

**HOUSING AUTHORITY OF THE CITY OF KYLE
KYLE, TEXAS**

**BASIC FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT**

JUNE 30, 2013

**BILL C. ROCHA
CERTIFIED PUBLIC ACCOUNTANT
SAN ANTONIO, TEXAS**



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FINANCIAL SECTION



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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners of
The Housing Authority of the City of Kyle
Kyle, Texas

We have audited the accompanying financial statements of the business-type activities and each major fund of the Housing Authority of the City of Kyle, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Kyle'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 an opinion 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 Housing Authority of the City of Kyle'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 the Housing Authority of the City of Kyle'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 opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Housing Authority of the City of Kyle, as of June 30, 2013, 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.

Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 3 through 10 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 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.

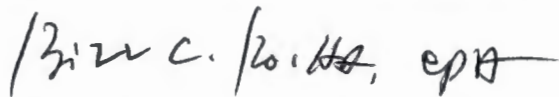
Report on Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Kyle's basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Office of Management and Budget Circular A-133, Audits for States, Local Governments and Non-Profit Organizations, and is not a required part of the basic financial statements.

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

Report Issued in Accordance with Government Auditing Standards.

In accordance with Government Auditing Standards, we have also issued our report dated February 26, 2014, on our consideration of the Housing Authority of the City of Kyle's internal control over financial reporting and on our tests of its compliance with certain provisions of laws regulations, contracts, grant agreements, and other matters. The purpose of this 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 the internal control over financial reporting or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering of the Housing Authority of the City of Kyle's internal control over financial reporting and compliance.



Bill C. Rocha
Certified Public Accountant
San Antonio, Texas
February 26, 2014

Kyle Housing Authority Management's Discussion and Analysis For the Year Ended June 30, 2013

Introduction

This Management's Discussion and Analysis (MD&A) of the Kyle Housing Authority (Authority) provides an introduction and overview to the financial statements of the Kyle Housing Authority for the fiscal year ended June 30, 2013. The Kyle Housing Authority presents this discussion and analysis of its financial performance during the fiscal year ended June 30, 2013, to assist the reader in focusing on significant financial issues.

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

The Authority has four individual programs. They include the Low Rent Housing Program, the Capital Fund Program, the Housing Choice Voucher Program, and the Rural Development Housing Program.

The Low Rent Housing Program consists of 21 dwelling units. Funding is provided based on dwelling rents paid by the tenants and operating fund payments received by the Department of Housing & Urban Development based on a formula.

The Capital Fund Program is also a formula based program from HUD. The purpose of this program is to provide funding for the modernization and improvement of the Low Rent Public Housing Program. These resources allow the Authority to provide capital improvements for the current dwelling structures and assist in their operations.

The Housing Choice Voucher Program provides rental assistance to aid low income families to afford, decent, safe and sanitary rental housing. The Authority provides rental assistance in the form of a housing assistance payment to a landlord on behalf of the tenant. The Authority currently has 10 units available. Funds are provided by HUD to provide rental assistance payments. The Authority is provided an administrative fee for the purpose of covering the administrative costs of the program. The administrative fee is computed by HUD on an annual basis.

The Rural Development Housing Program consists of 30 units constructed from loans provided by the Department of Agriculture benefiting rural residents. The apartment complex is subsidized by the Department of Agriculture through Rural Rental Assistance payments provided. Tenants typically pay rent, which is 30 percent of their adjusted gross income. The remaining portion of rent is provided by Rural Development in the form of rental assistance.

Management's Discussion and Analysis-Cont.

Overview of the Financial Statements

This overview of the financial statement is intended to inform and introduce the reader to the Authority's basic financial statements. The financial statements are comprised of three individual statements. These statements include:

- The Statement of Net Position
- The Statement of Revenues, Expense, and Changes in Net Position
- The Statement of Cash Flows

The Statement of Net Position presents information on the assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the differences between them being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial situation of the Authority is improving or deteriorating. Net position is comprised of three individual components:

- *Net Investment in Capital Assets* consists of capital asset balances net of accumulated depreciation less any outstanding balances of related debt associated with these assets.
- *Restricted* component of net position consists of resources that are restricted by limitations placed on these resources by an external source or imposed by law through constitutional provisions.
- *Unrestricted* component of net position represents the remaining resources available that do not meet the definition of the above categories. The unrestricted component of net position is basically the amount of resources available for future year appropriations.

The Statement of Revenues, Expenses, and Changes in Net Position reports the operating revenues, operating expenses, non-operating revenues, and non-operating expenses of the Authority for the fiscal year ended June 30, 2013 to determine the change in net position for the fiscal year.

The Statement of Cash Flows reports cash activities for the fiscal year resulting from operating activities, investing activities, non-capital financing activities, and capital and related financing activities. The net result of these activities represents the increase or decrease of the cash equivalent account balance for the year ended June 30, 2013.

Management's Discussion and Analysis-Cont.

Financial Highlights

- The Kyle Housing Authority's net position decreased from (\$13,545) to (\$33,632), a reduction of \$20,087 or 148%. Current Assets were reduced to \$163,970 representing a 30% decline. The noncurrent asset balance increased from \$238,530 to \$274,544, a change of \$36,014 or 15%.
- Total revenues increased from \$316,590 to \$337,689, an increase of \$21,099 or 7%. Revenues are comprised of rental income, operating grants and capital grants, interest income, and other revenue.
- Total expenses decreased by \$8,189 from \$341,965 to \$333,776 for the current year. This represents a 2% decrease.

Housing Authority Activities & Highlights

The Authority's overall financial position and operations for the past two years are summarized below based on the information in the current and prior financial statements. The table below lists the asset and liability comparisons for the years ended June 30, 2013 and June 30, 2012.

Kyle Housing Authority (Primary Government)
Summary Statement of Net Position
as of June 30

Category	FYE 2013	FYE 2012	Change \$	Change %
Current Assets	\$ 163,970	\$ 233,655	\$ (69,685)	-30%
Noncurrent Assets	\$ 274,544	\$ 238,530	\$ 36,014	15%
Total Assets	\$ 438,514	\$ 472,185	\$ (33,671)	-7%
Current Liabilities	\$ 52,557	\$ 51,895	\$ 662	1%
Noncurrent Liabilities	\$ 419,589	\$ 433,835	\$ (14,246)	-3%
Total Liabilities	\$ 472,146	\$ 485,730	\$ (13,584)	-3%
Unrestricted	\$ 76,877	\$ 128,271	\$ (51,394)	-40%
Restricted	\$ 40,945	\$ 62,852	\$ (21,907)	-35%
Investment in Capital Assets	\$ (151,454)	\$ (204,668)	\$ 53,214	-26%
Total Net Position	\$ (33,632)	\$ (13,545)	\$ (20,087)	148%

Management's Discussion and Analysis-Cont.

Current Assets

Current assets decreased by \$69,685 from the previous year. The decrease was primarily due to excess operating expenditures over operating revenues and the discontinuation of the Section 8 Voucher Program. Unrestricted cash and investments also decreased from \$152,121 as of June 30, 2012 to \$104,530 on June 30, 2013.

Noncurrent Assets

Fixed assets increased primarily due to additions in buildings and construction in progress exceeding the charging of depreciation expense during the current fiscal year. For further details, see the following section related to capital assets.

Restricted

Restricted component of net position decreased by \$21,907 from \$62,852 to \$40,945. Restricted component of net position consists of the classification of a maintenance reserve on the Rural Development Housing Program.

Unrestricted

The Authority's unrestricted component of net position decreased by \$51,394 or 40% from the previous year. This is due to excess operating expenses over operating revenues. The unrestricted component of net position is the amount available for future appropriations. These balances are subject to program specific guidelines. Individual program balances are as follows:

Low Rent Housing Program	\$	78,289
Rural Development Housing Program		<u>(1,412)</u>
Total Unrestricted Net Assets	\$	<u>76,877</u>

Management's Discussion and Analysis-Cont.

Kyle Housing Authority (Primary Government)
Summary Statement of Revenues & Expenses and Changes in Net Position
Years Ended June 30, 2013 and 2012

Category	FYE 2013	FYE 2012	Change \$	Change %
Tenant Revenue	\$ 145,416	\$ 139,178	\$ 6,238	4%
HUD Operating Grants	\$ 130,634	\$ 176,876	\$ (46,242)	-26%
Capital Grants	\$ 60,444	\$ -	\$ 60,444	N/A
Interest Income	\$ 58	\$ 75	\$ (17)	-23%
Other Revenue	\$ 1,137	\$ 461	\$ 676	147%
Total Revenue	\$ 337,689	\$ 316,590	\$ 21,099	7%
Administration	\$ 88,552	\$ 83,330	\$ 5,222	6%
Utilities	\$ 30,824	\$ 32,469	\$ (1,645)	-5%
Ordinary Maintenance	\$ 103,663	\$ 92,804	\$ 10,859	12%
General Expense	\$ 22,202	\$ 18,479	\$ 3,723	20%
Interest Expense	\$ 35,024	\$ 36,168	\$ (1,144)	-3%
Housing Assistance Payments	\$ 15,662	\$ 42,545	\$ (26,883)	-63%
Depreciation	\$ 37,849	\$ 36,170	\$ 1,679	5%
Total Expenses	\$ 333,776	\$ 341,965	\$ (8,189)	-2%
Excess of Revenue over Expenses	\$ 3,913	\$ (25,375)	\$ 29,288	-115%
Net Position, Beginning of Year	\$ (13,545)	\$ 11,830	\$ (25,375)	-214%
Prior Period Adjustment	\$ (24,000)	\$ -	\$ (24,000)	N/A
Net Position, End of Year	\$ (33,632)	\$ (13,545)	\$ (20,087)	148%

Results of Operations

Revenues increased by \$21,099 or 7% from the previous year. Notable changes as compared from the previous year include:

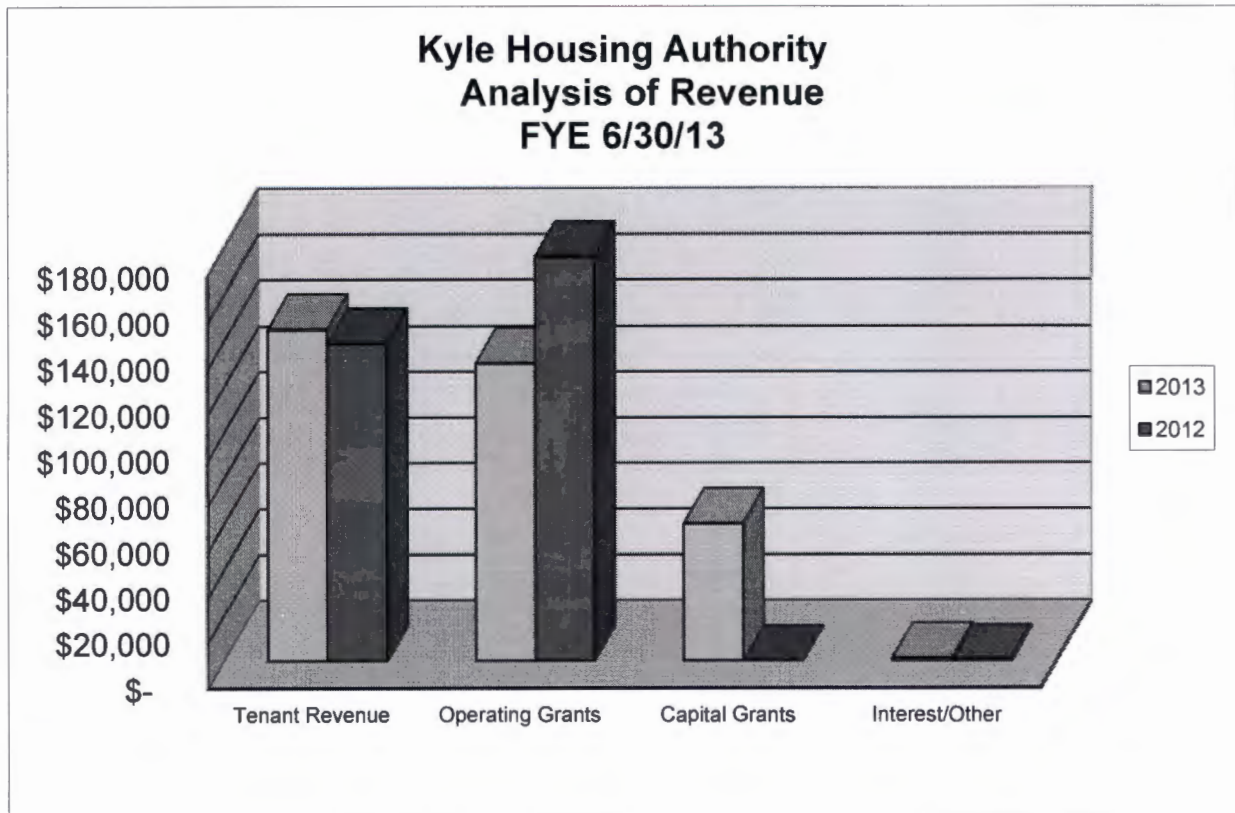
- Operating grants decreased by \$46,242 or 26% from the previous year. Operating grant funding from the Low Rent Program decreased by \$1,357, the CFP Program decreased by \$2,014, the Housing Choice Voucher Program of \$22,889, and the Rural Development Program of \$19,982.
- Capital grants increased by \$60,444 due to increased in activity related to capitalized costs in the Capital Fund Program.

Management's Discussion and Analysis-Cont.

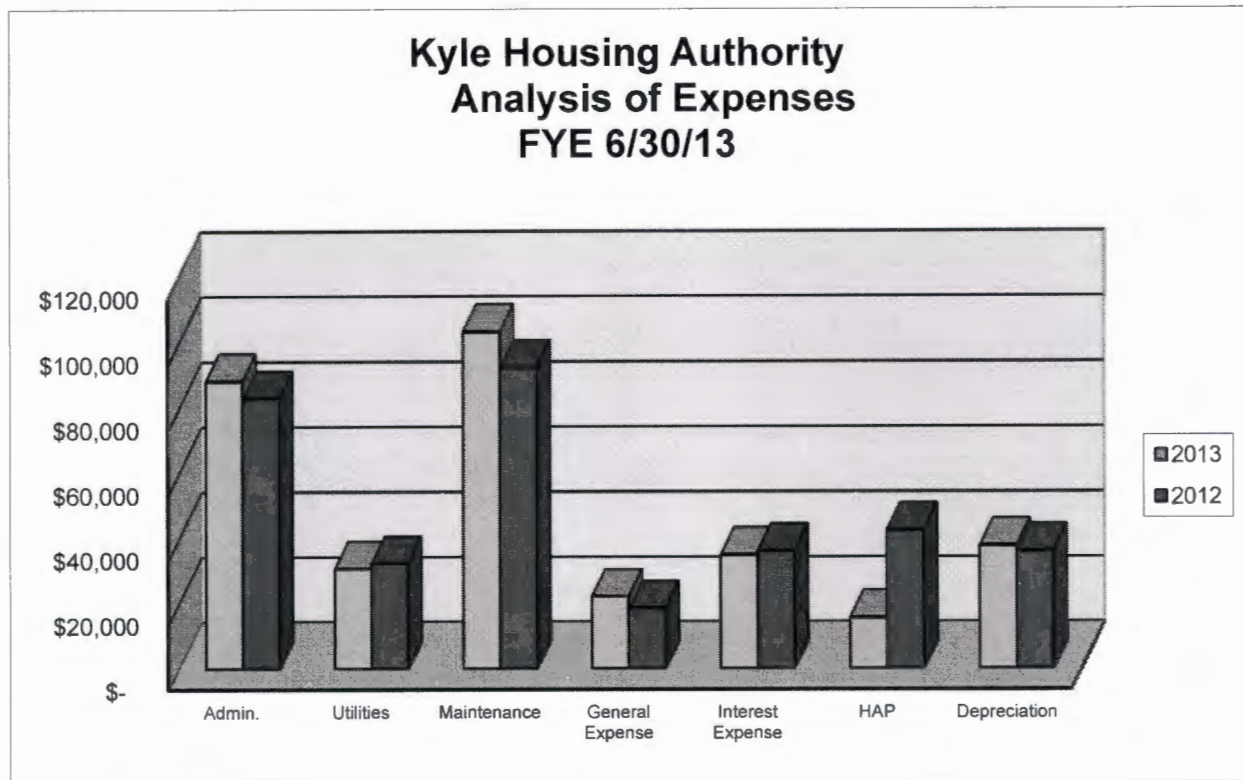
Expenses decreased by \$8,189 or 2% from the previous year. Significant changes from the previous year include:

- Ordinary Maintenance increased by \$10,859 due primarily to increased maintenance contracts – other of \$8,427 and heating & cooling contracts of \$6,083.
- General expense increased by \$3,723 mainly due to increased compensated absences of \$1,132, payment in lieu of taxes of \$693, and bad debt write off of \$2,069.
- Housing Assistance Payments decreased by \$26,883 or 63% primarily due to the agency discontinuing the Section 8 Voucher program during the current year.

We have provided the following presentation to demonstrate the revenue and expenses by summarized account category:



Management's Discussion and Analysis-Cont.



Capital Assets

As of June 30, 2013, the Kyle Housing Authority's investment in net capital assets was \$(151,454) representing a 26% increase from the previous year. This investment includes land, building, construction in progress, and equipment. The principal balance of the notes payable has been reduced from the cost of the capital assets in the calculation of the investment of net capital assets.

Category	FYE 2013	FYE 2012	Change \$	Change %
Land	\$ 61,555	\$ 61,555	\$ -	0%
Buildings	\$ 1,529,599	\$ 1,469,155	\$ 60,444	4%
Equipment	\$ 118,533	\$ 121,528	\$ (2,995)	-2%
Construction in Progress	\$ 13,419	\$ -	\$ 13,419	
Accumulated Depreciation	\$ (1,448,562)	\$ (1,413,708)	\$ (34,854)	2%
Total Capital Assets	\$ 274,544	\$ 238,530	\$ 36,014	15%

Buildings increased by \$60,444 due to a window replacement project funded by the 2010, 2011, and 2012 capital fund grants. Equipment decreased by \$2,995 due to auditor classification of equipment. The increase in construction in progress related to the Rural Development program.

Management's Discussion and Analysis-Cont.

Debt Administration

The notes payable account balance decreased by \$17,200 from the previous year. The remaining principal balance is \$425,998. The Authority did not incur any additional debt during the year.

The Authority classifies a portion of the employee's leave as long term debt. This is because the Authority does not anticipate paying out the total amount accrued in the upcoming fiscal year. The amount estimated as long term for the current year was \$2,921.

Subsequent Events

Due to sequestration and the 2013 Congressional Appropriations, the Authority's operating subsidy provided by HUD for the Low Rent Housing Program was prorated to 81.86% for the calendar year 2013.

The amount of funding for the 2013 calendar year for the Housing Choice Voucher Program has been finalized by HUD. These include the proration of administrative fees being funded at 69% and HAP funding at 94%. These funding levels will result in lower revenues resulting in a decreased level of services that can be supported in the upcoming fiscal year.

The Authority eliminated the Section 8 Voucher program as of the beginning of the 2013 calendar year.

Request for Information

This financial report is designed to provide a general overview of the Authority's accountability for all those interested.

If you should have additional questions regarding the financial information, you can contact our office in writing at the following address:

Kyle Housing Authority
Vickie Simpson, Executive Director
P.O. Box 130
Kyle, TX 78640

BASIC FINANCIAL STATEMENTS

Government-Wide Financial Statements

**Housing Authority of the City of Kyle
Kyle, Texas**

Statement of Net Position

June 30, 2013

		<u>Business-Type Activities</u>
<u>ASSETS</u>		
Assets:		
Cash and Cash Equivalents	\$	80,785
Receivables:		
Tenant Receivables		2,388
Due From HUD		4,859
Investments		31,724
Inventories - Cost		837
Prepaid Expenses		2,430
Other Assets		2
Restricted Cash		40,945
Land		61,555
Buildings and Equipment, Net		199,570
Construction in Progress		13,419
Total Assets		<u>438,514</u>
<u>LIABILITIES</u>		
Liabilities:		
Accounts Payable		5,034
Accrued Payroll Liabilities and Other Accruals		1,461
Due to Other Governments		22,685
Accrued Vacation Payable - Current		6,296
Tenant Security Deposits Payable		7,979
Notes Payable - Current Year		13,921
Accrued Interest Payable		-
Accrued Vacation Payable - Long Term Portion		2,676
Notes Payable - Long Term Portion		412,077
Total Liabilities		<u>472,129</u>
Deferred Inflows of Resources:		
Tenant Revenues paid in advance		17
Total Deferred Inflows of Resources:		<u>17</u>
<u>NET POSITION</u>		
Invested in Capital Assets, Net of Related Debt		(151,454)
Restricted Net Position		40,945
Unrestricted Net Position		76,877
Total Net Position	\$	<u><u>(33,632)</u></u>

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

**Housing Authority of the City of Kyle
Kyle, Texas**

Statement of Revenues, Expenses, and Changes in Fund Net Position

For the Fiscal Year Ended June 30, 2013

	Business-Type Activities
Operating Revenues:	
Charges for Services and Rents	\$ 145,083
Operating Grants and Contributions	191,955
Other Revenues	593
Total Operating Revenues	337,631
Operating Expenses:	
Administrative	88,552
Utilities	30,826
Maintenance and Operations	103,661
General	22,202
Housing Assistance Payments	15,662
Depreciation	37,849
Total Operating Expenses	298,752
Operating Income (Loss)	38,879
Nonoperating Revenues (Expenses)	
Interest Income	58
Interest Expense	(35,024)
Extraordinary Maintenance	-
Capital Grants	-
Total Nonoperating Revenues (Expenses)	(34,966)
Income (Loss) before Contributions	3,913
Contributions and Transfers	
Capital Contributions	-
Change in Net Position	3,913
Net Position - Beginning	(13,545)
Prior Period Adjustment	(24,000)
Net Position - Ending	\$ (33,632)

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

**Housing Authority of the City of Kyle
Kyle, Texas**

Statement of Cash Flows

For the Fiscal Year Ended June 30, 2013

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants	\$ 145,083
Receipts from (Payments to) Other Governments	81,144
Payments to Vendors/Suppliers	(194,455)
Payments to Employees	(73,651)
Other Receipts (Payments)	15
Receipts from HUD	111,399
Housing Assistance Payments	(15,662)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>53,873</u>
CASH FLOW FROM NONCAPITAL ACTIVITIES	
(Purchases) Sale of Fixed Assets	(13,419)
NET CASH PROVIDED BY CAPITAL AND RELATED	<u>(13,419)</u>
CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Principal Paid on Notes Payable	(17,200)
Interest Paid on Notes Payable	(35,028)
NET CASH PROVIDED BY CAPITAL AND RELATED	<u>(52,228)</u>
FINANCING ACTIVITIES	<u>(52,228)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment in Fixed Assets	(60,444)
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>(60,444)</u>
NET INCREASE (DECREASE) IN CASH AND EQUIVALENTS	(72,218)
BALANCES - BEGINNING OF YEAR	193,948
BALANCES - END OF YEAR	<u>\$ 121,730</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Change in Net Assets	\$ 3,912
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities	
Depreciation Expense	37,849
Interest Expense on Long-Term Notes Payable	35,024
Changes in Assets and Liabilities	
(Increase) Decrease in Accounts Receivable - Tenants	(1,544)
(Increase) Decrease in Due from Other Funds	(16,296)
(Increase) Decrease in Due from HUD	46
(Increase) Decrease in Due from Other Governments	-
(Increase) Decrease in Inventories	(47)
(Increase) Decrease in Prepaid Expenses	(987)
Increase (Decrease) in Accounts Payable	(2,440)
Increase (Decrease) in Accrued Payroll Liabilities and Other Accruals	418
Increase (Decrease) in Due to Other Governments	3,979
Increase (Decrease) in Accrued Vacation Payable	1,180
Increase (Decrease) in Tenant Security Deposits	546
Increase (Decrease) in Deferred Revenues	(63)
Changes in Interprogram - Due From/Interprogram - Due To	16,296
Increase (Decrease) in Prior Period Adjustments	(24,000)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 53,873</u>
Cash and Cash Equivalents Includes:	
Cash	\$ 80,785
Restricted Cash	40,945
Total Cash and Cash Equivalents	<u>\$ 121,730</u>

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

Fund Financial Statements

**Housing Authority of the City of Kyle
Kyle, Texas**

**Statement of Net Position
Proprietary Funds**

For the Fiscal Year Ended June 30, 2013

	<u>Programs</u>		
	<u>Low Rent Public Housing</u>	<u>Capital Fund Program</u>	<u>Total Programs</u>
<u>ASSETS</u>			
Assets:			
Cash and Cash Equivalents	\$ 44,531	\$ -	\$ 44,531
Receivables			-
Tenant Receivables	623	-	623
Interprogram - Due From	28,073	-	28,073
Due from Other Government	-	-	-
Due From HUD	4,859	-	4,859
Investments	12,724	-	12,724
Inventories - Cost	343	-	343
Prepaid Expenses	770	-	770
Other Assets	2	-	2
Restricted Cash	-	-	-
Land	9,700	-	9,700
Buildings and Equipment, Net	192,802	-	192,802
Construction in Progress	-	-	-
Total Assets	<u>294,427</u>	<u>-</u>	<u>294,427</u>
<u>LIABILITIES</u>			
Liabilities:			
Accounts Payable	2,368	-	2,368
Accrued Payroll Liabilities and Other Accruals	1,461	-	1,461
Due to Other Governments	4,420	-	4,420
Accrued Vacation Payable - Current	800	-	800
Interprogram - Due To	-	-	-
Tenant Security Deposits Payable	1,900	-	1,900
Notes Payable - Current	-	-	-
Accrued Interest Payable	-	-	-
Long Term Liabilities:			
Accrued Vacation Payable - Long Term Portion	2,676	-	2,676
Notes Payable - Long Term Portion	-	-	-
Total Liabilities	<u>13,625</u>	<u>-</u>	<u>13,625</u>
Deferred Inflows of Resources:			
Tenant Revenues paid in advance	11	-	11
Total Deferred Inflows of Resources	<u>11</u>	<u>-</u>	<u>11</u>
<u>NET ASSETS</u>			
Invested in Capital Assets, Net of Related Debt	202,502	-	202,502
Restricted Net Assets	-	-	-
Unrestricted Net Assets	78,289	-	78,289
Total Net Assets	<u>\$ 280,791</u>	<u>\$ -</u>	<u>\$ 280,791</u>

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

Projects					
Section 8 - Housing Choice Vouchers	Rural Rental Housing Loans	Other Non-Major Funds	Total Projects	Total	
\$ 1,828	\$ 34,426	\$ -	\$ 36,254	\$	80,785
-	1,765	-	1,765		2,388
-	-	-	-		28,073
-	-	-	-		-
-	-	-	-		4,859
-	19,000	-	19,000		31,724
-	494	-	494		837
-	1,660	-	1,660		2,430
-	0	-	0		2
(0)	40,945	-	40,945		40,945
-	51,855	-	51,855		61,555
-	6,768	-	6,768		199,570
-	13,419	-	13,419		13,419
<u>1,828</u>	<u>170,332</u>	<u>-</u>	<u>172,160</u>		<u>466,587</u>
299	2,367	-	2,666		5,034
-	-	-	-		1,461
-	18,265	-	18,265		22,685
-	5,496	-	5,496		6,296
1,529	26,544	-	28,073		28,073
-	6,079	-	6,079		7,979
-	13,921	-	13,921		13,921
-	-	-	-		-
-	-	-	-		2,676
-	412,077	-	412,077		412,077
<u>1,828</u>	<u>484,749</u>	<u>-</u>	<u>486,577</u>		<u>500,202</u>
-	6	-	6		17
<u>-</u>	<u>6</u>	<u>-</u>	<u>6</u>		<u>17</u>
-	(353,956)	-	(353,956)		(151,454)
(0)	40,945	-	40,945		40,945
0	(1,412)	-	(1,412)		76,877
<u>\$ -</u>	<u>\$ (314,423)</u>	<u>\$ -</u>	<u>\$ (314,423)</u>	<u>\$</u>	<u>(33,632)</u>

**Housing Authority of the City of Kyle
Kyle, Texas**

**Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds**

For the Fiscal Year Ended June 30, 2013

	Programs		
	Low Rent Public Housing	Capital Fund Program	Total Programs
Operating Revenues:			
Charges for Services and Rents	\$ 64,843	\$ -	\$ 64,843
Operating Grants	83,662	4,486	88,148
Other Revenues	589	-	589
Total Operating Revenues	149,094	4,486	153,580
Operating Expenses:			
Administrative	26,038	4,000	30,038
Utilities	18,942	-	18,942
Maintenance and Operations	55,729	-	55,729
General	7,832	-	7,832
Housing Assistance Payments	-	-	-
Depreciation	35,923	-	35,923
Total Operating Expenses	144,464	4,000	148,464
Operating Income (Loss)	4,630	486	5,116
Nonoperating Revenues (Expenses)			
Interest Income	39	-	39
Interest Expense	-	-	-
Extraordinary Maintenance	-	-	-
Capital Grants	-	-	-
Total Nonoperating Revenues (Expenses)	39	-	39
Income (Loss) before Contributions	4,669	486	5,155
Contributions and Transfers			
Capital Contributions	-	-	-
Change in Net Position	4,669	486	5,155
Total Change in Net Position			
Operating Transfers In (Out)	486	(486)	-
Equity Transfers In (Out)	-	-	-
Net Position - Beginning	275,636	-	275,636
Prior Period Adjustment	-	-	-
Net Position - Ending	\$ 280,791	\$ -	\$ 280,791

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

Projects				
Section 8 - Housing Choice Vouchers	Rural Rental Housing Loans	Other Non-Major Funds	Total Projects	Total
\$ -	\$ 80,240	\$ -	\$ 80,240	\$ 145,083
22,663	-	81,144	103,807	191,955
4	-	-	4	593
<u>22,667</u>	<u>80,240</u>	<u>81,144</u>	<u>184,051</u>	<u>337,631</u>
1,334	57,180	-	58,514	88,552
2	11,882	-	11,884	30,826
-	47,932	-	47,932	103,661
22	14,348	-	14,370	22,202
15,662	-	-	15,662	15,662
-	1,926	-	1,926	37,849
<u>17,020</u>	<u>133,268</u>	<u>-</u>	<u>150,288</u>	<u>298,752</u>
<u>5,647</u>	<u>(53,028)</u>	<u>81,144</u>	<u>33,763</u>	<u>38,879</u>
4	15	-	19	58
-	(34,147)	(877)	(35,024)	(35,024)
-	-	-	-	-
-	-	-	-	-
<u>4</u>	<u>(34,132)</u>	<u>(877)</u>	<u>(35,005)</u>	<u>(34,966)</u>
5,651	(87,160)	80,267	(1,242)	3,913
-	-	-	-	-
5,651	(87,160)	80,267	(1,242)	3,913
-	80,267	(80,267)	-	-
-	-	-	-	-
18,349	(307,530)	-	(289,181)	(13,545)
<u>(24,000)</u>	<u>-</u>	<u>-</u>	<u>(24,000)</u>	<u>(24,000)</u>
<u>\$ -</u>	<u>\$ (314,423)</u>	<u>\$ -</u>	<u>\$ (314,423)</u>	<u>\$ (33,632)</u>

**Housing Authority of the City of Kyle
Kyle, Texas**

**Statement of Cash Flows
Proprietary Funds**

For the Fiscal Year Ended June 30, 2013

	Business-type Activities - Enterprise Funds	
	Section 8 -	
	Housing Choice Vouchers	Low Rent Public Housing
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Tenants	\$ -	\$ 64,843
Receipts from (Payments to) Other Governments	-	-
Payments to Vendors/Suppliers	(23,054)	(119,345)
Payments to Employees	(530)	(29,267)
Internal Activity - Payments/Receipts to/from other funds	(1,402)	16,298
Other Receipts (Payments)	-	-
Receipts from HUD	22,663	88,736
Housing Assistance Payments	(15,662)	-
NET CASH PROVIDED BY OPERATING ACTIVITIES	(17,985)	21,265
CASH FLOW FROM NONCAPITAL ACTIVITIES		
(Purchases) Sale of Fixed Assets	-	-
Operating Transfers	-	-
NET CASH PROVIDED BY CAPITAL AND RELATED	-	-
CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal Paid on Notes Payable	-	-
Interest Paid on Notes Payable	-	-
NET CASH PROVIDED BY CAPITAL AND RELATED	-	-
FINANCING ACTIVITIES		
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment in Fixed Assets	-	(60,444)
NET CASH PROVIDED BY INVESTING ACTIVITIES	-	(60,444)
NET INCREASE (DECREASE) IN CASH AND EQUIVALENTS	(17,985)	(39,179)
BALANCES - BEGINNING OF YEAR	19,813	83,710
BALANCES - END OF YEAR	\$ 1,828	\$ 44,531
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH		
PROVIDED (USED) BY OPERATING ACTIVITIES		
Change in Net Assets	\$ 5,651	\$ 5,155
Adjustments to Reconcile Operating Income to Net Cash		
Provided by Operating Activities		
Depreciation Expense	-	35,923
Interest Expense on Long-Term Notes Payable	-	-
Changes in Assets and Liabilities		
(Increase) Decrease in Accounts Receivable - Tenants	-	(535)
(Increase) Decrease in Due from Other Funds	-	(16,298)
(Increase) Decrease in Due from HUD	-	46
(Increase) Decrease in Due from Other Governments	-	-
(Increase) Decrease in Inventories	-	52
(Increase) Decrease in Prepaid Expenses	10	(297)
Increase (Decrease) in Accounts Payable	261	(1,024)
Increase (Decrease) in Accrued Payroll Liabilities and Other Accruals	(6)	740
Increase (Decrease) in Due to Other Governments	-	(2,857)
Increase (Decrease) in Accrued Vacation Payable	(1,260)	352
Increase (Decrease) in Tenant Security Deposits	-	-
Increase (Decrease) in Deferred Revenues	(43)	10
Changes in Interprogram - Due From/Interprogram - Due To	1,402	-
Increase (Decrease) in Prior Period Adjustments	(24,000)	-
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$ (17,985)	\$ 21,265
Cash and Cash Equivalents Includes:		
Cash	\$ 1,828	\$ 44,531
Restricted Cash	(0)	-
Total Cash and Cash Equivalents	\$ 1,828	\$ 44,531

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

Rural Rental Housing Loans	Other Non-Major Funds	Total
\$ 80,240	\$ -	\$ 145,083
-	81,144	81,144
(52,056)	-	(194,455)
(43,854)	-	(73,651)
(14,896)	-	-
15	-	15
-	-	111,399
-	-	(15,662)
<u>(30,551)</u>	<u>81,144</u>	<u>53,873</u>
(13,419)	-	(13,419)
80,267	(80,267)	-
<u>66,848</u>	<u>(80,267)</u>	<u>(13,419)</u>
(17,200)	-	(17,200)
<u>(34,151)</u>	<u>(877)</u>	<u>(35,028)</u>
<u>(51,351)</u>	<u>(877)</u>	<u>(52,228)</u>
-	-	(60,444)
-	-	(60,444)
(15,054)	-	(72,218)
90,425	-	193,948
<u>\$ 75,371</u>	<u>\$ -</u>	<u>\$ 121,730</u>
\$ (87,160)	\$ 80,267	\$ 3,912
1,926	-	37,849
34,147	877	35,024
(1,009)	-	(1,544)
2	-	(16,296)
-	-	46
-	-	-
(99)	-	(47)
(700)	-	(987)
(1,677)	-	(2,440)
(316)	-	418
6,836	-	3,979
2,088	-	1,180
546	-	546
(30)	-	(63)
14,894	-	16,296
-	-	(24,000)
<u>\$ (30,551)</u>	<u>\$ 81,144</u>	<u>\$ 53,873</u>
\$ 34,426	\$ -	\$ 80,785
40,945	-	40,945
<u>\$ 75,371</u>	<u>\$ -</u>	<u>\$ 121,730</u>

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

A. Reporting Entity

The Housing Authority of the City of Kyle (the Authority) was established for the purpose of engaging in the development, acquisition, leasing, and administration of low-cost housing for individuals meeting criteria established by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture. The governing body of the Authority is its Board of Commissioners. The Authority is fiscally independent of the City of Kyle (the City) and is not considered a component unit of the City as the Board of Commissioners independently oversees the Authority's operations.

A reporting entity consists of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading.

The criteria for including other organizations as component units within the Authority's reporting entity, as set forth in Section 2100 of the Governmental Accounting Standards Board's Codification of Government Accounting and Financial Reporting Standards include:

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

Based on the aforementioned criteria, the Authority has no component units.

Income received or generated by the Authority is exempt from federal income tax under section 115(a)(1) of the Internal Revenue Code of 1986, as amended.

B. Government-wide and Fund Financial Statements

The Authority reports in accordance with Governmental Accounting Standards Board (GASB) Statement No. 34, as amended by GASB Statement No. 37, and effective portions of GASB Statement No. 38. The objective of Statement No. 34, as amended, is to enhance the understandability and usefulness of the general purpose external financial reports of state and local governments to the citizenry, legislative and oversight bodies, and investors and creditors. As a result of Statement No. 34, as amended, the Authority's financial report is required to include a Management's Discussion and Analysis, Government-Wide Financial Statements, Fund Financial Statements, Notes to the Financial Statements and required Supplemental Information.

The Government-Wide financial statements (i.e., the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Fund Net Position, and the Statement of Cash Flows) report information on all activities of the Authority. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by grants, interest income and transfers, are reported separately from business-type activities, which rely to a significant extent on federal grants, interest income, mortgage repayments and bond proceeds for support. However in accordance with recommendations from the U.S. Department of Housing and Urban Development (HUD), all activities related to housing that are funded by HUD subsidies have been classified as business-type activities.

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

B. Government-wide and Fund Financial Statements (continued)

The Statement of Revenues, Expenses and Changes in Fund Net Position demonstrates the degree to which expenses are offset by revenues. Separate financial statements are provided for proprietary funds. Major individual enterprise funds are reported in separate columns in the fund financial statements.

The Statement of Cash Flows provides information on the Authority's cash receipts, cash payments and changes in cash resulting from operations, investments and financing activities. This statement provides information on the sources and uses of cash and the change in cash and cash equivalents balance during the current fiscal year.

The Authority adopted the reporting requirements of Government Accounting Standards Board Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position, which is effective for financial statements for periods beginning after December 15, 2012. GASB Statement No. 63 adds the financial statement elements of deferred outflows or resources and deferred inflows of resources to the financial statements of all fund types and activities.

Measurement Focus, Basis of Accounting, and Financial Statement Preparation

The government-wide financial statements are reported using the *economic resources management focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenue to be available if they are collected within 60 days of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences and claims and judgments are recorded only when the payment is due.

Grant revenue, tenant charges and interest associated within the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Authority.

The Authority reports the following major and non-major proprietary funds:

Business-Type Funds

Low Rent Public Housing (Major Fund) – This program is the Authority's primary source of operating funds. It is designed to provide subsidized housing to low income residents. The Authority receives dwelling rental income from residents and operating subsidies provided by HUD.

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

B. Government-wide and Fund Financial Statements (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Preparation (continued)

Housing Choice Voucher Program Fund (Major Fund) - Under the Housing Choice Voucher Program, the Authority provides housing assistance payments (HAP) to qualified low income persons. The Authority enters into an Annual Contribution Contract (ACC) with HUD which establishes partnerships with private housing providers throughout the city. The Authority earns administrative fees from HUD for facilitating and managing public/private housing partnerships.

N/C S/R Section 8 Program (Major Fund) – Under this program, the Authority provides rental assistance for eligible low-income persons in connection with newly constructed, privately owned rental housing financed with any type of construction or permanent financing. The Authority entered into a note payable agreement with USDA in 1979 and constructed thirty units.

Public Housing Capital Fund Program (Non-Major Fund) – Under this program, HUD provides the Authority with funding for capital and management activities, including modernization and development of public housing development and for management improvements to assure that they continue to be available to low-income housing residents.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the *option* of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, the Authority considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Allowance for Doubtful Accounts

The Authority records an allowance for doubtful accounts for estimating tenant accounts receivable when management deems them to be uncollectible.

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

B. Government-wide and Fund Financial Statements (continued)

Fixed Assets and Depreciation

Property and equipment are stated at cost and are depreciated using the straight-line method over their estimated lives of 5 to 40 years.

Repairs and maintenance are charged to costs and expenses as incurred. Renewals and betterments which add significantly to the utility or useful life of the asset are capitalized. Upon retirement or disposition of assets, related gains or losses are reflected in operations.

Inventory Valuation

Inventory in proprietary fund consists of supplies held for consumption stated at the lower of cost or market on a first in, first out basis.

Prepaid Expenses

Prepaid expenses record payment to vendors that benefit future reporting periods and are also reported on the consumption basis.

Both inventory and prepaid expenses are similarly reported in the government-wide and fund financial statements.

Compensated Absences

Employees are allowed to accrue vacation time according to their years of service. An employee can accrue vacation leave of 6.66 hours for each month's service to a maximum of 80 hours per year. Vacation leave shall begin to accrue at the end of the first full month of employment but no employee shall be allowed to use any vacation leave until he has completed one year's service. An employee may accrue three weeks vacation leave after five years of service. An employee may accrue four weeks of vacation leave after ten years of service. An employee may accrue five weeks vacation leave after fifteen years of service. Five weeks shall be the maximum vacation leave for the Authority's employees.

As of June 30, 2013, the balance of accrued compensated absences is \$ 8,972 and included in accrued liabilities in the government-wide and fund financial statements.

Use of Estimates

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

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

B. Government-wide and Fund Financial Statements (continued)

Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt, consists of capitals assets, net of related accumulated depreciation, reduced by the outstanding balances of borrowing funds for the acquisition, construction, improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use by restrictions imposed by creditors, grantors or laws or regulations of other governments. Net position is reported as unrestricted if they do not fall within the categories that are presented in the text above. It is the Authority's policy to use unrestricted net assets if restricted net assets are unavailable to fund operations.

C. Cash, Restricted Cash and Investments

Cash

The Authority's funds are required to be deposited and invested under the terms of a depository contract pursuant to federal and state regulations. The depository bank deposits for safekeeping and trust with the Authority's agent bank approved pledged securities in an amount sufficient to protect the Authority's funds on a day to day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

At June 30, 2013, the carrying amount of the Authority's deposits, including certificates of deposit, was \$ 153,454 and the bank balance was \$ 155,552. The Authority's cash deposits at June 30, 2013, were entirely covered by FDIC insurance or by pledged collateral held by the Authority's agent bank in the Authority's name.

Restricted Cash

In accordance with a note payable agreement with USDA, certain restricted cash accounts need to be maintained by the Authority. At June 30, 2013, the Authority's restricted cash balance consisted of the following:

Mortgage Escrow Deposits	\$ 778
Replacement Reserve	40,167
Total Restricted Cash	\$ <u>40,945</u>

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

C. Cash, Restricted Cash and Investments (continued)

Investments

The Texas Public Funds Investment Act (Texas Government Code Chapter 2256) (the Act) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the Authority to adopt, implement, and publicize an investment policy. The Act also requires the Authority to have independent auditors perform test procedures related to investment practices as provided by the Act. The Authority is in substantial compliance with the requirements of the Act and with local policies.

The Authority invests funds at its own discretion in accordance with its investment policy. Investments are reported at cost, which approximates fair value. Investments consisted of certificates of deposits, which are not subject to interest rate risk, and consisted of the following at June 30, 2013:

<u>Description</u>	<u>Interest Rate</u>	<u>Maturity</u>	<u>Cost</u>
Certificates of Deposit	2.47% - 3.34%	6 Months	\$ 31,724

Concentration of Credit Risk

The full amount of the Authority's cash, restricted cash, and investments is held on deposit with one issuer, Wells Fargo Bank, N.A. In accordance with the Authority's investment policy, the entire amount was either insured or collateralized by securities pledged in the Authority's name in accordance with the Authority's investment policy.

D. Contingencies

The Authority participates in federal programs, which are governed by various rules and regulations of the granting agencies. Costs charged to the respective programs are subject to audit adjustments by the granting agencies; therefore, to the extent that the Authority has not complied with those rules and regulations, refunds of monies received might be required. In the opinion of management, there are no significant liabilities relating to compliance with rules and regulations governing the respective grants; therefore, no provision has been made in the financial statement for such contingencies.

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

E. Capital Assets

Capital assets activity for the year ended June 30, 2013 was as follows:

<u>Business-Type Activities</u>	Beginning Balance 06/30/12	Additions	Deletions	Transfers	Ending Balance 06/30/13
Land	\$ 61,555	\$ -	\$ -	\$ -	\$ 61,555
Buildings & Improvements	1,469,155	-	-	-	1,469,155
Furniture & Equipment	122,673	60,444	(1,145)	-	181,972
Construction in Progress	-	13,419	-	-	13,419
	<u>1,653,383</u>	<u>73,863</u>	<u>(1,145)</u>	<u>-</u>	<u>1,726,101</u>
Accumulated Depreciation	<u>(1,414,853)</u>	<u>(37,849)</u>	<u>1,145</u>	<u>-</u>	<u>(1,451,557)</u>
Total	<u>\$ 238,530</u>	<u>\$ 36,014</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 274,544</u>

The total depreciation for the fiscal year ending June 30, 2013 was \$ 37,849.

F. Pension Plan

The Authority provides a defined contribution pension plan for its full-time employees who have completed 90 days of continuous, full-time employment. The Authority contributes 5% of the employee's compensation to the plan. Under a defined contribution plan, the pension benefits a participant will receive depend only on the amount contributed to the participant's account and returns on investments of those contributions. During the years ending June 30, 2011, 2012, and 2013, the Authority contributed \$ 5,782, \$ 4,858 and \$ 5,782, respectively, to the plan.

G. Interprogram Transactions

Interprogram receivables/payable within the Authority's funds consisted of the following as of fiscal year ended June 30, 2013:

<u>Interfund Receivables (Due To)</u>	<u>Interfund Payables (Due From)</u>		Total
	Rural Rental Assistance Payments	Housing Choice Vouchers	
Low Rent Public Housing	\$ 26,544	\$ 1,529	\$ 28,073
Housing Choice Vouchers	-	-	-
	<u>\$ 26,544</u>	<u>\$ 1,529</u>	<u>\$ 28,073</u>

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Financial Statements

June 30, 2013

H. Long Term Debt

Long-term debt activity for the fiscal year ended June was as follows:

Note payable to USDA Rural Development (Section 515) issued November 19, 1979, with monthly installments of \$ 4,352, including interest at 9% (1% subsidized, 8% unsubsidized). Final payment is due 50 years from the original date of issue. The note is secured by all land, structures, and equipment.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes Payable	\$ 443,197	\$ -	\$ (17,199)	\$ 425,998	\$ 18,748
Total Long-Term Debt	\$ 443,197	\$ -	\$ (17,199)	\$ 425,998	\$ 18,748

The annual requirements to amortize all long term debt outstanding as of June 30, 2013, including interest payments, are as follows:

Year Ended June 30,	Principal	Interest	Total
2014	18,748	33,476	52,224
2015	20,304	31,920	52,224
2016	21,989	30,235	52,224
2017	23,814	28,410	52,224
2018	25,791	26,433	52,224
2019-2023	164,846	96,274	261,120
2024-2027	150,506	21,436	171,942
Total Requirements	\$ 425,998	\$ 268,184	\$ 694,182

I. Subsequent Events

During the fiscal year ended June 30, 2013, the Housing Authority of the City of Kyle transferred its Section 8 Housing Choice Voucher program to the Housing Authority of the City of San Marcos.

SINGLE AUDIT INFORMATION



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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTER BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners of
The Housing Authority of the City of Kyle
Kyle, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standard applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities and each major fund, of the Housing Authority of the City of Kyle, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Kyle's basic financial statements, and have issued our report thereon dated February 26, 2014.

Internal Control Over Financial Reporting

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

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

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

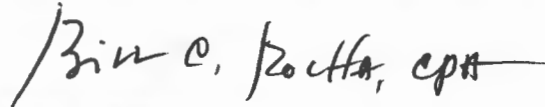
Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Kyle's financial statements are free from material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests did not disclose any instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to the management the Housing Authority of the City of Kyle in a separate letter dated February 26, 2014.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Bill C. Rocha
Certified Public Accountant
San Antonio, Texas
February 26, 2014



BILL C. ROCHA
CERTIFIED PUBLIC ACCOUNTANT

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San Antonio, TX 78280-2327

REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY OMB CIRCULAR A-133

To the Board of Commissioners of
The Housing Authority of the City of Kyle
Kyle, Texas

Report on Compliance for Each Major Program

We have audited the the Housing Authority of the City of Kyle's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Kyle's major federal programs for the year ended June 30, 2013. The Housing Authority of the City of Kyle's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Housing Authority of the City of Kyle's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the the Housing Authority of the City of Kyle's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Program

In our opinion the Housing Authority of the City of Kyle complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2013.

Report on Internal Control Over Compliance

Management of the Housing Authority of the City of Kyle is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority of the City of Kyle's internal control over compliance with types of requirements that could have a direct and material effect on

each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness the Housing Authority of the City of Kyle's internal control over compliance.

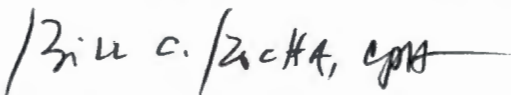
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirements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

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

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the business-type activities, and each major fund of the Housing Authority of the City of Kyle, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Kyle's basic financial statements. We issued our report thereon dated February 26, 2014, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.



Bill C. Rocha
Certified Public Accountant
San Antonio, Texas
February 26, 2014

**Housing Authority of the City of Kyle
Kyle, Texas**

Schedule of Expenditures of Federal Awards

For the Fiscal Year Ended June 30, 2013

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Grant/ Contract Number</u>	<u>Expenditures</u>
U. S. Department of Housing & Urban Development			
Direct Program			
Section 8 Housing Choice Vouchers	14.871	FW-647	\$ 22,663
Low Rent Authority-Owned Housing	14.850	FW-647	83,662
Public Housing Capital Fund	14.872	FW-647	4,486
Interest Reduction Payments Rental and Cooperative Housing	14.103		877
N/C S/R Section 8 Program	14.182	TX59R000014	<u>80,267</u>
Total U. S. Department of Housing & Urban Development			<u>191,955</u>
Total Expenditures of Federal Awards			<u><u>\$ 191,955</u></u>

**Housing Authority of the City of Kyle
Kyle, Texas**

Notes to the Schedule of Expenditures of Federal Awards

June 30, 2013

Note 1 – Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Kyle and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the general purpose financial statements.

Note 2 – USDA Rural Development Multifamily Housing Loans

The Authority currently has a USDA Rural Development (Section 515) note payable in the original amount of \$ 639,000 with a June 30, 2013 balance due of \$ 425,998. The note payable to USDA Rural Development (Section 515) issued November 19, 1979, with monthly installments of \$ 4,352, including interest at 9% (1% subsidized, 8% unsubsidized). Final payment is due 50 years from the original date of issue. The note is secured by all land, structures, and equipment.

**Housing Authority of the City of Kyle
Kyle, Texas**

Schedule of Findings and Questioned Costs

June 30, 2013

I. Summary of Auditor Results:

FINANCIAL STATEMENTS

- a. Type of auditor's report issued: Unmodified
- b. Internal control over financial reporting:
- | | | |
|---|---------|----------------|
| Material weakness(es) identified? | ___ yes | _x_ no |
| Significant deficiency(ies) identified? | ___ yes | _x_ none noted |
- c. Noncompliance material to financial statements noted? ___ yes _x_ no

FEDERAL AWARDS

- d. Internal control over major programs:
- | | | |
|---|---------|----------------|
| Material weakness(es) identified? | ___ yes | _x_ no |
| Significant deficiency(ies) identified? | ___ yes | _x_ none noted |
- e. Type of auditor's report issued on compliance for major programs: Unmodified
- f. Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133 ___ yes _x_ no

Identification of major programs:

CFDA Number(s)
14.182

Name of Federal Program Cluster
Section 8 New Construction

- g. Dollar threshold used to distinguish between type A and type B programs: \$ 300,000
- h. Auditee qualified as low-risk auditee: _x_ yes ___ no

II. Financial Statement Findings

None

III. Federal Award Findings and Questioned Costs

None

**Housing Authority of the City of Kyle
Kyle, Texas**

Schedule of Status of Prior Year Findings

June 30, 2013

There were no findings in last year's audit.

**Housing Authority of the City of Kyle
Kyle, Texas**

Corrective Action Plan

June 30, 2013

None required.

SUPPLEMENTARY INFORMATION

**Housing Authority of the City of Kyle
Kyle, Texas**

Statement and Certification of Actual Capital Fund Program Costs

For the Fiscal Year Ended June 30, 2013

1. The Actual Capital Fund Program Costs are as follows:

	50109	50110	50111
Funds Approved	\$ 33,757	\$ 28,389	\$ 23,588
Funds Expended	33,757	28,389	23,588
Excess of Funds Approved	\$ -	\$ -	\$ -
Funds Advanced	\$ 33,757	\$ 28,389	\$ 23,588
Funds Expended	33,757	28,389	23,588
Excess (Deficiency) of Funds Advanced	\$ -	\$ -	\$ -

2. The distribution of costs as shown on the Final Performance and Evaluation Report for grant 50109, dated January 30, 2013 submitted to HUD for approval appears to be in agreement with the Authority's records.
3. Final Performance and Evaluation Report for grants 50110 and 50111, have been submitted to HUD for approval on March 5, 2013.
4. The distribution of costs as shown on the Final Performance and Evaluation Report for grant 50111, dated March 27, 2013 submitted to HUD for approval appears to be in agreement with the Authority's records.

TX367 Housing Authority of the City of Kyle												
Financial Data Schedule												
June 30, 2013												
Line No	Account Description	Operations	Capital Fund	Subtotal	Vouchers	Section 8 Programs	Housing Loans	Reduction Payments	Capital Fund	Subtotal	Eliminations	Total
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	-	-	-	-	-	-	-	-	-	-	-
174-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-	-
176-010	Investment in joint ventures - Not for Profit	-	-	-	-	-	-	-	-	-	-	-
176-020	Investment in joint ventures - Partnership	-	-	-	-	-	-	-	-	-	-	-
176-030	Investment in joint ventures - Joint Venture	-	-	-	-	-	-	-	-	-	-	-
176-040	Investment in joint ventures - Tax Credit	-	-	-	-	-	-	-	-	-	-	-
176-050	Investment in joint ventures - Other	-	-	-	-	-	-	-	-	-	-	-
176-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-
180	Total Noncurrent Assets	202,502	-	202,502	-	-	72,042	-	-	274,543	-	274,543
190	Total Assets	294,428	-	294,428	1,828	-	170,332	-	-	466,586	(28,073)	438,513

TX367	Housing Authority of the City of Kyle											
	Financial Data Schedule											
	June 30, 2013											
Line No	Account Description	Operations	Capital Fund	Subtotal	Vouchers	Section 8 Programs	Housing Loans	Reduction Payments	Capital Fund	Subtotal	Eliminations	Total
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable ≤ 90 days	500	-	500	299	-	674	-	-	1,473	-	1,473
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	1,461	-	1,461	-	-	-	-	-	1,462	-	1,462
322	Accrued compensated absences	800	-	800	-	-	660	-	-	1,461	-	1,461
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-
331-010	Accounts Payable - HUD PHA Programs - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-
331-020	Accounts Payable - HUD PHA Programs - Capital Fund	-	-	-	-	-	-	-	-	-	-	-
331-030	Accounts Payable - HUD PHA Programs - Other	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	4,420	-	4,420	-	-	18,265	-	-	22,687	-	22,687
341	Tenant security deposits	1,900	-	1,900	-	-	6,079	-	-	7,979	-	7,979
342-010	Deferred revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-
342-020	Deferred revenue - Capital Fund	-	-	-	-	-	-	-	-	-	-	-
342-030	Deferred revenue - Other	11	-	11	-	-	-	-	-	11	-	11
342	Deferred revenue	11	-	11	-	-	6	-	-	17	-	17
343-010	CFFP	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital proj/mortgage rev bonds	-	-	-	-	-	13,921	-	-	13,921	-	13,921
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	1,868	-	1,868	-	-	1,693	-	-	3,561	-	3,561
347	Interprogram - due to	-	-	-	1,529	-	26,544	-	-	28,073	(28,073)	-
348-010	Loan Liability - Current - Not for Profit	-	-	-	-	-	-	-	-	-	-	-
348-020	Loan Liability - Current - Partnership	-	-	-	-	-	-	-	-	-	-	-
348-030	Loan Liability - Current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-
348-040	Loan Liability - Current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-
348-050	Loan Liability - Current - Other	-	-	-	-	-	-	-	-	-	-	-
348-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-
348	Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	10,960	-	10,960	1,828	-	67,842	-	-	80,632	(28,073)	52,559
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term debt - Capital Projects/Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-
351	Long-term debt, net of current - capital proj/mortgage rev bonds	-	-	-	-	-	412,077	-	-	412,077	-	412,077
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-	-	-	-	-	-
354	Accrued Compensated Absences - Non Current	2,676	-	2,676	-	-	4,836	-	-	7,512	-	7,512
355-010	Loan Liability - Non-current - Not for Profit	-	-	-	-	-	-	-	-	-	-	-
355-020	Loan Liability - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-
355-030	Loan Liability - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-
355-040	Loan Liability - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-
355-050	Loan Liability - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-
355-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-
355	Loan Liability - Non-current	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	2,676	-	2,676	-	-	416,913	-	-	419,589	-	419,589
300	Total Liabilities	13,636	-	13,636	1,828	-	484,755	-	-	500,222	(28,073)	472,149
508.1	Investment in Capital Assets, net of Related Debt	202,502	-	202,502	-	-	(353,956)	-	-	(151,455)	-	(151,455)
511.1	Restricted Net Assets	-	-	-	(0)	-	40,945	-	-	40,945	-	40,945
512.1	Unrestricted Net Assets	78,289	-	78,289	0	-	(1,412)	-	-	76,877	-	76,877
513	Total Equity	280,791	-	280,791	-	-	(314,423)	-	-	(33,631)	-	(33,631)
600	Total Liabilities and Equity	294,427	-	294,427	1,828	-	170,332	-	-	466,590	(28,073)	438,517

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TX367 Housing Authority of the City of Kyle												
Financial Data Schedule												
June 30, 2013												
Line No	Account Description	Operations	Capital Fund	Subtotal	Vouchers	Section 8 Programs	Housing Loans	Reduction Payments	Capital Fund	Subtotal	Eliminations	Total
70300	Net tenant rental revenue	63,144	-	63,144	-	-	80,240	-	-	143,384	-	143,384
70400	Tenant revenue - other	1,699	-	1,699	-	-	-	-	-	1,699	-	1,699
70500	Total Tenant Revenue	64,843	-	64,843	-	-	80,240	-	-	145,083	-	145,083
70600-010	Housing assistance payments	-	-	-	19,998	-	-	-	-	19,998	-	19,998
70600-020	Ongoing administrative fees earned	-	-	-	2,665	-	-	-	-	2,665	-	2,665
70600-030	Hard to house fee revenue	-	-	-	-	-	-	-	-	-	-	-
70600-031	FSS coordinator	-	-	-	-	-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-
70600-060	All other fees	-	-	-	-	-	-	-	-	-	-	-
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Operating Grants	83,662	4,486	88,148	22,663	80,267	-	877	-	191,955	-	191,955
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-
71100-010	Investment income - unrestricted - Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-
71100-020	Investment income - unrestricted - Administrative fees	-	-	-	4	-	-	-	-	4	-	4
71100	Investment income - unrestricted	39	-	39	4	-	15	-	-	58	-	58
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-	-
71400-010	Fraud recovery - housing assistance payments	-	-	-	-	-	-	-	-	-	-	-
71400-020	Fraud recovery - administrative fees	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	589	-	589	4	-	-	-	-	592	-	592
71600	Gain or loss on sale of fixed assets	-	-	-	-	-	-	-	-	-	-	-
72000-010	Investment income - restricted - housing assistance payments	-	-	-	-	-	-	-	-	-	-	-
72000-020	Investment income - restricted - administrative fees	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-
700	Total Revenue	149,133	4,486	153,619	22,671	80,267	80,255	877	-	337,689	-	337,689
91100	Administrative salaries	12,306	-	12,306	398	-	26,892	-	-	39,597	-	39,597
91200	Auditing fees	2,158	-	2,158	120	-	4,652	-	-	6,930	-	6,930
91300	Management fees	-	-	-	-	-	-	-	-	-	-	-
91310	Book-keeping fees	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and marketing	175	-	175	2	-	2,811	-	-	2,988	-	2,988
91500	Employee benefit contributions- administrative	4,772	-	4,772	132	-	10,171	-	-	15,074	-	15,074
91600	Office expenses	3,861	-	3,861	309	-	3,732	-	-	7,902	-	7,902
91700	Legal expenses	-	-	-	-	-	-	-	-	-	-	-
91800	Travel	1,352	-	1,352	6	-	1,687	-	-	3,045	-	3,045
91810	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
91900	Other	1,414	4,000	5,414	367	-	7,235	-	-	13,015	-	13,015
91000	Total Operating - Administrative	26,038	4,000	30,038	1,334	-	57,180	-	-	88,551	-	88,551
92000	Asset Management Fees	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation costs	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions- tenant services	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-
93100	Water	10,551	-	10,551	-	-	7,074	-	-	17,624	-	17,624
93200	Electricity	2,114	-	2,114	-	-	-	-	-	2,113	-	2,113
93300	Gas	675	-	675	-	-	-	-	-	675	-	675
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	5,602	-	5,602	-	-	4,808	-	-	10,409	-	10,409

TX367 Housing Authority of the City of Kyle												
Financial Data Schedule												
June 30, 2013												
Line No	Account Description	Operations	Capital Fund	Subtotal	Vouchers	Section 8 Programs	Housing Loans	Reduction Payments	Capital Fund	Subtotal	Eliminations	Total
93700	Employee benefit contributions- utilities	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	18,942	-	18,942	-	-	11,882	-	-	30,824	-	30,824
94100	Ordinary maint and ops - labor	16,962	-	16,962	-	-	16,962	-	-	33,923	-	33,923
94200	Ordinary maint and ops - materials and other	15,750	-	15,750	-	-	3,196	-	-	18,946	-	18,946
94300-010	Ordinary maint and ops contracts - garbage and trash removal	4,789	-	4,789	-	-	5,412	-	-	10,201	-	10,201
94300-020	Ordinary maint and ops contracts - heating & cooling contracts	1,141	-	1,141	-	-	5,248	-	-	6,389	-	6,389
94300-030	Ordinary maint and ops contracts - snow removal contracts	-	-	-	-	-	-	-	-	-	-	-
94300-040	Ordinary maint and ops contracts - elevator maintenance contracts	-	-	-	-	-	-	-	-	-	-	-
94300-050	Ordinary maint and ops contracts - landscape & grounds contracts	3,088	-	3,088	-	-	1,537	-	-	4,624	-	4,624
94300-060	Ordinary maint and ops contracts - unit turnaround contracts	-	-	-	-	-	-	-	-	-	-	-
94300-070	Ordinary maint and ops contracts - electrical contracts	-	-	-	-	-	-	-	-	-	-	-
94300-080	Ordinary maint and ops contracts - plumbing contracts	200	-	200	-	-	1,160	-	-	1,360	-	1,360
94300-090	Ordinary maint and ops contracts - extermination contracts	2,428	-	2,428	-	-	1,451	-	-	3,879	-	3,879
94300-100	Ordinary maint and ops contracts - janitorial contracts	37	-	37	2	-	-	-	-	40	-	40
94300-110	Ordinary maint and ops contracts - routine maintenance contracts	4,742	-	4,742	-	-	6,267	-	-	11,009	-	11,009
94300-120	Ordinary maint and ops contracts - misc. contracts	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary maintenance and operations contracts	16,425	-	16,425	2	-	21,075	-	-	37,502	-	37,502
94500	Employee benefit contributions- ordinary maintenance	6,592	-	6,592	-	-	6,699	-	-	13,292	-	13,292
94000	Total Operations and Maintenance	55,729	-	55,729	2	-	47,932	-	-	103,662	-	103,662
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services- other contract costs	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	1,337	-	1,337	-	-	2,087	-	-	3,424	-	3,424
96120	Liability Insurance	192	-	192	6	-	400	-	-	596	-	596
96130	Workmen's Compensation	529	-	529	16	-	1,103	-	-	1,647	-	1,647
96140	All Other Insurance	7	-	7	-	-	15	-	-	21	-	21
96000	Total Insurance Premiums	2,065	-	2,065	22	-	3,605	-	-	5,694	-	5,694
96200	Other general expenses	-	-	-	-	-	-	-	-	-	-	-
96210	Compensated absences	987	-	987	-	-	1,995	-	-	2,982	-	2,982
96300	Payments in lieu of taxes	4,420	-	4,420	-	-	6,836	-	-	11,257	-	11,257
96400	Bad debt - tenant rents	360	-	360	-	-	1,912	-	-	2,272	-	2,272
96500	Bad debt- mortgages	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	5,767	-	5,767	-	-	10,743	-	-	16,510	-	16,510
96710	Interest on Mortgage (Bonds) Payable	-	-	-	-	-	34,147	877	-	35,024	-	35,024
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-
96700	Total Interest Expense and Amortization Cost	-	-	-	-	-	34,147	877	-	35,024	-	35,024
96900	Total Operating Expenses	108,541	4,000	112,541	1,358	-	165,489	877	-	280,265	-	280,265
97000	Excess Revenue Over Operating Expense	40,592	486	41,078	21,313	80,267	(85,234)	-	-	57,424	-	57,424
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-	-	-
97300-010	Housing assistance payments - Mainstream 1 & 5 years	-	-	-	-	-	-	-	-	-	-	-
97300-020	Housing assistance payments - Home-Ownership	-	-	-	-	-	-	-	-	-	-	-
97300-025	Housing assistance payments - Litigation	-	-	-	-	-	-	-	-	-	-	-
97300-030	Housing assistance payments - Hope IV	-	-	-	-	-	-	-	-	-	-	-
97300-035	Housing assistance payments - Moving to Work	-	-	-	-	-	-	-	-	-	-	-
97300-040	Housing assistance payments - Tenant Protectoin	-	-	-	-	-	-	-	-	-	-	-
97300-050	Housing assistance payments - All Other	-	-	-	15,662	-	-	-	-	15,662	-	15,662
97300	Housing assistance payments	-	-	-	15,662	-	-	-	-	15,662	-	15,662
97350	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	35,923	-	35,923	-	-	1,926	-	-	37,849	-	37,849
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	144,464	4,000	148,464	17,020	-	167,415	877	-	333,775	-	333,775

TX367 Housing Authority of the City of Kyle												
Financial Data Schedule												
June 30, 2013												
Line No.	Account Description	Operations	Capital Fund	Subtotal	Vouchers	Section 8 Programs	Housing Loans	Reduction Payments	Capital Fund	Subtotal	Eliminations	Total
10010	Operating transfers in	486	-	486	-	-	80,267	-	-	80,753	-	80,753
10020	Operating transfers out	-	(486)	(486)	-	(80,267)	-	-	-	(80,753)	-	(80,753)
10030-010	Operating transfers from/to primary government - Not for Profit	-	-	-	-	-	-	-	-	-	-	-
10030-020	Operating transfers from/to primary government - Partnership	-	-	-	-	-	-	-	-	-	-	-
10030-030	Operating transfers from/to primary government - Joint Venture	-	-	-	-	-	-	-	-	-	-	-
10030-040	Operating transfers from/to primary government - Tax Credit	-	-	-	-	-	-	-	-	-	-	-
10030-050	Operating transfers from/to primary government - Other	-	-	-	-	-	-	-	-	-	-	-
10030-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary items/gains	-	-	-	-	-	-	-	-	-	-	-
10080	Special items/gains	-	-	-	-	-	-	-	-	-	-	-
10091	Inter project excess cash transfer in	-	-	-	-	-	-	-	-	-	-	-
10092	Inter project excess cash transfer out	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects - in	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between programs and projects - out	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	486	(486)	-	-	(80,267)	80,267	-	-	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	5,155	-	5,155	5,651	-	(6,893)	-	-	3,913	-	3,913
11020	Required annual debt principal payments	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	275,636	-	275,636	18,349	-	(307,530)	-	-	(13,544)	-	(13,544)
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity transfers	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity transfers	-	-	-	-	-	-	-	-	-	-	-
11040-090	Equity transfers	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity transfers	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity transfers	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	(24,000)	-	-	-	-	(24,000)	-	(24,000)

