, net	8,855,567	-	-
<b>Total Noncurrent Assets</b>	<u>8,912,423</u>	<u>-</u>	<u>-</u>
<b>Total Assets</b>	<u>9,250,365</u>	<u>220,816</u>	<u>979,393</u>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	96,761	-	-
Retention payable	-	-	-
Prepaid tenant rent	6,453	-	-
Accrued salaries and benefits	32,438	-	-
Security deposits payable	15,675	-	-
Unearned revenue	-	-	-
Due to other funds	-	-	-
Compensated absences payable	27,672	-	-
Bonds payable	-	-	-
Loans payable	189,690	-	-
<b>Total Current Liabilities</b>	<u>368,689</u>	<u>-</u>	<u>-</u>
Noncurrent Liabilities:			
OPEB liability	117,160	-	-
Compensated absences - net of current portion	22,467	-	-
Bonds payable - net of current portion	-	-	-
Loans payable - net of current portion	4,786,067	-	-
<b>Total Noncurrent Liabilities</b>	<u>4,925,694</u>	<u>-</u>	<u>-</u>
<b>Total Liabilities</b>	<u>5,294,383</u>	<u>-</u>	<u>-</u>
<b>NET POSITION</b>			
Net investment in capital assets	3,936,666	-	-
Unrestricted	19,316	220,816	979,393
<b>Total Net Position</b>	<u>\$ 3,955,982</u>	<u>\$ 220,816</u>	<u>\$ 979,393</u>



<b>Centennial Arms</b>	<b>Butte View Estates</b>	<b>Centennial Arms Rehabilitation</b>	<b>Hans Miller ADA</b>	<b>Joe Serna Grant #3</b>	<b>15-20 Remaining Units</b>	<b>Totals</b>
\$ 616,352	\$ 163,215	\$ -	\$ 605,584	\$ 379,551	\$ 1,509,593	\$ 3,937,638
6,863	(214)	-	-	-	-	8,964
1,373	-	-	-	-	-	1,373
-	-	-	1,054,333	-	490,603	1,544,936
<u>624,588</u>	<u>163,001</u>	<u>-</u>	<u>1,659,917</u>	<u>379,551</u>	<u>2,000,196</u>	<u>5,492,911</u>
-	-	-	-	-	-	872,493
-	-	-	-	-	-	872,493
37,245	221,880	584,841	1,981,683	1,736,667	-	4,619,172
664,280	598,878	-	-	-	-	10,118,725
<u>701,525</u>	<u>820,758</u>	<u>584,841</u>	<u>1,981,683</u>	<u>1,736,667</u>	<u>-</u>	<u>14,737,897</u>
<u>1,326,113</u>	<u>983,759</u>	<u>584,841</u>	<u>3,641,600</u>	<u>2,116,218</u>	<u>2,000,196</u>	<u>21,103,301</u>
19,517	5,284	75,241	1,126,380	14,825	-	1,338,008
-	-	27,582	162,987	-	-	190,569
660	925	-	-	-	-	8,038
2,381	5,636	-	-	-	-	40,455
3,923	9,211	-	-	-	-	28,809
-	-	-	1,659,917	287,607	2,000,196	3,947,720
-	-	490,603	-	-	-	490,603
2,320	4,656	-	-	-	-	34,648
-	19,796	-	-	-	-	19,796
24,818	8,760	-	-	-	-	223,268
<u>53,619</u>	<u>54,268</u>	<u>593,426</u>	<u>2,949,284</u>	<u>302,432</u>	<u>2,000,196</u>	<u>6,321,914</u>
8,817	19,001	-	-	-	-	144,978
1,331	3,003	-	-	-	-	26,801
-	635,461	-	-	-	-	635,461
1,438,338	517,638	-	-	-	-	6,742,043
<u>1,448,486</u>	<u>1,175,103</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,549,283</u>
<u>1,502,105</u>	<u>1,229,371</u>	<u>593,426</u>	<u>2,949,284</u>	<u>302,432</u>	<u>2,000,196</u>	<u>13,871,197</u>
(761,631)	(360,897)	584,841	1,981,683	1,736,667	-	7,117,329
585,639	115,285	(593,426)	(1,289,367)	77,119	-	114,775
<u>\$ (175,992)</u>	<u>\$ (245,612)</u>	<u>\$ (8,585)</u>	<u>\$ 692,316</u>	<u>\$ 1,813,786</u>	<u>\$ -</u>	<u>\$ 7,232,104</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Revenues, Expenses, and Changes in Net Position**  
**Rural Development**  
**For the Year Ended March 31, 2015**

	<b>Rural Development</b>	<b>Joe Serna Grant #2</b>	<b>Rural Development Loan #3</b>
<b>OPERATING REVENUES</b>			
Dwelling rents	\$ 744,498	\$ -	\$ -
Other tenant revenue	9,159	-	-
Other revenue	3,980	-	-
<b>Total Operating Revenues</b>	<u>757,637</u>	<u>-</u>	<u>-</u>
<b>OPERATING EXPENSES</b>			
Administrative	346,618	-	-
Tenant services	6,517	-	-
Utilities	203,845	-	-
Maintenance	424,374	-	-
Protective services	17,760	-	-
Insurance premiums	28,057	-	-
Other general expenses	28,071	-	-
Depreciation	372,913	-	-
<b>Total Operating Expenses</b>	<u>1,428,155</u>	<u>-</u>	<u>-</u>
<b>Operating Income (Loss)</b>	<u>(670,518)</u>	<u>-</u>	<u>-</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Intergovernmental revenue	1,214,688	-	-
Interest income	758	2	-
Interest expense	(49,575)	-	-
<b>Total Non-operating Revenue (Expenses)</b>	<u>1,165,871</u>	<u>2</u>	<u>-</u>
<b>Income (Loss) Before Transfers</b>	495,353	2	-
Transfer in	-	-	-
Transfer out	-	-	-
<b>Change in Net Position</b>	495,353	2	-
<b>Total Net Position - Beginning</b>	<u>3,460,629</u>	<u>220,814</u>	<u>979,393</u>
<b>Total Net Position - Ending</b>	<u>\$ 3,955,982</u>	<u>\$ 220,816</u>	<u>\$ 979,393</u>

<b>Centennial Arms</b>	<b>Butte View Estates</b>	<b>Centennial Arms Rehabilitation</b>	<b>Hans Miller ADA</b>	<b>Joe Serna Grant #3</b>	<b>15-20 Remaining Units</b>	<b>Totals</b>
\$ 55,489	\$ 261,522	\$ -	\$ -	\$ -	\$ -	\$ 1,061,509
1,280	2,295	-	-	-	-	12,734
21	26	-	-	-	-	4,027
<u>56,790</u>	<u>263,843</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,078,270</u>
45,644	96,875	(3,410)	-	(60,635)	-	425,092
-	11,577	-	-	-	-	18,094
27,773	39,281	-	-	-	-	270,899
86,217	65,700	-	(786)	64,912	-	640,417
-	2,013	-	-	-	-	19,773
3,729	4,655	-	-	9,903	-	46,344
4,348	2,578	-	-	-	-	34,997
25,549	36,868	-	-	-	-	435,330
<u>193,260</u>	<u>259,547</u>	<u>(3,410)</u>	<u>(786)</u>	<u>14,180</u>	<u>-</u>	<u>1,890,946</u>
<u>(136,470)</u>	<u>4,296</u>	<u>3,410</u>	<u>786</u>	<u>(14,180)</u>	<u>-</u>	<u>(812,676)</u>
85,515	-	-	686,508	1,724,234	-	3,710,945
288	122	187	2,269	1,313	-	4,939
(41,065)	(45,275)	-	-	-	-	(135,915)
<u>44,738</u>	<u>(45,153)</u>	<u>187</u>	<u>688,777</u>	<u>1,725,547</u>	<u>-</u>	<u>3,579,969</u>
(91,732)	(40,857)	3,597	689,563	1,711,367	-	2,767,293
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(91,732)	(40,857)	3,597	689,563	1,711,367	-	2,767,293
(84,260)	(204,755)	(12,182)	2,753	102,419	-	4,464,811
<u>\$ (175,992)</u>	<u>\$ (245,612)</u>	<u>\$ (8,585)</u>	<u>\$ 692,316</u>	<u>\$ 1,813,786</u>	<u>\$ -</u>	<u>\$ 7,232,104</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Rural Development**  
**For the Year Ended March 31, 2015**

	<b>Rural Development</b>	<b>Joe Serna Grant #2</b>	<b>Rural Development Loan #3</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	\$ 764,063	\$ -	\$ -
Payments to suppliers	(487,315)	-	-
Payments to employees	(506,843)	-	-
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>(230,095)</b>	<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Intergovernmental revenues received	1,214,688	-	-
Interfund loans received	-	-	-
Interfund loans made	-	-	-
Interfund loans repayments received	-	-	-
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<b>1,214,688</b>	<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition of capital assets	(212,755)	-	-
Principal paid on debt	(189,005)	-	-
Interest paid on debt	(49,574)	-	-
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>(451,334)</b>	<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	758	2	-
<b>Net Cash Provided (Used) by Investing Activities</b>	<b>758</b>	<b>2</b>	<b>-</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>534,017</b>	<b>2</b>	<b>-</b>
<b>Balances - Beginning of the Year</b>	<b>(198,390)</b>	<b>220,814</b>	<b>979,393</b>
<b>Balances - End of the Year</b>	<b>\$ 335,627</b>	<b>\$ 220,816</b>	<b>\$ 979,393</b>

<b>Centennial Arms</b>	<b>Butte View Estates</b>	<b>Centennial Arms Rehabilitation</b>	<b>Hans Miller ADA</b>	<b>Joe Serna Grant #3</b>	<b>15-20 Remaining Units</b>	<b>Totals</b>
\$ 57,112	\$ 270,281	\$ -	\$ -	\$ -	\$ -	\$ 1,091,456
(96,188)	(151,447)	3,410	786	(14,180)	-	(744,934)
(49,809)	(61,536)	-	-	-	-	(618,188)
<u>(88,885)</u>	<u>57,298</u>	<u>3,410</u>	<u>786</u>	<u>(14,180)</u>	<u>-</u>	<u>(271,666)</u>
85,515	-	-	-	-	2,000,000	3,300,203
-	-	490,603	-	-	-	490,603
-	-	-	(1,054,333)	-	(490,603)	(1,544,936)
-	-	-	1,099,667	-	-	1,099,667
<u>85,515</u>	<u>-</u>	<u>490,603</u>	<u>45,334</u>	<u>-</u>	<u>1,509,397</u>	<u>3,345,537</u>
-	-	(482,018)	(692,316)	(1,746,841)	-	(3,133,930)
(15,789)	(21,722)	-	-	-	-	(226,516)
(41,065)	(45,275)	-	-	-	-	(135,914)
<u>(56,854)</u>	<u>(66,997)</u>	<u>(482,018)</u>	<u>(692,316)</u>	<u>(1,746,841)</u>	<u>-</u>	<u>(3,496,360)</u>
288	121	187	2,269	1,311	196	5,132
288	121	187	2,269	1,311	196	5,132
(59,936)	(9,578)	12,182	(643,927)	(1,759,710)	1,509,593	(417,357)
676,288	172,793	(12,182)	1,249,511	2,139,261	-	5,227,488
<u>\$ 616,352</u>	<u>\$ 163,215</u>	<u>\$ -</u>	<u>\$ 605,584</u>	<u>\$ 379,551</u>	<u>\$ 1,509,593</u>	<u>\$ 4,810,131</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Rural Development**  
**For the Year Ended March 31, 2015**

	<b>Rural Development</b>	<b>Joe Serna Grant #2</b>	<b>Rural Development Loan #3</b>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ (670,518)	\$ -	\$ -
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	372,913	-	-
Decrease (increase) in:			
Accounts receivable - tenants, net	2,316	-	-
Prepaid costs	-	-	-
Increase (decrease) in:			
Accounts payable	38,083	-	-
Prepaid tenant rent	2,935	-	-
Accrued salaries and benefits	11,234	-	-
Security deposits payable	1,175	-	-
OPEB liability	11,915	-	-
Compensated absences payable	(148)	-	-
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ (230,095)</b>	<b>\$ -</b>	<b>\$ -</b>

<u>Centennial Arms</u>	<u>Butte View Estates</u>	<u>Centennial Arms Rehabilitation</u>	<u>Hans Miller ADA</u>	<u>Joe Serna Grant #3</u>	<u>15-20 Remaining Units</u>	<u>Totals</u>
\$ (136,470)	\$ 4,296	\$ 3,410	\$ 786	\$ (14,180)	\$ -	\$ (812,676)
25,549	36,868	-	-	-	-	435,330
(1,028)	6,356	-	-	-	-	7,644
(27)	-	-	-	-	-	(27)
13,983	(9,678)	-	-	-	-	42,388
(38)	(78)	-	-	-	-	2,819
1,129	3,220	-	-	-	-	15,583
1,388	160	-	-	-	-	2,723
5,573	13,852	-	-	-	-	31,340
1,056	2,302	-	-	-	-	3,210
<u>\$ (88,885)</u>	<u>\$ 57,298</u>	<u>\$ 3,410</u>	<u>\$ 786</u>	<u>\$ (14,180)</u>	<u>\$ -</u>	<u>\$ (271,666)</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Net Position**  
**Business Activities**  
**March 31, 2015**

	<b>Trailer Park</b>	<b>LC-35</b>	<b>Percy Avenue</b>
<b>ASSETS</b>			
Current Assets:			
Cash and investments	\$ -	\$ 451	\$ 2,125
Cash with fiscal agent	-	-	-
Accounts receivable - tenants, net	685	2,845	322
Accounts receivable - operating reimbursement	-	-	-
Due from other funds	-	-	-
<b>Total Current Assets</b>	<b>685</b>	<b>3,296</b>	<b>2,447</b>
Noncurrent Assets:			
Nondepreciable assets	-	1,835,920	60,080
Depreciable assets, net	26,188	1,004,639	135,798
<b>Total Noncurrent Assets</b>	<b>26,188</b>	<b>2,840,559</b>	<b>195,878</b>
<b>Total Assets</b>	<b>26,873</b>	<b>2,843,855</b>	<b>198,325</b>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	502	65	1,337
Accrued interest	-	-	-
Prepaid tenant rent	343	1	22
Accrued salaries and benefits	747	29,925	313
Security deposits payable	-	-	2,125
Due to other funds	86,000	113,659	74,930
Compensated absences payable	649	30,231	296
Loans payable	-	24,780	-
<b>Total Current Liabilities</b>	<b>88,241</b>	<b>198,661</b>	<b>79,023</b>
Noncurrent Liabilities:			
OPEB liability	2,765	110,497	1,160
Compensated absences - net of current portion	615	36,736	303
Loans payable - net of current portion	-	917,808	-
<b>Total Noncurrent Liabilities</b>	<b>3,380</b>	<b>1,065,041</b>	<b>1,463</b>
<b>Total Liabilities</b>	<b>91,621</b>	<b>1,263,702</b>	<b>80,486</b>
<b>NET POSITION</b>			
Net investment in capital assets	26,188	1,897,971	195,878
Unrestricted	(90,936)	(317,818)	(78,039)
<b>Total Net Position</b>	<b>\$ (64,748)</b>	<b>\$ 1,580,153</b>	<b>\$ 117,839</b>



<b>Kingwood Commons</b>	<b>Neighborhood Stabilization #3 Admin</b>	<b>Neighborhood Stabilization Admin</b>	<b>Home 2 Families Admin</b>	<b>Butte View Estates Admin</b>	<b>Nonprofit Admin</b>	<b>Coldweather Shelter</b>	<b>Transitional Trailer</b>
\$ 21,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96,321	-	-	-	-	-	-	-
9,715	-	-	-	-	-	223	-
-	-	500	600	-	4,578	-	-
-	13,031	3,256	56,987	-	6,591	-	18,213
127,897	13,031	3,756	57,587	-	11,169	223	18,213
320,000	-	-	-	-	-	-	-
2,696,400	-	-	-	-	-	-	-
3,016,400	-	-	-	-	-	-	-
3,144,297	13,031	3,756	57,587	-	11,169	223	18,213
11,201	-	-	68	-	-	-	-
99,000	-	-	-	-	-	-	-
2,502	-	-	-	-	-	-	-
3,191	-	-	-	-	522	-	-
22,660	-	-	-	-	-	-	575
687,658	-	-	-	-	-	21,571	-
2,369	-	-	-	-	-	-	-
36,443	-	-	-	-	-	-	-
865,024	-	-	68	-	522	21,571	575
9,854	-	732	-	-	-	-	-
2,422	-	-	-	-	-	-	-
3,273,992	-	-	-	-	-	-	-
3,286,268	-	732	-	-	-	-	-
4,151,292	-	732	68	-	522	21,571	575
(294,035)	-	-	-	-	-	-	-
(712,960)	13,031	3,024	57,519	-	10,647	(21,348)	17,638
<u>\$ (1,006,995)</u>	<u>\$ 13,031</u>	<u>\$ 3,024</u>	<u>\$ 57,519</u>	<u>\$ -</u>	<u>\$ 10,647</u>	<u>\$ (21,348)</u>	<u>\$ 17,638</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Net Position**  
**Business Activities**  
**March 31, 2015**

	Nevada County Section 8	Payroll Allocations	Heather Glenn Admin
<b>ASSETS</b>			
Current Assets:			
Cash and investments	\$ -	\$ -	\$ -
Cash with fiscal agent	-	-	-
Accounts receivable - tenants, net	-	-	-
Accounts receivable - operating reimbursement	-	-	-
Due from other funds	73,420	-	-
<b>Total Current Assets</b>	<b>73,420</b>	<b>-</b>	<b>-</b>
Noncurrent Assets:			
Nondepreciable assets	-	-	-
Depreciable assets, net	-	-	-
<b>Total Noncurrent Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Assets</b>	<b>73,420</b>	<b>-</b>	<b>-</b>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	-	-	-
Accrued interest	-	-	-
Prepaid tenant rent	-	-	-
Accrued salaries and benefits	-	-	110
Security deposits payable	-	-	-
Due to other funds	-	-	1,178
Compensated absences payable	-	-	102
Loans payable	-	-	-
<b>Total Current Liabilities</b>	<b>-</b>	<b>-</b>	<b>1,390</b>
Noncurrent Liabilities:			
OPEB liability	-	-	406
Compensated absences - net of current portion	-	-	69
Loans payable - net of current portion	-	-	-
<b>Total Noncurrent Liabilities</b>	<b>-</b>	<b>-</b>	<b>475</b>
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>1,865</b>
<b>NET POSITION</b>			
Net investment in capital assets	-	-	-
Unrestricted	73,420	-	(1,865)
<b>Total Net Position</b>	<b>\$ 73,420</b>	<b>\$ -</b>	<b>\$ (1,865)</b>

<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristen Court Apartments</u>	<u>Healthy Housing, LLC</u>	<u>Development Projects</u>	<u>Trio</u>	<u>Building Better Partnerships Inc.</u>	<u>Totals</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,166	\$ 30,603
-	-	-	-	-	-	-	96,321
-	-	-	-	-	-	586	14,376
-	2,848	-	-	-	-	9,056	17,582
<u>103,361</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,486</u>	<u>-</u>	<u>-</u>	<u>281,345</u>
<u>103,361</u>	<u>2,848</u>	<u>-</u>	<u>-</u>	<u>6,486</u>	<u>-</u>	<u>15,808</u>	<u>440,227</u>
-	-	91,413	-	-	236,647	46,200	2,590,260
-	-	-	-	106,349	739,774	316,213	5,025,361
-	-	91,413	-	106,349	976,421	362,413	7,615,621
<u>103,361</u>	<u>2,848</u>	<u>91,413</u>	<u>-</u>	<u>112,835</u>	<u>976,421</u>	<u>378,221</u>	<u>8,055,848</u>
-	-	-	-	-	9,347	2,726	25,246
-	-	-	-	-	-	-	99,000
-	-	-	-	-	-	441	3,309
-	-	-	-	-	-	47	34,855
-	-	-	-	-	-	1,500	26,860
-	3,864	8,243	3,144	166,050	58,155	-	1,224,452
-	-	-	-	-	-	47	33,694
-	-	-	-	-	18,262	-	79,485
<u>-</u>	<u>3,864</u>	<u>8,243</u>	<u>3,144</u>	<u>166,050</u>	<u>85,764</u>	<u>4,761</u>	<u>1,526,901</u>
-	-	-	-	-	-	174	125,588
-	-	-	-	-	-	83	40,228
-	-	-	-	-	997,675	-	5,189,475
-	-	-	-	-	997,675	257	5,355,291
<u>-</u>	<u>3,864</u>	<u>8,243</u>	<u>3,144</u>	<u>166,050</u>	<u>1,083,439</u>	<u>5,018</u>	<u>6,882,192</u>
-	-	91,413	-	106,349	(39,516)	362,413	2,346,661
<u>103,361</u>	<u>(1,016)</u>	<u>(8,243)</u>	<u>(3,144)</u>	<u>(159,564)</u>	<u>(67,502)</u>	<u>10,790</u>	<u>(1,173,005)</u>
<u>\$ 103,361</u>	<u>\$ (1,016)</u>	<u>\$ 83,170</u>	<u>\$ (3,144)</u>	<u>\$ (53,215)</u>	<u>\$ (107,018)</u>	<u>\$ 373,203</u>	<u>\$ 1,173,656</u>

Continued (Page 2 of 2)

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Revenues, Expenses, and Changes in Net Position**  
**Business Activities**  
**For the Year Ended March 31, 2015**

	<u>Trailer Park</u>	<u>LC-35</u>	<u>Percy Avenue</u>
<b>OPERATING REVENUES</b>			
Dwelling rents	\$ 41,310	\$ 41,125	\$ 45,844
Other tenant revenue	2,377	27,804	1,471
Other revenue	-	75,849	-
<b>Total Operating Revenues</b>	<u>43,687</u>	<u>144,778</u>	<u>47,315</u>
<b>OPERATING EXPENSES</b>			
Administrative	6,544	221,851	9,044
Tenant services	31	-	-
Utilities	9,133	219	6,979
Maintenance	13,072	3,291	13,355
Protective services	1,184	-	503
Insurance premiums	273	284	812
Other general expenses	(136)	12,902	1,266
Amortization	-	-	-
Depreciation	2,182	44,461	18,251
<b>Total Operating Expenses</b>	<u>32,283</u>	<u>283,008</u>	<u>50,210</u>
<b>Operating Income (Loss)</b>	<u>11,404</u>	<u>(138,230)</u>	<u>(2,895)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Intergovernmental revenue	-	107,792	-
Interest income	-	192	-
Interest expense	-	(55,042)	-
<b>Total Non-operating Revenue (Expenses)</b>	<u>-</u>	<u>52,942</u>	<u>-</u>
<b>Income (Loss) Before Transfers and Capital Contributions</b>	<u>11,404</u>	<u>(85,288)</u>	<u>(2,895)</u>
Capital contribution	-	-	-
<b>Change in Net Position</b>	<u>11,404</u>	<u>(85,288)</u>	<u>(2,895)</u>
<b>Total Net Position - Beginning</b>	<u>(76,152)</u>	<u>1,665,441</u>	<u>120,734</u>
<b>Total Net Position - Ending</b>	<u>\$ (64,748)</u>	<u>\$ 1,580,153</u>	<u>\$ 117,839</u>

<b>Kingwood Commons</b>	<b>Neighborhood Stabilization #3 Admin</b>	<b>Neighborhood Stabilization Admin</b>	<b>Home 2 Families Admin</b>	<b>Butte View Estates Admin</b>	<b>Nonprofit Admin</b>	<b>Coldweather Shelter</b>	<b>Transitional Trailer</b>
\$ 444,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,340
19,175	-	-	-	-	-	-	-
9	-	9,200	62,650	-	67,342	-	-
<u>463,548</u>	<u>-</u>	<u>9,200</u>	<u>62,650</u>	<u>-</u>	<u>67,342</u>	<u>-</u>	<u>8,340</u>
128,001	(2,267)	(8,317)	12,888	(1,917)	24,433	1	-
9,069	-	-	-	-	9,391	-	-
64,463	-	-	-	-	-	-	-
149,893	(1,219)	6,421	12,073	-	16,864	-	800
4,026	-	-	-	-	-	-	-
6,550	-	-	-	-	-	-	116
16,953	-	-	-	-	-	-	-
161,374	-	-	-	-	-	-	-
151,116	-	-	-	-	-	-	-
<u>691,445</u>	<u>(3,486)</u>	<u>(1,896)</u>	<u>24,961</u>	<u>(1,917)</u>	<u>50,688</u>	<u>1</u>	<u>916</u>
<u>(227,897)</u>	<u>3,486</u>	<u>11,096</u>	<u>37,689</u>	<u>1,917</u>	<u>16,654</u>	<u>(1)</u>	<u>7,424</u>
-	-	-	-	-	-	-	-
67	-	-	-	-	-	-	-
<u>(206,999)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>(206,932)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>(434,829)</u>	<u>3,486</u>	<u>11,096</u>	<u>37,689</u>	<u>1,917</u>	<u>16,654</u>	<u>(1)</u>	<u>7,424</u>
-	-	-	-	-	-	-	-
<u>(434,829)</u>	<u>3,486</u>	<u>11,096</u>	<u>37,689</u>	<u>1,917</u>	<u>16,654</u>	<u>(1)</u>	<u>7,424</u>
<u>(572,166)</u>	<u>9,545</u>	<u>(8,072)</u>	<u>19,830</u>	<u>(1,917)</u>	<u>(6,007)</u>	<u>(21,347)</u>	<u>10,214</u>
<u>\$ (1,006,995)</u>	<u>\$ 13,031</u>	<u>\$ 3,024</u>	<u>\$ 57,519</u>	<u>\$ -</u>	<u>\$ 10,647</u>	<u>\$ (21,348)</u>	<u>\$ 17,638</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Revenues, Expenses, and Changes in Net Position**  
**Business Activities**  
**For the Year Ended March 31, 2015**

	Nevada County Section 8	Payroll Allocations	Heather Glenn Admin
<b>OPERATING REVENUES</b>			
Dwelling rents	\$ -	\$ -	\$ -
Other tenant revenue	-	-	-
Other revenue	-	-	4,760
<b>Total Operating Revenues</b>	<u>-</u>	<u>-</u>	<u>4,760</u>
<b>OPERATING EXPENSES</b>			
Administrative	-	1	6,495
Tenant services	-	-	-
Utilities	-	-	-
Maintenance	-	-	130
Protective services	-	-	-
Insurance premiums	-	-	-
Other general expenses	-	-	-
Amortization	-	-	-
Depreciation	-	-	-
<b>Total Operating Expenses</b>	<u>-</u>	<u>1</u>	<u>6,625</u>
<b>Operating Income (Loss)</b>	<u>-</u>	<u>(1)</u>	<u>(1,865)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Intergovernmental revenue	-	-	-
Interest income	-	-	-
Interest expense	-	-	-
<b>Total Non-operating Revenue (Expenses)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Income (Loss) Before Transfers and Capital Contributions</b>	<u>-</u>	<u>(1)</u>	<u>(1,865)</u>
Capital contribution	-	-	-
<b>Change in Net Position</b>	<u>-</u>	<u>(1)</u>	<u>(1,865)</u>
<b>Total Net Position - Beginning</b>	<u>73,420</u>	<u>1</u>	<u>-</u>
<b>Total Net Position - Ending</b>	<u>\$ 73,420</u>	<u>\$ -</u>	<u>\$ (1,865)</u>

<b>Planning</b>	<b>Maple Park Admin</b>	<b>Kristen Court Apartments</b>	<b>Healthy Housing, LLC</b>	<b>Development Projects</b>	<b>Trio</b>	<b>Building Better Partnerships Inc.</b>	<b>Totals</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,646	\$ 25,975	\$ 668,604
-	-	-	-	-	862	1,308	52,997
-	10,254	-	-	209,894	20,163	4,818	464,939
-	10,254	-	-	209,894	82,671	32,101	1,186,540
-	1,667	8,176	445	49,173	19,615	7,745	483,578
-	-	-	-	-	-	-	18,491
-	-	-	-	-	-	10,837	91,631
-	7,111	-	-	-	10,787	6,281	238,859
-	-	-	-	-	-	-	5,713
-	-	-	-	-	744	1,034	9,813
-	-	67	-	-	8,659	6,477	46,188
-	-	-	-	-	-	-	161,374
-	-	-	-	6,450	11,778	11,293	245,531
-	8,778	8,243	445	55,623	51,583	43,667	1,301,178
-	1,476	(8,243)	(445)	154,271	31,088	(11,566)	(114,638)
-	-	-	-	-	-	-	107,792
36	-	-	-	-	-	1	296
-	-	-	-	-	(62,314)	-	(324,355)
36	-	-	-	-	(62,314)	1	(216,267)
36	1,476	(8,243)	(445)	154,271	(31,226)	(11,565)	(330,905)
-	-	91,413	-	-	-	9,056	100,469
36	1,476	83,170	(445)	154,271	(31,226)	(2,509)	(230,436)
103,325	(2,492)	-	(2,699)	(207,486)	(75,792)	375,712	1,404,092
<u>\$ 103,361</u>	<u>\$ (1,016)</u>	<u>\$ 83,170</u>	<u>\$ (3,144)</u>	<u>\$ (53,215)</u>	<u>\$ (107,018)</u>	<u>\$ 373,203</u>	<u>\$ 1,173,656</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Business Activities**  
**For the Year Ended March 31, 2015**

	<b>Trailer Park</b>	<b>LC-35</b>	<b>Percy Avenue</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	\$ 43,655	\$ 144,797	\$ 48,069
Payments to suppliers	(18,995)	(44,351)	(21,273)
Payments to employees	(13,049)	(1,749)	(13,068)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>11,611</u>	<u>98,697</u>	<u>13,728</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Intergovernmental revenues received	-	128,484	-
Interfund loans received	86,000	113,659	74,930
Interfund loans made	-	-	-
Interfund loans repaid	(97,611)	(262,734)	(88,183)
Interfund loan repayments received	-	-	-
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<u>(11,611)</u>	<u>(20,591)</u>	<u>(13,253)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition of capital assets	-	-	-
Proceeds of debt	-	-	-
Principal paid on debt	-	(23,255)	-
Interest paid on debt	-	(55,042)	-
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<u>-</u>	<u>(78,297)</u>	<u>-</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	-	192	-
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>-</u>	<u>192</u>	<u>-</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	-	1	475
<b>Balances - Beginning of the Year</b>	<u>-</u>	<u>450</u>	<u>1,650</u>
<b>Balances - End of the Year</b>	<u>\$ -</u>	<u>\$ 451</u>	<u>\$ 2,125</u>



<b>Kingwood Commons</b>	<b>Neighborhood Stabilization #3 Admin</b>	<b>Neighborhood Stabilization Admin</b>	<b>Home 2 Families Admin</b>	<b>Butte View Estates Admin</b>	<b>Nonprofit Admin</b>	<b>Coldweather Shelter</b>	<b>Transitional Trailer</b>
\$ 467,557	\$ (954)	\$ 7,982	\$ 62,650	\$ -	\$ 67,342	\$ -	\$ 8,415
(317,234)	-	-	(280)	-	-	(195)	(921)
(138,171)	-	(6,422)	(29,834)	-	(62,908)	-	-
<u>12,152</u>	<u>(954)</u>	<u>1,560</u>	<u>32,536</u>	<u>-</u>	<u>4,434</u>	<u>(195)</u>	<u>7,494</u>
-	-	1,150	5,550	-	5,090	-	-
687,658	-	-	-	-	-	21,571	-
-	(13,031)	(3,256)	(56,987)	-	(6,591)	-	(18,213)
(546,639)	-	-	-	-	(2,933)	(21,376)	-
-	13,985	546	18,901	-	-	-	10,719
<u>141,019</u>	<u>954</u>	<u>(1,560)</u>	<u>(32,536)</u>	<u>-</u>	<u>(4,434)</u>	<u>195</u>	<u>(7,494)</u>
(10,730)	-	-	-	-	-	-	-
2,487,500	-	-	-	-	-	-	-
(2,837,066)	-	-	-	-	-	-	-
(198,749)	-	-	-	-	-	-	-
<u>(559,045)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>67</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>67</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(405,807)	-	-	-	-	-	-	-
<u>523,989</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 118,182</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Business Activities**  
**For the Year Ended March 31, 2015**

	Nevada County Section 8	Payroll Allocations	Heather Glenn Admin
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	\$ -	\$ -	\$ 4,760
Payments to suppliers	-	(615)	(2,204)
Payments to employees	-	-	(3,734)
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>-</b>	<b>(615)</b>	<b>(1,178)</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Intergovernmental revenues received	-	-	-
Interfund loans received	-	-	1,178
Interfund loans made	(73,420)	-	-
Interfund loans repaid	-	-	-
Interfund loan repayments received	73,420	615	-
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<b>-</b>	<b>615</b>	<b>1,178</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition of capital assets	-	-	-
Proceeds of debt	-	-	-
Principal paid on debt	-	-	-
Interest paid on debt	-	-	-
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	-	-	-
<b>Net Cash Provided (Used) by Investing Activities</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balances - Beginning of the Year</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balances - End of the Year</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Planning</b>	<b>Maple Park Admin</b>	<b>Kristen Court Apartments</b>	<b>Healthy Housing, LLC</b>	<b>Development Projects</b>	<b>Trio</b>	<b>Building Better Partnerships Inc.</b>	<b>Totals</b>
\$ -	\$ 10,254	\$ -	\$ -	\$ 209,894	\$ 82,671	\$ 31,174	\$ 1,188,266
-	(56)	(8,243)	(445)	(69,373)	(27,027)	(26,921)	(538,133)
-	(8,722)	-	-	(373)	(28)	(4,657)	(282,715)
-	1,476	(8,243)	(445)	140,148	55,616	(404)	367,418
-	(1,197)	-	-	-	-	550	139,627
-	3,864	8,243	3,144	166,050	58,155	-	1,224,452
(103,361)	-	-	-	(6,486)	-	-	(281,345)
-	(4,143)	-	(2,699)	(242,691)	(56,437)	-	(1,325,446)
103,325	-	-	-	-	-	4,268	225,779
(36)	(1,476)	8,243	445	(83,127)	1,718	4,818	(16,933)
-	-	-	-	(57,021)	(534,846)	-	(602,597)
-	-	-	-	-	534,846	-	3,022,346
-	-	-	-	-	-	-	(2,860,321)
-	-	-	-	-	(57,334)	-	(311,125)
-	-	-	-	(57,021)	(57,334)	-	(751,697)
36	-	-	-	-	-	2	297
36	-	-	-	-	-	2	297
-	-	-	-	-	-	4,416	(400,915)
-	-	-	-	-	-	1,750	527,839
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,166	\$ 126,924

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Business Activities**  
**For the Year Ended March 31, 2015**

	<b>Trailer Park</b>	<b>LC-35</b>	<b>Percy Avenue</b>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ 11,404	\$ (138,230)	\$ (2,895)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	2,182	44,461	18,251
Decrease (increase) in:			
Accounts receivable - tenants, net	(95)	419	(104)
Deposits	-	-	-
Increase (decrease) in:			
Accounts payable	(658)	(14,942)	(696)
Prepaid tenant rent	63	-	(17)
Accrued salaries and benefits	(19)	29,925	(80)
Security deposits payable	-	(400)	875
OPEB liability	(654)	110,497	(1,296)
Compensated absences payable	(612)	66,967	(310)
	<b>\$ 11,611</b>	<b>\$ 98,697</b>	<b>\$ 13,728</b>
<b>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Contribution of capital assets	\$ -	\$ -	\$ -

<b>Kingwood Commons</b>	<b>Neighborhood Stabilization #3 Admin</b>	<b>Neighborhood Stabilization Admin</b>	<b>Home 2 Families Admin</b>	<b>Butte View Estates Admin</b>	<b>Nonprofit Admin</b>	<b>Coldweather Shelter</b>	<b>Transitional Trailer</b>
\$ (227,897)	\$ 3,486	\$ 11,096	\$ 37,689	\$ 1,917	\$ 16,654	\$ (1)	\$ 7,424
312,490	-	-	-	-	-	-	-
(1,557)	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(63,626)	-	-	38	-	-	(194)	(5)
2,016	(954)	(1,218)	-	-	-	-	-
(497)	-	-	(735)	-	(1,178)	-	-
3,550	-	-	-	-	-	-	75
(10,843)	(1,219)	(5,407)	(3,095)	(1,917)	(6,815)	-	-
(1,484)	(2,267)	(2,911)	(1,361)	-	(4,227)	-	-
<u>\$ 12,152</u>	<u>\$ (954)</u>	<u>\$ 1,560</u>	<u>\$ 32,536</u>	<u>\$ -</u>	<u>\$ 4,434</u>	<u>\$ (195)</u>	<u>\$ 7,494</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**Business Activities**  
**For the Year Ended March 31, 2015**

	Nevada County Voucher Program	Payroll Allocations	Heather Glenn Admin
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ -	\$ (1)	\$ (1,865)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	-	-	-
Decrease (increase) in:			
Accounts receivable - tenants, net	-	-	-
Deposits	-	-	-
Increase (decrease) in:			
Accounts payable	-	(614)	110
Prepaid tenant rent	-	-	-
Accrued salaries and benefits	-	-	-
Security deposits payable	-	-	-
OPEB liability	-	-	406
Compensated absences payable	-	-	171
	<u>\$ -</u>	<u>\$ (615)</u>	<u>\$ (1,178)</u>
<b>Net Cash Provided (Used) by Operating Activities</b>			
<b>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Contribution of capital assets	\$ -	\$ -	\$ -

<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristin Court Apartments</u>	<u>Healthy Housing, LLP</u>	<u>Development Projects</u>	<u>Trio</u>	<u>Building Better Partnerships Inc.</u>	<u>Totals</u>
\$ -	\$ 1,476	\$ (8,243)	\$ (445)	\$ 154,271	\$ 31,088	\$ (11,566)	\$ (114,638)
-	-	-	-	6,450	11,778	11,293	406,905
-	-	-	-	-	-	(461)	(1,798)
-	-	-	-	-	3,444	-	3,444
-	-	-	-	(1,200)	9,334	978	(71,475)
-	-	-	-	-	-	34	(76)
-	-	-	-	(3,836)	-	(84)	23,496
-	-	-	-	-	-	(500)	3,600
-	-	-	-	(5,829)	(28)	45	73,845
-	-	-	-	(9,708)	-	(143)	44,115
<u>\$ -</u>	<u>\$ 1,476</u>	<u>\$ (8,243)</u>	<u>\$ (445)</u>	<u>\$ 140,148</u>	<u>\$ 55,616</u>	<u>\$ (404)</u>	<u>\$ 367,418</u>
\$ -	\$ -	\$ 91,413	\$ -	\$ -	\$ -	\$ 9,056	\$ 100,469

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Net Position**  
**State/Local**  
**March 31, 2015**

	<u>Migrant</u>	<u>Community Development</u>	<u>Mental Health Housing Services</u>
<b>ASSETS</b>			
Current Assets:			
Cash and investments	\$ 123,387	\$ 98,094	\$ 21,815
Accounts receivable - tenants, net	3,363	-	25
Accounts receivable - operating reimbursement	88,670	9,273	-
Due from other funds	26,881	-	-
<b>Total Current Assets</b>	<u>242,301</u>	<u>107,367</u>	<u>21,840</u>
Noncurrent Assets:			
Nondepreciable assets	-	-	45,317
Depreciable assets, net	1,103	1,026	258,280
<b>Total Noncurrent Assets</b>	<u>1,103</u>	<u>1,026</u>	<u>303,597</u>
<b>Total Assets</b>	<u>243,404</u>	<u>108,393</u>	<u>325,437</u>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	12,756	747	993
Prepaid tenant rent	-	-	25
Accrued salaries and benefits	-	-	157
Security deposits payable	-	-	1,025
Due to other funds	-	-	-
Unearned revenues	-	75,911	-
Compensated absences payable	-	-	148
<b>Total Current Liabilities</b>	<u>12,756</u>	<u>76,658</u>	<u>2,348</u>
Noncurrent Liabilities:			
OPEB liability	-	-	580
Compensated absences - net of current portion	-	-	151
<b>Total Noncurrent Liabilities</b>	<u>-</u>	<u>-</u>	<u>731</u>
<b>Total Liabilities</b>	<u>12,756</u>	<u>76,658</u>	<u>3,079</u>
<b>NET POSITION</b>			
Net investment in capital assets	1,103	1,026	303,597
Restricted	-	-	-
Unrestricted	229,545	30,709	18,761
<b>Total Net Position</b>	<u>\$ 230,648</u>	<u>\$ 31,735</u>	<u>\$ 322,358</u>



<b>Mental Health Services Act</b>	<b>814 F Street #1-4</b>	<b>FSS Program - Yuba County</b>	<b>Neighborhood Stabilization Program</b>	<b>Totals</b>
\$ -	\$ 41,123	\$ -	\$ 83,068	\$ 367,487
-	-	-	2,214	5,602
-	-	-	-	97,943
-	-	-	-	26,881
-	41,123	-	85,282	497,913
-	-	-	736,073	781,390
-	-	-	2,502,539	2,762,948
-	-	-	3,238,612	3,544,338
-	41,123	-	3,323,894	4,042,251
-	10	-	4,420	18,926
-	-	-	42	67
-	-	-	-	157
-	-	-	10,500	11,525
12,773	-	180	13,928	26,881
-	-	-	-	75,911
-	-	-	-	148
12,773	10	180	28,890	133,615
-	-	-	-	580
-	-	-	-	151
-	-	-	-	731
12,773	10	180	28,890	134,346
-	-	-	3,238,612	3,544,338
-	-	-	56,392	56,392
(12,773)	41,113	(180)	-	307,175
<u>\$ (12,773)</u>	<u>\$ 41,113</u>	<u>\$ (180)</u>	<u>\$ 3,295,004</u>	<u>\$ 3,907,905</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Revenues, Expenses, and Changes in Net Position**  
**State/Local**  
**For the Year Ended March 31, 2015**

	<u>Migrant</u>	<u>Community Development</u>	<u>Mental Health Housing Services</u>
<b>OPERATING REVENUES</b>			
Dwelling rents	\$ -	\$ -	\$ 24,609
Other tenant revenue	-	-	154
Other revenue	-	1,960	-
<b>Total Operating Revenues</b>	<u>-</u>	<u>1,960</u>	<u>24,763</u>
<b>OPERATING EXPENSES</b>			
Administrative	51,115	234,698	6,816
Tenant services	2,726	-	-
Utilities	53,555	90	8,912
Maintenance	115,727	3,456	7,715
Insurance premiums	3,307	683	486
Other general expenses	13,025	9	536
Depreciation	73	68	11,237
<b>Total Operating Expenses</b>	<u>239,528</u>	<u>239,004</u>	<u>35,702</u>
<b>Operating Income (Loss)</b>	<u>(239,528)</u>	<u>(237,044)</u>	<u>(10,939)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Intergovernmental revenue	344,839	337,516	-
Interest income	81	-	6
<b>Total Non-operating Revenue (Expenses)</b>	<u>344,920</u>	<u>337,516</u>	<u>6</u>
<b>Income (Loss) Before Transfers</b>	105,392	100,472	(10,933)
Capital contribution	-	-	-
<b>Change in Net Position</b>	105,392	100,472	(10,933)
<b>Total Net Position - Beginning</b>	<u>125,256</u>	<u>(68,737)</u>	<u>333,291</u>
<b>Total Net Position - Ending</b>	<u>\$ 230,648</u>	<u>\$ 31,735</u>	<u>\$ 322,358</u>

<b>Mental Health Services Act</b>	<b>814 F Street #1-4</b>	<b>FSS Program - Yuba County</b>	<b>Neighborhood Stabilization Program</b>	<b>Totals</b>
\$ -	\$ -	\$ -	\$ 155,439	\$ 180,048
-	-	-	2,159	2,313
-	25,020	-	366	27,346
-	25,020	-	157,964	209,707
(3,717)	17,146	-	127,583	433,641
-	-	180	-	2,906
-	-	-	21,151	83,708
-	300	-	58,807	186,005
-	-	-	2,317	6,793
(2,257)	-	-	5,669	16,982
-	-	-	41,894	53,272
(5,974)	17,446	180	257,421	783,307
5,974	7,574	(180)	(99,457)	(573,600)
-	33,539	-	140,528	856,422
-	-	-	24	111
-	33,539	-	140,552	856,533
5,974	41,113	(180)	41,095	282,933
-	-	-	1,724,373	1,724,373
5,974	41,113	(180)	1,765,468	2,007,306
(18,747)	-	-	1,529,536	1,900,599
\$ (12,773)	\$ 41,113	\$ (180)	\$ 3,295,004	\$ 3,907,905

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**State/Local**  
**For the Year Ended March 31, 2015**

	<u>Migrant</u>	<u>Community Development</u>	<u>Mental Health Housing Services</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	\$ (103)	\$ 1,960	\$ 25,301
Payments to suppliers	(364,145)	(11,387)	(17,689)
Payments to employees	(157,597)	(277,413)	(6,669)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(521,845)</u>	<u>(286,840)</u>	<u>943</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Intergovernmental revenues received	438,818	407,259	-
Interfund loans received	-	-	-
Interfund loans made	(26,881)	-	-
<b>Net Cash Provided (Used) by Noncapital Financing Activities</b>	<u>411,937</u>	<u>407,259</u>	<u>-</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition of capital assets	-	-	-
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	81	-	6
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>81</u>	<u>-</u>	<u>6</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(109,827)	120,419	949
<b>Balances - Beginning of the Year</b>	233,214	(22,325)	20,866
<b>Balances - End of the Year</b>	<u>\$ 123,387</u>	<u>\$ 98,094</u>	<u>\$ 21,815</u>

<b>Mental Health Services Act</b>	<b>814 F Street #1-4</b>	<b>FSS Program - Yuba County</b>	<b>Neighborhood Stabilization Program</b>	<b>Totals</b>
\$ -	\$ 25,020	\$ -	\$ 161,816	\$ 213,994
(838)	(1,101)	(180)	(99,173)	(494,513)
-	(16,335)	-	(139,694)	(597,708)
<u>(838)</u>	<u>7,584</u>	<u>(180)</u>	<u>(77,051)</u>	<u>(878,227)</u>
-	33,539	-	165,153	1,044,769
12,773	-	180	13,928	26,881
-	-	-	-	(26,881)
<u>12,773</u>	<u>33,539</u>	<u>180</u>	<u>179,081</u>	<u>1,044,769</u>
-	-	-	(23,603)	(23,603)
-	-	-	(23,603)	(23,603)
-	-	-	24	111
-	-	-	24	111
11,935	41,123	-	78,451	143,050
(11,935)	-	-	4,617	224,437
<u>\$ -</u>	<u>\$ 41,123</u>	<u>\$ -</u>	<u>\$ 83,068</u>	<u>\$ 367,487</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Cash Flows**  
**State/Local**  
**For the Year Ended March 31, 2015**

	<b>Migrant</b>	<b>Community Development</b>	<b>Mental Health Housing Services</b>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ (239,528)	\$ (237,044)	\$ (10,939)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	73	68	11,237
Decrease (increase) in:			
Accounts receivable - tenants, net	(63)	-	732
Increase (decrease) in:			
Accounts payable	(245,012)	447	171
Prepaid tenant rent	(151)	-	18
Accrued salaries and benefits	(3,986)	(4,325)	26
Security deposits payable	111	-	(212)
OPEB liability	(23,100)	(40,118)	(116)
Compensated absences payable	(10,189)	(5,868)	26
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ (521,845)</b>	<b>\$ (286,840)</b>	<b>\$ 943</b>
<b>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Contribution of capital assets	\$ -	\$ -	\$ -

<b>Mental Health Services Act</b>	<b>814 F Street #1-4</b>	<b>FSS Program - Yuba County</b>	<b>Neighborhood Statbilization Program</b>	<b>Totals</b>
\$ 5,974	\$ 7,574	\$ (180)	\$ (99,457)	\$ (573,600)
-	-	-	41,894	53,272
-	-	-	(538)	131
-	10	-	(5,777)	(250,161)
-	-	-	40	(93)
(1,189)	-	-	(3,595)	(13,069)
-	-	-	4,350	4,249
(3,366)	-	-	(6,659)	(73,359)
(2,257)	-	-	(7,309)	(25,597)
<u>\$ (838)</u>	<u>\$ 7,584</u>	<u>\$ (180)</u>	<u>\$ (77,051)</u>	<u>\$ (878,227)</u>
\$ -	\$ -	\$ -	\$ 1,724,373	\$ 1,724,373

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Fiduciary Net Position**  
**March 31, 2015**

	<b>815 Bridge Street</b>	<b>899 Bridge Street</b>	<b>925 Bridge Street</b>	<b>1082 McCollum Avenue</b>
<b>ASSETS</b>				
Current Assets:				
Cash and investments	\$ 941	\$ 36,059	\$ 12,503	\$ 21,152
Accounts receivable - tenants, net	(239)	640	313	-
<b>Total Current Assets</b>	<u>702</u>	<u>36,699</u>	<u>12,816</u>	<u>21,152</u>
<b>Total Assets</b>	<u>702</u>	<u>36,699</u>	<u>12,816</u>	<u>21,152</u>
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts payable	637	102	102	245
Prepaid tenant rent	25	-	-	15
Security deposits payable	500	500	525	575
Agency obligations	(460)	36,097	12,189	20,317
<b>Total Current Liabilities</b>	<u>702</u>	<u>36,699</u>	<u>12,816</u>	<u>21,152</u>
<b>Total Liabilities</b>	<u>\$ 702</u>	<u>\$ 36,699</u>	<u>\$ 12,816</u>	<u>\$ 21,152</u>



<b>1483 Gray Avenue</b>	<b>529 Main Street</b>	<b>545 Laurel Drive</b>	<b>732 Winslow Avenue</b>	<b>764 Regent Loop</b>	<b>825 Jones Street</b>	<b>829 Bridge Street</b>	<b>847 Chestnut Street</b>
\$ 28,143	\$ 10,119	\$ 25,544	\$ 13,041	\$ 38,444	\$ 31,746	\$ 17,260	\$ 37,638
-	570	67	2,847	-	-	-	-
28,143	10,689	25,611	15,888	38,444	31,746	17,260	37,638
28,143	10,689	25,611	15,888	38,444	31,746	17,260	37,638
59	102	102	135	175	132	191	102
-	-	-	-	17	-	-	-
500	500	575	525	500	500	525	575
27,584	10,087	24,934	15,228	37,752	31,114	16,544	36,961
28,143	10,689	25,611	15,888	38,444	31,746	17,260	37,638
\$ 28,143	\$ 10,689	\$ 25,611	\$ 15,888	\$ 38,444	\$ 31,746	\$ 17,260	\$ 37,638

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Fiduciary Net Position**  
**March 31, 2015**

	<b>1035 Oakwood Drive</b>	<b>625 Clark Avenue</b>	<b>716 Winslow Avenue</b>	<b>817 Bridge Street</b>
<b>ASSETS</b>				
Current Assets:				
Cash and investments	\$ 26,513	\$ 15,281	\$ 24,621	\$ 38
Accounts receivable - tenants, net	-	-	885	-
<b>Total Current Assets</b>	<u>26,513</u>	<u>15,281</u>	<u>25,506</u>	<u>38</u>
<b>Total Assets</b>	<u>26,513</u>	<u>15,281</u>	<u>25,506</u>	<u>38</u>
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts payable	102	116	102	107
Prepaid tenant rent	20	-	2	-
Security deposits payable	500	575	500	500
Agency obligations	25,891	14,590	24,902	(569)
<b>Total Current Liabilities</b>	<u>26,513</u>	<u>15,281</u>	<u>25,506</u>	<u>38</u>
<b>Total Liabilities</b>	<u>\$ 26,513</u>	<u>\$ 15,281</u>	<u>\$ 25,506</u>	<u>\$ 38</u>

<b>833 Bridge Street</b>	<b>614 Clark Avenue</b>	<b>590 Washington Avenue</b>	<b>Totals</b>
\$ (11,130)	\$ 19,511	\$ (29,991)	\$ 317,433
436	179	328	6,026
<u>(10,694)</u>	<u>19,690</u>	<u>(29,663)</u>	<u>323,459</u>
<u>(10,694)</u>	<u>19,690</u>	<u>(29,663)</u>	<u>323,459</u>
102	105	105	2,823
-	157	-	236
575	500	500	9,950
<u>(11,371)</u>	<u>18,928</u>	<u>(30,268)</u>	<u>310,450</u>
<u>(10,694)</u>	<u>19,690</u>	<u>(29,663)</u>	<u>323,459</u>
<u>\$ (10,694)</u>	<u>\$ 19,690</u>	<u>\$ (29,663)</u>	<u>\$ 323,459</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Changes in Fiduciary Net Position**  
**For the Year Ended March 31, 2015**

	<b>815 Bridge Street</b>	<b>899 Bridge Street</b>	<b>925 Bridge Street</b>	<b>1082 McCollum Avenue</b>
<b>OPERATING REVENUES</b>				
Dwelling rents	\$ 6,901	\$ 12,960	\$ 7,219	\$ 10,660
Other tenant revenue	25	180	149	243
Interest income	3	5	4	151
<b>Total Operating Revenues</b>	<u>6,929</u>	<u>13,145</u>	<u>7,372</u>	<u>11,054</u>
<b>OPERATING EXPENSES</b>				
Administrative	1,865	2,275	2,312	1,825
Utilities	1,579	1,117	1,278	1,145
Maintenance	2,743	16,471	11,432	2,166
Insurance premiums	2	2	2	2
Other general expenses	-	-	-	-
<b>Total Operating Expenses</b>	<u>6,189</u>	<u>19,865</u>	<u>15,024</u>	<u>5,138</u>
<b>Change in Net Assets</b>	740	(6,720)	(7,652)	5,916
<b>Total Agency Obligations - Beginning</b>	<u>(1,200)</u>	<u>42,817</u>	<u>19,841</u>	<u>14,401</u>
<b>Total Agency Obligations - Ending</b>	<u>\$ (460)</u>	<u>\$ 36,097</u>	<u>\$ 12,189</u>	<u>\$ 20,317</u>

<b>1483 Gray Avenue</b>	<b>529 Main Street</b>	<b>545 Laurel Drive</b>	<b>732 Winslow Avenue</b>	<b>764 Regent Loop</b>	<b>825 Jones Street</b>	<b>829 Bridge Street</b>	<b>847 Chestnut Street</b>
\$ 10,716	\$ 9,759	\$ 11,976	\$ 8,690	\$ 12,162	\$ 11,340	\$ 8,712	\$ 11,340
20	1,077	95	459	25	-	-	-
4	2	2	6	5	4	19	6
<u>10,740</u>	<u>10,838</u>	<u>12,073</u>	<u>9,155</u>	<u>12,192</u>	<u>11,344</u>	<u>8,731</u>	<u>11,346</u>
1,800	2,021	1,800	1,837	1,825	1,825	1,862	1,825
1,084	1,207	1,278	1,152	1,377	1,029	1,285	1,034
3,490	14,528	2,685	4,499	3,009	2,212	4,096	2,320
2	2	2	2	2	2	2	2
-	-	-	1,112	-	-	-	-
<u>6,376</u>	<u>17,758</u>	<u>5,765</u>	<u>8,602</u>	<u>6,213</u>	<u>5,068</u>	<u>7,245</u>	<u>5,181</u>
4,364	(6,920)	6,308	553	5,979	6,276	1,486	6,165
<u>23,220</u>	<u>17,007</u>	<u>18,626</u>	<u>14,675</u>	<u>31,773</u>	<u>24,838</u>	<u>15,058</u>	<u>30,796</u>
<u>\$ 27,584</u>	<u>\$ 10,087</u>	<u>\$ 24,934</u>	<u>\$ 15,228</u>	<u>\$ 37,752</u>	<u>\$ 31,114</u>	<u>\$ 16,544</u>	<u>\$ 36,961</u>

**REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES**  
**Combining Statement of Changes in Fiduciary Net Position**  
**For the Year Ended March 31, 2015**

	<b>1035 Oakwood Drive</b>	<b>625 Clark Avenue</b>	<b>716 Winslow Avenue</b>	<b>817 Bridge Street</b>
<b>OPERATING REVENUES</b>				
Dwelling rents	\$ 11,340	\$ 11,028	\$ 13,200	\$ 6,844
Other tenant revenue	6	-	130	386
Interest income	65	1	3	-
<b>Total Operating Revenues</b>	<u>11,411</u>	<u>11,029</u>	<u>13,333</u>	<u>7,230</u>
<b>OPERATING EXPENSES</b>				
Administrative	1,825	2,598	1,800	1,947
Utilities	1,137	1,242	1,377	801
Maintenance	1,706	10,913	1,957	4,067
Insurance premiums	2	2	2	2
Other general expenses	-	-	-	-
<b>Total Operating Expenses</b>	<u>4,670</u>	<u>14,755</u>	<u>5,136</u>	<u>6,817</u>
<b>Change in Net Assets</b>	6,741	(3,726)	8,197	413
<b>Total Agency Obligations - Beginning</b>	<u>19,150</u>	<u>18,316</u>	<u>16,705</u>	<u>(982)</u>
<b>Total Agency Obligations - Ending</b>	<u>\$ 25,891</u>	<u>\$ 14,590</u>	<u>\$ 24,902</u>	<u>\$ (569)</u>

<b>833 Bridge Street</b>	<b>614 Clark Avenue</b>	<b>590 Washington Avenue</b>	<b>Totals</b>
\$ 9,000	\$ 12,588	\$ 6,422	\$ 192,857
471	219	20	3,505
4	3	2	289
<u>9,475</u>	<u>12,810</u>	<u>6,444</u>	<u>196,651</u>
1,850	1,800	2,920	37,812
1,064	1,176	971	22,333
4,015	2,303	2,432	97,044
2	2	-	36
<u>-</u>	<u>-</u>	<u>1,164</u>	<u>2,276</u>
<u>6,931</u>	<u>5,281</u>	<u>7,487</u>	<u>159,501</u>
2,544	7,529	(1,043)	37,150
<u>(13,915)</u>	<u>11,399</u>	<u>(29,225)</u>	<u>273,300</u>
<u>\$ (11,371)</u>	<u>\$ 18,928</u>	<u>\$ (30,268)</u>	<u>\$ 310,450</u>

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