

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

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

FOR THE YEAR ENDED MARCH 31, 2016



**CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS
MEMBER AICPA**

TABLE OF CONTENTS

Independent Auditor's Report	1
Management's Discussion & Analysis.....	3
<u>Financial Statements:</u>	
Statement of Net Position.....	11
Statement of Revenues, Expenses and Changes in Net Position.....	12
Statement of Cash Flows	13
Notes to Financial Statements	15
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	27
Independent Auditor's Report on Compliance For Each Major Federal Program and Report on Internal Control Over Compliance Required by OMB Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance)	29
<u>Supplemental Information:</u>	
Financial Data Schedule	31
Schedule of Changes in Net Position.....	35
Schedule of Expenditures of Federal Awards	36
Statement and Certification of Actual Capital Fund Program Costs	37
Schedule of Findings and Questioned Costs	45



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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Bristol Redevelopment and Housing Authority
Bristol, Virginia

Report on the Financial Statements

We have audited the accompanying financial statements of the Bristol Redevelopment and Housing Authority, VA (the Authority), as of and for the year ended March 31, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents. The prior year summarized comparative information has been derived from the Authority's March 31, 2015 financial statements which were audited by Nordman & Associates LLC. In their report dated August 24, 2015, they expressed an unmodified opinion on those financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express 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 Authority'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 on the Authority'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 financial position of the Authority, as of March 31, 2016, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITOR'S REPORT (Continued)

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require this presentation to include Management's discussion and analysis, listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

Supplemental and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplemental information shown on Pages 31 to 45 is presented for purposes of additional analysis that includes the Financial Data Schedule required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development and the Schedule of Expenditure of Federal Awards required by the Office of Management and Budget Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). The supplemental information is presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Report Issued in Accordance with *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 21, 2016 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, 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 the 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.

AAL, P.C.

AAL P.C.
Vienna, VA
July 21, 2016

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT’S DISCUSSION AND ANALYSIS

The Bristol Redevelopment & Housing Authority (hereafter the “Authority”) presents its Annual Report for the year ended March 31, 2016, developed in compliance with Statement of Governmental Accounting Standard No. 34, entitled “Basic Financial Statements – and Management’s Discussion and Analysis – For State and Local Governments” (hereafter “GASB 34”), and related standards. The Authority’s management’s discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority’s financial activity, (c) identify changes in the Authority’s financial position, and (d) identify individual funds’ issues or concerns.

The discussion and analysis of the Authority is intended to provide an overview of the Authority’s financial activities for the fiscal year ended March 31, 2016. Please read it in conjunction with the Authority’s financial statements, notes and supplemental schedules that follow this section.

Principal Officials

Commissioners as of March 31, 2016

Scott Otis, Chair

Gary Poulton, Vice Chairman

Jerry Chorosevic, Commissioner

Karen Hamilton, Commissioner

Larry Neese, Commissioner

Administrative Staff

Dave Baldwin, Executive Director/CEO

Diana Carter, VP Housing Operations

Todd Musick, VP Capital Improvements

Ray Austin, VP Finance & Administration

Financial Highlights

- The Authority was awarded a new capital fund (CFP) grant from the Department of Housing and Urban Development (HUD) of \$455,150 during fiscal year 2016. Total capital grant expenditures during the fiscal year were \$714,189.
- The Authority received HUD Public Housing operating subsidy in the amount of \$1,528,125.
- The Authority received HUD funding for the Housing Choice Voucher Program in the amount of \$1,056,518.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT’S DISCUSSION AND ANALYSIS

Overview of Annual Financial Statements

Management’s Discussion and Analysis (MD&A) serves as an introduction to, and should be read in conjunction with, the basic audited financial statements and supplementary information. The MD&A represents management’s examination and analysis of the Authority’s financial condition and performance.

The financial statements report information about the Authority by using full accrual accounting methods as utilized by similar business activities in the private sector. In management’s opinion, the financial statements present fairly, in all material respects, the financial position, results of operations and cash flows of the Authority in conformity with generally accepted accounting principles.

The Authority is engaged only in “Business-Type Activities” and is considered a “Special Purpose” government under Paragraph 138 of GASB 34. The Authority will present its financial statements according to Paragraph 138 of GASB 34 and will consist of the following: (a) Statement of Net Position (balance sheet) (b) Statement of Revenues, Expenses and Changes in Net Position (income statement), and (c) Statement of Cash Flows. In addition to the basic financial statements, the Authority will present notes to the financial statements and required supplementary information.

The **Statement of Net Position** (balance sheet) presents information on all of the Authority’s assets and liabilities, with the difference between the two as Net Position. Assets and liabilities are presented in order of liquidity, and are classified as “Current” (convertible into cash within one year), and “Non-Current”. Over time, increases and decreases in Net Position serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The **Statement of Revenues, Expenses, and Changes in Net Position** (income statement) presents the results of the business activities of the Authority over the course of the fiscal year. The focus of this statement is the “Change in Net Position”, which is similar to Net Income or Loss. All changes in Net Position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The **Statement of Cash Flows** presents changes in cash and cash equivalents, resulting from operating, financing, and investing activities. This statement presents cash receipts and cash disbursement information, without consideration of the earnings event, when an obligation arises, or depreciation of capital assets.

The **Notes to the Financial Statements** provide required disclosures and other information that are essential to a full understanding of material data provided in the statements. The notes present information about the Authority’s accounting policies, significant account balances and activities, material risks, obligations, commitments, contingencies and subsequent events, if any. Also included is the required **Supplemental Information** containing items such as debt information and grant activity.

The financial statements were prepared by the Authority’s staff from the detailed general ledgers and supporting documentation for each fund in conformity with generally accepted accounting principles (GAAP). The financial statements were audited and adjusted, if material, during the independent external audit process.

Summary of Organization and Business

The Authority is a public body and a body corporate and politic organized under the laws of the State of Virginia by the City of Bristol for the purpose of providing adequate housing for qualified low-income individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT’S DISCUSSION AND ANALYSIS

The Authority is governed by a Board of Commissioners appointed by the City of Bristol which has governance responsibilities over all activities related to the Authority. The Authority’s Board of Commissioners has full decision-making authority and the power to designate the management of the Authority. The Authority’s Board elects its own chairperson. The City of Bristol has no influence over the management, budget, or policies of the Authority. The Authority is a legally separate entity that is fiscally independent of other governments. Therefore, the Authority reports independently and is not included in the City of Bristol’s financial reports.

The Authority operates and manages several different programs and presents financial statements from an enterprise fund perspective. Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development and others are segregated to enhance accountability and control. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. Each fund is a separate accounting entity with a self-balancing set of accounts. The Authority’s funds or programs are as follows:

- Business Activities Programs
- Capital Fund Grant Program
- Housing Choice Voucher Program
- Low Income Public Housing
- Resident Opportunities and Self Sufficiency Program

The Business Activities Programs are non-federally aided programs administered by the Authority which include the following:

- Component Unit – Sapling Grove Apartments, LLC

Financial Analysis

This section presents the Authority’s financial statements and management’s analysis of the Authority’s financial condition and activities for this fiscal year. This analysis should be considered in conjunction with the financial statements and notes to the financial statements.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT'S DISCUSSION AND ANALYSIS

Bristol Redevelopment & Housing Authority
Combined Statement of Net Position

TABLE I

Account Descriptions	2016	2015	Total Change	% Change
Current Assets	2,070,732	1,804,852	265,880	14.73%
Noncurrent Assets	332,721	-	332,721	n/a
Capital Assets	6,751,908	7,025,236	(273,328)	-3.89%
Deferred Outflow of Resources	88,396	-	88,396	n/a
Total Assets	9,243,757	8,830,088	413,669	4.68%
Current Liabilities	334,685	297,105	37,580	12.65%
Noncurrent Liabilities	977,482	466,384	511,098	109.59%
Deferred Inflow of Resources	71,851	-	71,851	n/a
Total Liabilities	1,384,018	763,489	620,529	81.28%
Investments in Capital Assets	6,354,617	5,768,370	586,247	10.16%
Restricted Net Position	1,486	32,771	(31,285)	-95.47%
Unrestricted Net Position	1,503,636	2,265,458	(761,822)	-33.63%
Total Net Position	7,859,739	8,066,599	(206,860)	-2.56%
Total Liabilities & Net Position	9,243,757	8,830,088	413,669	4.68%

Major Factors Affecting the Combined Statement of Net Position (the Balance Sheet)

Current assets increased by \$265,880, mostly attributable to an increase in cash of \$376,559 and a decrease in accounts receivable of \$130,093.

Noncurrent assets increased by \$332,721 reflecting a loan to The Village at Oakview (a future component unit) for development costs of \$332,721.

Noncurrent liabilities increased by \$511,098 as a result of the implementation of GASB 68, which created a Pension Liability of \$513,345.

Deferred Inflow and Outflow of Resources are a result of the implementation of GASB 68 (“Accounting and Financial Reporting for Pensions”) and are changes in the net pension liability not included in pension expense for the fiscal year. Employer contributions subsequent to the measurement date of the net pension liability are required to be reported as deferred outflows of resources.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT'S DISCUSSION AND ANALYSIS

Net Position decreased by \$(206,860) due to the above factors indicated; it is comprised of these types:

Unrestricted Net Position funds are not as restricted as the restricted net position category but remain subject to varying degrees of restrictions.

Restricted Net Position funds are restricted by HUD or other outside controlling documents and/or entities. These restricted funds are eligible for specific program and project needs and cannot be used for general Authority purposes.

Investment in Capital Asset funds are net investments in capital assets net of capital debt. These funds are utilized for capital projects and purchase of debt for long-term financing of capital needs.

Bristol Redevelopment & Housing Authority
Combined Statement of Revenues, Expenses and Change in Net Position
TABLE II

Account Descriptions	2016	2015	Total Change	% Change
Tenant Revenue	973,447	973,015	432	0.04%
Grant Funding	3,407,203	3,005,949	401,254	13.35%
Interest Income	588	232	356	153.45%
Other Income	29,658	48,103	(18,445)	-38.34%
Total Revenue	4,410,896	4,027,299	383,597	9.52%
Administration	1,085,000	1,245,323	(160,323)	-12.87%
Tenant Services	139,188	136,132	3,056	2.24%
Utilities	431,455	502,548	(71,093)	-14.15%
Ordinary Maintenance	786,415	798,751	(12,336)	-1.54%
Protective Services	10,838	10,801	37	0.34%
General Expenses	166,856	200,711	(33,855)	-16.87%
Housing Assistance Payments	963,216	785,211	178,005	22.67%
Interest Expense	14,039	19,520	(5,481)	-28.08%
Extraordinary Maintenance	73,549	42,661	30,888	72.40%
Loss on Sale of Assets	1,265	23,084	(21,819)	-94.52%
Depreciation	606,885	652,097	(45,212)	-6.93%
Total Expenses	4,278,706	4,416,839	(138,133)	-3.13%
Net Surplus	132,190	(389,540)	521,730	n/a
Prior Period Adjustments	(339,050)	-	(339,050)	n/a
Change in Net Position	(206,860)	(389,540)	182,680	-46.90%
Beginning Net Position	8,066,599	8,456,139	(389,540)	-4.61%
Ending Net Position	7,520,689	8,066,599	(545,910)	-6.77%

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT’S DISCUSSION AND ANALYSIS

Major Factors Affecting the Statement of Revenues, Expenses and Changes in Net Position

Total Revenues increased by \$383,597 or 9.52 % from the prior year. Governmental grants and subsidy from HUD increased by \$401,254 while Other Income decreased by \$(39,307). The below table gives us a comparative year by year breakdown of the HUD grant programs:

Bristol Redevelopment & Housing Authority
HUD Funding Comparative
TABLE III

Year	Public Housing	HCV	CFP	ROSS	CDBG	Totals
2016	1,528,125	1,056,518	714,189	93,371	15,000	3,407,203
2015	1,467,662	910,312	545,775	82,200	-	3,005,949
Net Change	60,463	146,206	168,414	11,171	15,000	401,254
% Change	4.12%	16.06%	30.86%	13.59%	n/a	13.35%

The HUD funding increase relates to a slight increase in the proration of funding to public housing authorities for public housing operating subsidy, as well as an increase of funding for housing choice voucher housing assistance payments (“HAP”). The increase in HAP funding resulted from a higher proration from HUD in combination with an increase in leasing during the fiscal year. The current proration levels are expected to continue in the near future.

Total Expenses decreased by \$(138,133) or (3.13) % over the previous year, with Administrative expenses decreasing by \$(160,323) or (12.87) %.

Utilities decreased by \$(71,093) or (14.15) %, due to the demolition of units during the prior fiscal year combined with favorable weather conditions throughout this fiscal year. The authority will continue to monitor utility consumption and expense.

General Expenses decreased by \$(33,855) or (16.87)%

Housing Assistance Payments (HAP) for the Housing Choice Voucher Program increased by \$178,005 or 22.67 % over the prior year due to HUD funding increases as well as an increased number of vouchers issued and leased.

Depreciation expense decreased by \$(45,212) or (6.93) % as a number of older capital assets became fully depreciated.

Capital Assets

At year end, the Authority had \$6.752 million in capital assets, which represented a (3.89) % net decrease (additions, reductions, and depreciation) from the \$7.025 million balance in FY 2015. During the year, there was \$329,107 in net capital fund and operational additions. Total depreciation expense for the fiscal year was \$606,885. The following table shows the comparative change in asset categories from 2015 to 2016.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT'S DISCUSSION AND ANALYSIS

Bristol Redevelopment & Housing Authority
Combined Statement of Capital Assets

TABLE IV

Account Descriptions	2016	2015	Total Change	% Change
Land	821,618	821,618	-	0.00%
Buildings & Improvements	30,796,032	30,516,572	279,460	0.92%
Equipment	810,790	761,143	49,647	6.52%
Subtotal	32,428,440	32,099,333	329,107	
Less Accumulated Depreciation	(25,676,532)	(25,074,097)	(602,435)	2.40%
Total Capital Assets	6,751,908	7,025,236	(273,328)	-3.89%

Current and Long-Term Debt Outstanding

The Authority's Current and Long-Term Debt at March 31, 2016 totaled \$397,291 as compared to \$427,546 at the end of the previous year, representing a decrease of \$(30,255). This decrease was a direct result of the normal amortization of long and short-term debt obligations relating to the Authority's component unit Sapling Grove Apartments, LLC. The Authority utilizes operating debt for the purpose of funding short-term revitalization needs in surrounding neighborhoods. Table V is a summary of activity of all debt liabilities:

Bristol Redevelopment & Housing Authority
Outstanding Debt Schedule

TABLE V

	2016	2015	Total Change	% Change
Current Portion of Long Term Debt	8,549	8,255	294	3.56%
Long Term Debt, Net of Current	388,742	419,291	(30,549)	-7.29%
Totals	397,291	427,546	(30,255)	-7.08%

Economic Factors and Events Affecting Operations

Several factors will affect the financial position of the authority in subsequent fiscal years. These factors include:

- (1) Current local market conditions directly affect the Authority's families and will impact FY 2017 expense. Bristol's unemployment rate continues to hover around 5.3 percent, exceeding the national average of approximately 4.9 percent, resulting in many Authority-assisted families continuing to face company downsizing and layoffs. A drop in participant income would result in an increase in the amount the Authority would pay for housing assistance payments for Housing Choice Vouchers since participants contribute 30 percent of their adjusted income toward rent and utilities.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

MANAGEMENT’S DISCUSSION AND ANALYSIS

- (2) In 2011, President Obama signed into law the Budget Control Act of 2011 (BCA), which resulted in reduced funding for federal departments beginning March 2013. Based on recent HUD budgets, the Authority has seen reductions in funding related to all HUD funded programs. Due to continuing resolutions being used by Congress to fund HUD, the Authority does not see any major changes to current funding formulas for the near future.

- (3) The Authority will be engaged in a mixed finance development project on the former Bonham Circle public housing site in the 400 block of Oakview Avenue. Named “The Village at Oakview,” the development project involves the new construction of 48 two-story quadraplex garden style apartments for families. Funding for the twenty-four 2-bedroom and twenty-four 3-bedroom units will consist of a combination of low income housing tax credits and federal public housing resources, as well as construction and permanent loan financing. We anticipate HUD approval of this project in Fall 2016 with construction activities to begin immediately thereafter.

Financial Contact

Questions concerning any of the information presented in this Management’s Discussion & Analysis or the audit portion should be addressed in writing to:

Dave Baldwin, Executive Director
Bristol Redevelopment and Housing Authority
809 Edmond Street
Bristol, Virginia 24201

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

STATEMENT OF NET POSITION
As of March 31, 2016
(With Comparative Amounts as of March 31, 2015)

	2016	2015
ASSETS		
Current Assets		
Cash – Unrestricted	\$1,536,346	\$1,095,765
Cash – Restricted	221,046	285,068
Total Cash (Note B)	1,757,392	1,380,833
Investment at Fair Value, Unrestricted (Note B)	181,920	181,477
Account Receivables, Net of Allowance (Note C)	85,325	215,418
Other Current Assets	16,021	-
Prepaid Expenses (Note D)	30,074	27,124
Total Current Assets	2,070,732	1,804,852
Non-Current Assets		
Capital Assets, Net of Accumulated Depreciation (Note E)	6,751,908	7,025,236
Other Non-Current Assets (Note F)	332,721	-
Total Non-Current Assets	7,084,629	7,025,236
Deferred Outflow of Resources (Note I)	88,396	-
TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ 9,243,757	\$ 8,830,088
LIABILITIES AND NET POSITION		
Current Liabilities		
Accounts Payable	36,451	32,231
Accrued Expenses	13,729	76,783
Accrued Compensated Absences - Current Portion (Note G)	66,482	-
Intergovernmental Payable	30,505	-
Tenant Security Deposits	67,618	69,125
Deferred Revenue	7,588	7,774
Long Term Debt - Current Portion (Note H)	8,549	8,255
Other Current Liabilities	103,763	102,937
Total Current Liabilities	334,685	297,105
Non-Current Liabilities		
Accrued Compensated Absences (Note G)	54,394	47,093
Long Term Debt - Non Current Portion (Note H)	388,742	419,291
Non-Current Liabilities - Other	21,001	-
Net Pension Liability (Note I)	513,345	-
Total Non-Current Liabilities	977,482	466,384
Deferred Inflow of Resources (Note I)	71,851	-
Total Liabilities	1,384,018	763,489
Net Position		
Net Position Invested in Capital Assets, Net of Related Debt	6,354,617	5,768,370
Restricted Net Position	1,486	32,771
Unrestricted Net Position	1,503,636	2,265,458
Total Net Position	7,859,739	8,066,599
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION	\$ 9,243,757	\$ 8,830,088

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

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the Year Ended March 31, 2016
(With Comparative Amounts for the Year Ended March 31, 2015)

	2016	2015
OPERATING REVENUE		
Rental Income	\$ 973,447	\$ 973,015
HUD PHA Operating Grants (Note J)	3,111,310	2,837,782
Other Government Grants (Note J)	15,000	-
Fraud Recovery	4	-
Other Revenue	29,654	48,103
TOTAL OPERATING REVENUE	4,129,415	3,858,900
OPERATING EXPENSES		
Administrative	1,085,000	1,245,323
Tenant Services	139,188	136,132
Utilities	431,455	502,548
Ordinary Maintenance	786,415	798,751
Protective Services	10,838	10,801
General Expenditures	166,856	200,711
Housing Assistance Payments	963,216	785,211
Depreciation	606,885	652,097
TOTAL OPERATING EXPENSES	4,189,853	4,331,574
OPERATING LOSS	(60,438)	(472,674)
NON-OPERATING REVENUE (EXPENSES)		
Investment Income, Unrestricted	588	232
Interest on Loans	(14,039)	(19,520)
Extraordinary Maintenance	(73,549)	(42,661)
Casualty Loss - Non-capitalized	-	-
Gain (Loss) on Sale of Fixed Assets	(1,265)	(23,084)
Prior Period Adjustment - Pension Liability (Note K)	(339,050)	-
	(427,315)	(85,033)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	(487,753)	(557,707)
Capital Grants - HUD (Note J)	280,893	168,167
CHANGE IN NET POSITION	(206,860)	(389,540)
NET POSITION - BEGINNING OF THE YEAR	8,066,599	8,456,139
NET POSITION - END OF THE YEAR	\$7,859,739	\$8,066,599

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

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

STATEMENT OF CASH FLOWS
For the Year Ended March 31, 2016
(With Comparative Amounts for the Year Ended March 31, 2015)

	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash Received from Tenants	\$1,101,851	\$1,105,077
Other Revenue Receipts	29,654	(85,109)
HUD PHA Operating Grants	3,125,794	-
Other Government Grants	15,000	-
Housing Assistance Payments	(963,216)	(785,211)
Cash Paid for Operating Expenses	(2,781,898)	(74,207)
NET CASH PROVIDED BY OPERATING ACTIVITIES	527,185	160,550
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Proceed from Sale of Equipment	(1,265)	-
Acquisition of Capital Assets	(52,664)	(206,303)
Extraordinary Maintenance	(73,549)	-
Principal and Interest payment on Operating Debt	(23,293)	(734,974)
NET CASH USED BY INVESTING ACTIVITIES	(150,771)	(941,277)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for Investment	(443)	(189)
Investment Income	588	232
NET CASH PROVIDED BY INVESTING ACTIVITIES	145	43
NET CHANGE IN CASH	376,559	(780,684)
CASH - BEGINNING	1,380,833	2,161,517
CASH - ENDING	\$1,757,392	\$1,380,833

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

STATEMENT OF CASH FLOWS
For the Year Ended March 31, 2016
(With Comparative Amounts for the Year Ended March 31, 2015)
(Continued)

	2016
Reconciliation of Operating Loss to Net Cash Provided by Operating Activities	
Operating Loss	(\$60,438)
Adjustment to Reconcile Operating Loss to Net Cash Provided by Operating Activities:	
Depreciation	606,885
Prior Period Adjustment - Pension Liability	(339,050)
(Increase) Decrease in Assets:	
Accounts Receivable	130,093
Other Receivables	(16,021)
Prepaid Expenses & Other Assets	(335,671)
Deferred Outflow of Resources	(88,396)
Increase (Decrease) in Liabilities:	
Accounts Payable	4,220
Accrued Expenses	(63,054)
Intergovernmental Payable	30,505
Tenant Security Deposits	(1,507)
Deferred Revenues	(186)
Accrued Compensated Absences	73,783
Other Current Liabilities	826
Deferred Inflow of Resources	71,851
Net Pension Liability	513,345
Net Cash Provided by Operating Activities	\$527,185

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Organization, Reporting Entity and Program Descriptions: The Bristol Redevelopment and Housing Authority is a public body and a body corporate and politic created by the City of Bristol in 1937 under the authority of the General Statutes of the State of Virginia and the National Housing Act of 1937. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of Bristol. The Authority engages in the development, operation, and administration of a Low Rent Housing Program and other federally assisted programs.

The governing body of the Authority consists of a Chairperson and a Board of Commissioners, but the Authority designates its own management. The City of Bristol provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses of the Authority. The Authority has the power to approve its own budget and maintain its own accounting system. Although the Mayor of the City of Bristol appoints the governing board of the Authority, no other criteria established by NCGA Statement 3 (and adopted by the Governmental Accounting Standards Board) for inclusion of the Authority in the financial reports of the City are met. Therefore, a separate financial report is prepared for the Authority according to GASB Statement 14. These financial statements do not reflect, nor are required to reflect, blended or discretely presented component unit activity.

A review of the Authority's budgets, annual contributions, contracts, minutes of the Board of Commissioner's meetings, cash receipts and cash disbursements disclosed that the following funds account for all operations of the Bristol Redevelopment and Housing Authority:

- Low-Rent Public Housing - Authority Owned Housing
- Public Housing Capital Fund Program
- Section 8 - Housing Choice Voucher Program
- Resident Opportunities and Self Sufficiency Program
- Business Activities – Administrative Fund
- Component Unit – Sapling Grove Apartments LLC

Low Rent Public Housing – The Low Rent Public Housing Program is designed to provide subsidized housing to low income residents. Under this program, the Authority owns and operates 372 public housing units located in the City of Bristol, Virginia. All units are under the management of the Authority and are fully occupied. The Authority receives revenues from dwelling rental income and an operating subsidy provided by HUD.

Public Housing Capital Fund Program - Capital grants, funded by HUD, are used for new construction and to improve the physical condition, management, and operation of exiting public housing.

Housing Choice Voucher Program (HCV) – The Authority administers the leasing of up to 303 units through the Housing Choice Voucher Program. This program establishes partnership between the Authority and private housing providers throughout the Authority's service area. The Authority earns administrative fees from HUD for facilitating and managing the public/private housing partnership.

Resident Opportunities and Self Sufficiency Program (ROSS) - ROSS grants are provided by HUD to be utilized for providing the residents of public housing with supportive services, resident empowerment activities, and assistance in becoming economically self- sufficient.

Business Activities – The Business Activities includes non-federal rental property and real estate, development and property management activity for the component units.

Component Unit - To manage its business and financial affairs more effectively, the Authority has created an affiliate entity to support its various ventures. While the Authority, as the parent entity, manages federal, state and local programs, the affiliate entity supports the various LIHTC developments.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

The affiliate entity is considered a component unit in accordance with generally accepted accounting principles. The criteria for including organization as a component unit within the Authority's reporting entity, as set forth in Section 2100 of GASB's Codification of Governmental Accounting and Financial Reporting Standards, include whether 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 and because of the nature and significance of the operational or financial relationships with the Authority, the component unit is included in the Authority's reporting entity. The blended component unit, although a legally separate entity is, in substance, part of the Authority's operations.

Separate financial information for the following blended component unit is presented in Note S:

Sapling Grove Apartments LLC – This entity is a Virginia limited liability company formed in 2007 to construct and operate thirteen buildings in Bristol, Virginia. The buildings consist of 26 residential rental apartments, of which ten are public housing units. As of December 31, 2014, the Company has three members – Virginia Affordable Housing Management Corporation owns .001% special member interest, SGA Management, LLC owns a .009% managing member interest, and the Housing Equity Fund of Virginia XI, LLC owns a 99.99% investor member interest. Profit, losses, tax credits, and cash disbursements are allocated among the members on their respective ownership interest.

Fund Accounting: The Authority uses fund accounting to report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts. The Authority maintains Proprietary Fund types, the operations of which are accounted for in Enterprise Funds. These funds are established to account for operations similar to business enterprises where operations are primarily supported by user charges.

Accounting Principles: The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to Government Units. The Government Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority has elected to apply all applicable GASB as well as Financial Accounting Standards Board pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with GASB pronouncements.

Basis of Accounting: The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Enterprise fund types use the flow of economic resources measurement focus and the accrual basis of accounting. Under this method, the emphasis is on the measurement of net income similar to the approach used by commercial enterprises. Revenues are recognized when earned and expenses are recognized when incurred. All assets and liabilities associated with the operation of these funds are included on the statement of net assets. However, all inter-authority balances and transactions have been eliminated in consolidation.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

The Authority reports deferred credits on its combined balance sheet. Deferred credits arise when potential revenue does not meet both the “measurable” and “available” criteria for recognition in the current period. Deferred credits also arise when the Authority receives resources before it has a legal claim to them, as when grant monies are received prior to the incurrence of qualifying expenditures or when tenants pay the subsequent month’s rent in advance.

In subsequent periods, when both revenue recognition criteria are met, or when the Authority has a legal claim to the resources, the liability for deferred credit is removed from the balance sheet and revenue is recognized.

Budget and Budgetary Accounting: The Authority is required by the Department of Housing and Urban Development Annual Contribution Contract to adopt annual budgets for low rent public housing programs. Annual budgets are not required for capital project grants or housing assistance payment programs, as their budgets are approved for the length of the grant or program. Annual project or grant length budgets require grantor approval.

Appropriations are authorized at the functional level. Management transfers budget authorization between functions. All appropriations that are not used lapse at year-end. Budgeted amounts are as originally adopted or as amended by the Board of Commissioners.

Use of Estimates: Preparing the Authority’s financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. The most significant estimates relate to allowance for uncollectible accounts receivable, inventory obsolescence, the liability for post-employment benefits, and depreciation. These estimates may be adjusted as more current information becomes available and any adjustment could be significant.

Cash and Cash Equivalents: Cash and cash equivalents are considered to be cash on hand and temporary investments with original maturities of three months or less from the date of acquisition. Restricted cash and cash equivalents consist of tenant security deposits and net assets restricted for housing assistance payments.

Prepaid Expenses: Payments made to vendors for services that will benefit periods beyond the fiscal year are recorded as deferred charges or prepaid expenses. Prepaid expenses consist of prepayments for liability and property insurance coverage and cash surrender values of life insurance contracts.

Investments: Investments are stated at market value. Fluctuations in market value and gain or loss upon disposition of investments are recorded in investment income.

Capital Assets: General fixed assets acquired by governmental funds are capitalized in the fund used to acquire or construct them. All purchased fixed assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated fixed assets are valued at their estimated fair market value on the date received. The cost of normal maintenance and repairs that do not add to the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Assets are depreciated over their useful lives using the straight-line method.

The useful lives for each class of depreciable assets are as follows:

Building and Leasehold Improvements	10 - 27 Years
Machinery and Equipment	3 - 5 Years
Office Furniture, Fixtures and Equipment	3 – 5 Years

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

Upon retirement or other disposition of capital assets, the cost and related accumulated depreciation are removed from the program's accounts. Any gain or loss is included in the program's current year operations.

Major repair expenditures and costs of non-routine maintenance are funded from operations and are charged against income.

Deferred Revenue: The Authority's deferred revenue balance represents the receipt of HUD funding or tenant rents applicable to future periods.

Income Taxes: The Authority is a non-profit, tax exempt corporation subsidized by the federal government. The Authority is not subject to Federal or State income taxes, nor is it required to file Federal or State income tax returns.

Vacation and Sick Leave Compensation: Under current policy, a terminating employee is entitled to receive payment of accumulated unpaid vacation up to 288 hours. The Authority's policy does allow for payment of accrued sick leave, up to \$2500, upon retirement. The Authority has established a liability in the financial statements for this compensation.

Net Position: The difference between assets and liabilities is net position. Net position is subdivided into three categories: net position invested in capital assets, net of related debt; restricted net position; and unrestricted net position. Each component of net position is reported separately on the statements of net position.

Net position invested in capital assets, net of related debt is the balance of capital assets less accumulated depreciation, net of outstanding related debt.

Restricted net position is subject to constraints externally imposed by funding agencies or legislation. The amount of restricted net position is calculated by reducing the carrying value of restricted position by their related liabilities. The Authority has \$1,486 in net position restricted for future housing assistance payments and reserves of Sapling Grove Apartments LLC restricted by investors at March 31, 2016.

The unrestricted component of net position represents the portion remaining after the "net position invested in capital assets" and "restricted" amounts have been determined. The Authority's positive value of unrestricted net position may be used to meet ongoing obligations.

Write-off of Bad Debts: The Authority follows the GAAP method of providing allowance for doubtful accounts and records them as bad debt expense.

NOTE B – CASH AND INVESTMENTS:

The Authority's cash and investments, both unrestricted and restricted, consists of checking, savings, super NOW accounts, and investments with Virginia Investment Pool (LGIP) held at financial institutions. Deposits at each financial institution are insured by the FDIC up to \$250,000 in addition to being collateralized by pledged securities. Funds are maintained in accordance with Virginia Security for Public Deposits Act, Section 2.2-4400 et. seq. of the Code of Virginia or covered by federal depository insurance.

The Authority is allowed to invest in certain "approved investment securities" in accordance with HUD guidelines. Approved investments generally include any of the following:

- a. Direct obligations of the United States of America or obligations fully guaranteed by the United States of America.
- b. Bonds, indentures, notes or other obligations issued by agencies or instrumentalities of the United States of America, the obligations of which are full faith and credit obligations of the United States of America.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE B – CASH AND INVESTMENTS: (continued)

- c. Interest-bearing time or demand deposits or similar banking arrangements which are federally insured in excess of the insurance coverage, may be made at a depository institution provided it is 100 percent collateralized by any of the securities listed above held in the Authority's name.
- d. Certificates of deposits or other similar banking arrangements, which are federally insured. A deposit in excess of the insurance coverage may be made at a depository institution provided that it is 100 percent collateralized by any of the securities listed above.
- e. Repurchase agreements collateralized by direct obligations of, or obligations in the payment of principal and interest on which are unconditionally guaranteed as to full and timely payment by the United States of America.

The Authority reports all of its investments at fair value, hence no additional disclosure is required under GASB Technical Bulletin No. 2003-1, Disclosure Requirements for Derivatives Not Reported at Fair Value on the Statement of Net Assets.

The Authority has no policy regarding custodial credit risk for deposits. The three custodial credit-risk categories are defined as follows:

- a. Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve Bank) in the Entity's name.
- b. Collateralized with securities held by the pledging financial institution trust department or agent in entity's name.
- c. Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent but not in the entity's name.

Authority's cash and investment with financial institutions at March 31, 2016 and 2015, consist of the following:

	Credit-risk Categories			Total Bank Balance	Carrying Amount
	1	2	3		
2016	1,817,867	\$0	\$0	1,817,867	1,757,392
2015	1,231,090	\$0	\$0	1,231,090	1,380,833

NOTE C – RECEIVABLES:

Receivables at March 31, 2016 and 2015, consisted of the following:

	2016	2015
Tenant Receivable:		
Dwelling Rents	\$ 12,061	\$ 12,015
Less: Allowance for Doubtful Accounts	(1,009)	(1,135)
Total	<u>\$ 11,052</u>	<u>\$ 10,880</u>
Other Receivable:		
HUD	\$ 74,263	\$ 178,820
Miscellaneous	10	14,838
Total	<u>\$ 74,273</u>	<u>\$ 204,538</u>
Total Receivables	<u><u>\$ 85,325</u></u>	<u><u>\$ 215,418</u></u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE D – PREPAID EXPENSES

Prepaid expenses at March 31, 2016, consist of the following:

	2016
Property and Liability Insurance	\$11,440
Prepaid Expenses	13,528
Total Prepaid Expense	24,968
Component Unit – Sapling Grove	5,106
Total Prepaid Expense and Other Assets	\$ 30,074

NOTE E – CAPITAL ASSETS

Capital Assets at March 31, 2016 and 2015, consisted of the following:

	March 31, 2015 Balance	Increase	Decrease	March 31, 2016 Balance
Land	\$ 821,618	\$ -	\$ -	\$ 821,618
Buildings and Improvements	30,211,623	278,659	-	30,490,282
Furniture, Equipment and Machinery – Dwellings	33,126	-	-	33,126
Furniture, Equipment and Machinery – Admin.	728,017	53,930	4,284	777,663
Construction in Progress	304,949	280,893	280,092	305,750
Totals at Historical Cost	<u>32,099,333</u>	<u>613,482</u>	<u>284,376</u>	<u>32,428,439</u>
Buildings	(24,391,064)	(565,274)	-	(24,956,338)
Furniture, Equipment and Machinery	(683,033)	(41,611)	(4,451)	(720,193)
Total Accumulated Depreciation	<u>(25,074,097)</u>	<u>(606,885)</u>	<u>(4,451)</u>	<u>(25,676,531)</u>
Capital Assets, net	<u>\$7,025,236</u>	<u>\$6,597</u>	<u>\$279,925</u>	<u>\$6,751,908</u>

Depreciation expense of \$606,885 was charged to Low Rent Public Housing Project (\$492,423), Business Activities (\$9,336) and Component Unit (\$105,126).

NOTE F – OTHER ASSETS

As of March 31, 2016, the Authority had Other Assets in the amount of \$332,721 comprising of loan to Village at Oakview LLC for cost incurred during the pre-development phase of Village at Oakview Apartments.

NOTE G – ACCRUED COMPENSATED ABSENCES:

The details of the liability are as follows:

Other Liabilities:	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due within One Year
Compensated absences	\$ 105,887	\$ 25,917	(\$10,928)	\$ 120,876	\$ 66,482

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE H – LONG TERM DEBT

The Long Term Debt as of March 31, 2016 comprises of loans availed by the component unit, Sapling Grove Apartments, LLC in the form of notes payable to VHDA amounting to \$397,291. The loan carries an interest rate of 3.5% and is being repaid in monthly instalments till fully paid off in 2043. The details of the repayments due in the next 5 years and thereafter are as follows:

Year	Principal	Interest	Total
2017	8,549	14,021	22,570
2018	8,853	13,717	22,570
2019	9,168	13,402	22,570
2020	9,799	12,771	22,570
2021	9,789	12,781	22,570
2022-2026	54,420	58,430	112,850
2027-2031	64,811	48,039	112,850
2032-2036	77,186	35,664	112,850
2037-2041	91,924	20,926	112,850
2042-2043	62,792	4,859	75,906
Total	397,291	234,610	631,901

NOTE I – EMPLOYEE RETIREMENT PLAN

All of the Authority’s eligible full-time employees participate in the Virginia Retirement System (the VRS / System). The System is a multiple employer defined benefit cost sharing public employee retirement system covering substantially all employees of the State and its component units, as well as employees of participating non-state government entities who are not participants of another state or municipal retirement system. Benefits vest after five years of service credit. Members earn one month of service credit for each month they are employed and their employer is paying into the VRS. Members are eligible to purchase prior public service, active duty military service, certain periods of leave and previously refunded VRS service as credit in their plan.

VRS administers three defined benefit plans for local government employees—Plan 1, Plan 2, and Hybrid Retirement Plan:

- Members hired before July 1, 2010 and who have service credits before July 1, 2010 are covered under Plan 1. Non-hazardous duty members are eligible for an unreduced retirement benefit beginning at age 65 with at least five years of service credit or age 50 with at least 30 years of service credit. They may retire with a reduced benefit as early as age 55 with at least 5 years of service credit or age 50 with at least 10 years of service credit.
- Members hired or rehired on or after July 1, 2010 and who have no service credits before July 1, 2010 are covered under Plan 2. Non-hazardous duty members are eligible for an unreduced benefit beginning at their normal Social Security retirement age with at least five years of service credit or when the sum of their age and service equals 90. They may retire with a reduced benefit as early as age 60 with at least five years of service credit.
- Members hired on or after January 1, 2014 and who have no service credits before January 1, 2014 are covered under a Hybrid Retirement Plan, a combination of a defined benefit plan (similar to Plan 2) and a defined contribution plan (a mandatory 1% of compensation into a 401 (a) plan account). Non-hazardous duty members are eligible for an unreduced benefit beginning at their normal Social Security retirement age with at least five years of service credit or when the sum of their age and service equals 90. They may retire with a reduced benefit as early as age 60 with at least five years of service credit.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE I – EMPLOYEE RETIREMENT PLAN *(continued)*

The VRS Basic Benefit is a lifetime monthly benefit based on a retirement multiplier as a percentage of the member's average final compensation multiplied by the member's total service credit. Under Plan 1, average final compensation is the average of the member's 36 consecutive months of highest compensation. Under Plan 2 and Hybrid Retirement Plan's defined benefit portion, average final compensation is the average of the member's 60 consecutive months of highest compensation. The retirement multiplier for non-hazardous duty members is 1.70%. The retirement multiplier for sheriffs and regional jail superintendents is 1.85%. The retirement multiplier for eligible political subdivision hazardous duty employees other than sheriffs and jail superintendents is 1.70% or 1.85% as elected by the employer. At retirement, members can elect the Basic Benefit, the Survivor Option, a Partial Lump-Sum Option Plan (PLOP) or the Advance Pension Option. A retirement reduction factor is applied to the Basic Benefit amount for members electing the Survivor Option, PLOP, or Advance Pension Option or those retiring with a reduced benefit.

Retirees are eligible for an annual cost-of-living adjustment (COLA) effective July 1 of the second calendar year of retirement. Under Plan 1, the COLA cannot exceed 5.00%; under Plan 2, the COLA cannot exceed 6.00%. During years of no inflation or deflation, the COLA is 0.00%. The VRS also provides death and disability benefits. Title 51.1 of the Code of Virginia (1950), as amended, assigns the authority to establish and amend benefit provisions to the General Assembly of Virginia.

Funding Plan

Plan members are required by Title 51.1 of the Code of Virginia (1950), as amended, to contribute 5% of their annual salary to the VRS. The employer has assumed this 5% member contribution. In addition, the Authority is required to contribute the remaining amounts necessary to fund its participation in the VRS using the actuarial basis specified by the Code of Virginia and approved by the VRS Board of Trustees. The Authority's contribution rate for the fiscal year ended March 31, 2016 was 11.47% of annual covered payroll for Plan 1 and Plan 2 and 10.47% for the Hybrid Plan.

IMPLEMENTATION OF GASB STATEMENT NO. 68 - Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At March 31, 2016, the Authority reported a net pension liability of \$513,345 for its proportionate share of the pension liability. The net pension liability was measured as of June 30, 2015. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2014. A prior period adjustment of \$527,124 was made to reflect the opening balances of net pension liability, deferred inflow and outflow of resources that required disclosure under GASB 68 (also see Note K). The Authority's proportion of the net pension asset was based on a projection of the Authority's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating employers, actuarially determined.

For the year ended March 31, 2016, the Authority recognized pension expense of \$65,354. As of March 31, 2016, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE I – EMPLOYEE RETIREMENT PLAN (continued)

	Deferred Outflow of Resources	Deferred Inflow of Resources
Differences between expected and actual experience	\$ 17,873	\$ -
Net difference between projected and actual earnings on pension plan investments	-	71,851
Changes in proportion and differences between employer contributions and proportionate share of contributions	-	-
Employer contributions subsequent to the measurement date	70,523	-
Total	\$ 88,396	\$ 71,851

At March 31, 2016, the Authority reported the amount of \$70,523 as deferred outflows of resources related to pensions resulting from Authority contributions made subsequent to the measurement date. This amount will be recognized as an increase of the net pension asset in the year ended March 31, 2017. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2017	\$ (16,793)
2018	(21,834)
2019	(28,250)
2020	12,899
2020	-
Thereafter	-
Total	\$ (53,978)

Actuarial Assumptions. The total pension liabilities for financial reporting purposes were determined by actuarial valuations as of July 1, 2013 and rolled forward to June 30, 2014, which were applied to all periods included in the measurement

Inflation	2.5 percent
Salary increases	3.5 to 5.35 percent
Investment rate of return	7.00 percent
Cost of living adjustment	2.25 to 2.5 percent

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements. The actuarial value of the Authority's assets is equal to the modified market value of assets. This method uses techniques that smooth the effects of short-term volatility in the market value of assets over a five-year period. The Authority's unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on an open basis. The remaining amortization period at June 30, 2015 for the Unfunded Actuarial Accrued Liability (UAAL) was 29 years.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS

March 31, 2016

NOTE I – EMPLOYEE RETIREMENT PLAN (continued)

Long-term investment returns. The long-term rates of return on pension plan investments were determined using the building block method in which estimates of expected real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and by adding expected inflation.

Discount Rate. The discount rate used to measure the total pension liability was 7.0%. The projections of cash flows used to determine the discount rates assumed that employer contributions will be based on the actuarially determined rates. Based on those assumptions, the fiduciary net position of each defined benefit pension plan was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rates of return on pension plan investments were applied to all periods of projected benefit payments to determine the total pension liabilities for the plan

Sensitivity of the Authority's proportionate share of the net pension liability to changes in the discount rate. The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.00 percent, as well as what the Authority's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is 1 -percentage-point lower (6.00 percent) or 1- percentage-point higher (8.00 percent) than the current rate:

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Employer's proportionate share of the net pension liability (asset)	\$ 872,945	\$ 513,345	\$ 208,949

Pension plan fiduciary net position. The system issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for the plans administered by VRS. A copy of the most recent report may be obtained from the VRS Web site at <http://www.varetire.org> or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500..

NOTE J – HUD PHA GRANTS:

HUD contributions for the year ended March 31, 2016 and 2015, recognized as grants revenue were as follows:

	Operating Grant	Capital Grants	Total	2015
Low Rent Public Housing - Operating Subsidy	\$ 1,528,125	\$ -	\$ 1,528,125	\$ 1,467,662
Housing Choice Vouchers	1,056,518	-	1,056,518	910,312
Capital Fund Program	433,296	280,893	714,189	545,775
Resident Opportunity and Self Sufficiency	93,371	-	93,371	82,200
Community Development Block Grant	15,000	-	15,000	-
Total	\$ 3,126,310	\$ 280,893	\$ 3,407,203	\$ 3,005,949

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS

March 31, 2016

NOTE K – PRIOR PERIOD ADJUSTMENT

For the year ended March 31, 2016, the Authority has recorded prior period adjustment as follows:

	<u>2016</u>
Adjustment for GASB 68 Implementation	\$527,174
Amounts due from Village at Oakview, LLC	(188,124)
Total Prior Period Adjustment	<u>\$339,050</u>

NOTE L – RISK MANAGEMENT

The Authority is exposed to various risks of losses related to torts; theft of, or damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has mitigated this risk by participating and obtaining insurance coverage from commercial insurance companies. Premium paid for insurance coverage are recorded as expenses within each fund.

NOTE M - CONTINGENCIES

The majority of the Authority’s revenue is provided by federal grants and subsidies. Disbursements of funds received under these programs require compliance with terms and conditions specified in the agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. In the opinion of management, any such disallowed claims would not have a material effect on the overall financial position of the Authority at March 31, 2016.

NOTE N – CONCENTRATION OF CREDIT RISK

Financial instruments that are potentially subject to concentration of credit risk consist principally of cash deposits and investments in financial institutions. All the deposits of the Bristol Redevelopment and Housing Authority are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority’s agents in these units' names. Funds are maintained in accordance with Virginia Security for Public Deposits Act (SPDA), Section 2.2-4400 et. seq. of the Code of Virginia or covered by federal depository insurance.

The credit risk is measured by the credit quality rating of investments in debt securities, as described by a national statistical rating organization such as Standard and Poor’s (S&P). The Authority’s policy provides that investments in fixed income securities have a rating of A or better, and be guaranteed by the State or Federal government. The Authority’s policy is to select investments of varied maturities to mitigate interest rate risk. See also Note B.

NOTE O – IMPLEMENTATION OF GASB STATEMENT NO. 34, *Basic Financial Statements— and Management’s Discussion And Analysis— For State And Local Governments*

The Authority has implemented GASB Statement 34. Therefore, the Management’s Discussion and Analysis, financial statements, and required disclosures have been presented in accordance with GASB Statement No. 34.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

NOTES TO FINANCIAL STATEMENTS
March 31, 2016

NOTE P – COMPLIANCE WITH GASB STATEMENT NO. 20, *Accounting and Financial Reporting For Proprietary Funds and Other Government Entities That Use Proprietary Fund Accounting*

The Authority has complied with GASB Statement 20 issued in September 1993. Therefore, the financial statements, and required disclosures have been presented by using proprietary fund accounting.

NOTE Q – COMPLIANCE WITH GASB STATEMENT NO. 45, *ACCOUNTING AND FINANCIAL REPORTING BY EMPLOYERS FOR POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS*

The Authority does not extend any postemployment benefits other than retirement to its employee and therefore, no expense and related liability is recorded in the Authority's financial statements.

NOTE R – COMPLIANCE WITH GASB STATEMENT NO. 63, *FINANCIAL REPORTING OF DEFERRED OUTFLOWS OF RESOURCES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION*

The Authority has complied with GASB Statement 63 issued in June 2011. Therefore, the financial statements, and required disclosures have been presented accordingly.

NOTE S – COMPONENT UNIT

The financial statements of the Authority include the financial statements of Sapling Grove Apartments LLC, its component unit. The detailed financial information has been presented in the Financial Data Schedule.

NOTE T – SUBSEQUENT EVENTS

An evaluation of subsequent period events for the year ended March 31, 2016 was performed through to July 21, 2016, the date of the audit report. No events were noted by the Authority that required recognition or disclosure.



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

Board of Commissioners
Bristol Redevelopment and Housing Authority
Bristol, Virginia

We have audited, 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, the financial statements of the Bristol Redevelopment and Housing Authority, VA (the Authority), which comprise the statement of net position as of March 31, 2016, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated July 21, 2016.

Internal Control over Financial Reporting

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

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

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

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

Compliance and Other matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, 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 disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and results of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

AAL, P.C.

AAL P.C.
Vienna, VA
July 21, 2016



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners
Bristol Redevelopment and Housing Authority
Bristol, Virginia

Report on Compliance for Each Major Program

We have audited the Bristol Redevelopment and Housing Authority's (the Authority) compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2016. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the Uniform Guidance. Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on the major federal programs occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Program

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs identified above for the year ended March 31, 2016.

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE (Continued)**

Other Matters

The results of our auditing procedures does not disclosed any instance of noncompliance.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major 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 Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance 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, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of s 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 weakness may exist that have not been identified.

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

AAL, P.C.

AAL, P.C.
Vienna, VA
July 21, 2016

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

FINANCIAL DATA SCHEDULE - STATEMENT OF NET POSITION

March 31, 2016

Line Item #	Account Description	Project Total	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Component Unit - Blended	Business Activities	Subtotal	ELIM	Total
111	Cash - Unrestricted	\$1,313,664	\$ -	\$9,650	\$62,357	\$79,990	\$1,465,661	\$ -	\$1,465,661
113	Cash - Other Restricted	80,811	-	4,156	138,749	-	223,716	-	\$223,716
114	Cash - Tenant Security Deposits	54,646	-	-	11,544	1,825	68,015	-	\$68,015
100	Total Cash	1,449,121	-	13,806	212,650	81,815	1,757,392	-	\$1,757,392
122	Accounts Receivable - HUD Other Projects	37,826	2,237	34,200	-	-	74,263	-	\$74,263
125	Accounts Receivable-Miscellaneous	-	-	-	10	-	10	-	\$10
126	Accounts Receivable - Tenants	10,201	-	-	40	1,820	12,061	-	\$12,061
126.1	Allowance for Doubtful Accounts -Tenants	(334)	-	-	-	(675)	(1,009)	-	(\$1,009)
120	Total Receivables, Net of Allowances for Doubtful Accounts	47,693	2,237	34,200	50	1,145	85,325	-	\$85,325
131	Investments - Unrestricted	169,322	-	-	-	12,598	181,920	-	\$181,920
142	Prepaid Expenses and Other Assets	24,377	-	539	5,106	52	30,074	-	\$30,074
144	Inter program Due From	2,237	-	-	16,021	-	18,258	(2,237)	\$16,021
150	Total Current Assets	1,692,750	2,237	48,545	233,827	95,610	2,072,969	(2,237)	\$2,070,732
161	Land	602,812	-	-	99	218,707	821,618	-	\$821,618
162	Buildings	26,324,012	-	-	3,750,166	277,140	30,351,318	-	\$30,351,318
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	33,126	-	33,126	-	\$33,126
164	Furniture, Equipment & Machinery - Administration	777,053	-	610	-	-	777,663	-	\$777,663
166	Accumulated Depreciation	(24,796,181)	-	(610)	(811,237)	(68,504)	(25,676,532)	-	(\$25,676,532)
167	Construction in Progress	305,750	-	-	-	-	305,750	-	\$305,750
168	Infrastructure	-	-	-	138,965	-	138,965	-	\$138,965
160	Total Capital Assets, Net of Accumulated Depreciation	3,213,446	-	-	3,111,119	427,343	6,751,908	-	\$6,751,908
174	Other Assets	-	-	-	-	1,508,725	1,508,725	(1,176,004)	\$332,721
180	Total Non-Current Assets	3,213,446	-	-	3,111,119	1,936,068	8,260,633	(1,176,004)	\$7,084,629
200	Deferred Outflow of Resources	75,234	-	7,257	-	5,905	88,396	-	\$88,396
190	Total Assets	4,981,430	2,237	55,802	3,344,946	2,037,583	10,421,998	(1,178,241)	\$9,243,757
290	Total Assets and Deferred Outflow of Resources	\$4,981,430	\$2,237	\$55,802	\$3,344,946	\$2,037,583	\$10,421,998	(\$1,178,241)	\$9,243,757

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

FINANCIAL DATA SCHEDULE - STATEMENT OF NET POSITION

March 31, 2016

(Continued)

Line Item #	Account Description	Project Total	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Component Unit - Blended	Business Activities	Subtotal	ELIM	Total
312	Accounts Payable <= 90 Days	\$28,501	\$ -	\$7,830	\$ -	\$120	\$36,451	\$ -	\$36,451
321	Accrued Wage/Payroll Taxes Payable	12,570	-	-	-	-	12,570	-	\$12,570
322	Accrued Compensated Absences - Current Portion	63,570	-	2,182	-	730	66,482	-	\$66,482
325	Accrued Interest Payable	-	-	-	1,159	-	1,159	-	\$1,159
333	Accounts Payable - Other Government	30,505	-	-	-	-	30,505	-	\$30,505
341	Tenant Security Deposits	54,646	-	-	11,147	1,825	67,618	-	\$67,618
342	Unearned Revenue	5,319	-	-	1,619	650	7,588	-	\$7,588
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	8,549	-	8,549	-	\$8,549
345	Other Current Liabilities	78,929	-	-	800	-	79,729	-	\$79,729
346	Accrued Liabilities - Other	23,593	-	-	-	441	24,034	-	\$24,034
347	Inter program Due To		2,237	-	-	-	2,237	(2,237)	-
310	Total Current Liabilities	297,633	2,237	10,012	23,274	3,766	336,922	(2,237)	\$334,685
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	388,742	-	388,742	-	\$388,742
353	Non-current Liabilities - Other	-	-	-	345,685	-	345,685	(324,684)	\$21,001
354	Accrued Compensated Absences - Non Current	52,011	-	1,786	-	597	54,394	-	\$54,394
357	Accrued Pension and OPEB Liabilities	436,909	-	42,145	-	34,291	513,345	-	\$513,345
350	Total Non-Current Liabilities	488,920	-	43,931	734,427	34,888	1,302,166	(324,684)	\$977,482
300	Total Liabilities	786,553	2,237	53,943	757,701	38,654	1,639,088	(326,921)	\$1,312,167
400	Deferred Inflow of Resources	61,152	-	5,899	-	4,800	71,851	-	\$71,851
508.4	Net Investment in Capital Assets	3,213,446	-	-	2,713,828	427,343	6,354,617	-	\$6,354,617
511.4	Restricted Net Position	-	-	4,156	-	-	4,156	-	\$4,156
512.4	Unrestricted Net Position	920,279	-	(8,196)	(126,583)	1,566,786	2,352,286	(851,320)	\$1,500,966
513	Total Equity - Net Assets / Position	4,133,725	-	(4,040)	2,587,245	1,994,129	8,711,059	(851,320)	\$7,859,739
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	\$4,981,430	\$2,237	\$55,802	\$3,344,946	\$2,037,583	\$10,421,998	(\$1,178,241)	\$9,243,757

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

FINANCIAL DATA SCHEDULE - STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the Year Ended March 31, 2016

Line Item #	Account Description	Project Total	Community Development	Resident Opportunity Support Services	14,871 Housing Choice Vouchers	Component Unit - Blended	1 Business Activities	Subtotal	ELIM	Total
70300	Net Tenant Rental Revenue	\$719,863	\$ -	\$ -	\$ -	\$135,521	\$12,990	\$868,374	-\$19,870	\$848,504
70400	Tenant Revenue - Other	123,466	-	-	-	1,477	-	124,943	-	\$124,943
70500	Total Tenant Revenue	843,329	-	-	-	136,998	12,990	993,317	(19,870)	\$973,447
70600	HUD PHA Operating Grants	1,961,421	-	93,371	1,056,518	-	-	3,111,310	-	\$3,111,310
70610	Capital Grants	280,893	-	-	-	-	-	280,893	-	\$280,893
70800	Other Government Grants	-	15,000	-	-	-	-	15,000	-	\$15,000
71100	Investment Income - Unrestricted	386	-	-	-	171	31	588	-	\$588
71400	Fraud Recovery	-	-	-	4	-	-	4	-	\$4
71500	Other Revenue	26,789	-	-	6,170	1,250	21,741	55,950	(26,296)	\$29,654
71600	Gain or loss o sale of capital assets	(1,265)	-	-	-	-	-	(1,265)	-	-\$1,265
7000	Total Revenue	3,111,553	15,000	93,371	1,062,692	138,419	34,762	4,455,797	(46,166)	\$4,409,631
91100	Administrative Salaries	462,560	-	-	54,496	6,009	28,322	551,387	(4,139)	\$547,248
91200	Auditing Fees	6,528	-	-	1,140	175	332	8,175	-	\$8,175
91400	Advertising and Marketing	8,619	-	-	-	-	-	8,619	-	\$8,619
91500	Employee Benefit contributions - Administrative	142,604	-	-	14,375	4,026	7,668	168,673	(2,106)	\$166,567
91600	Office Expenses	140,037	-	7,058	10,560	1,700	4,187	163,542	-	\$163,542
91700	Legal Expense	3,595	-	-	-	-	1,933	5,528	-	\$5,528
91800	Travel	14,859	-	-	-	-	-	14,859	-	\$14,859
91810	Allocated Overhead	(41,058)	-	-	24,044	-	17,016	2	-	\$2
91900	Other	169,836	-	-	-	8,793	550	179,179	(8,719)	\$170,460
91000	Total Operating - Administrative	907,580	\$ -	7,058	104,615	20,703	60,008	1,099,964	(14,964)	\$1,085,000
92100	Tenant Services - Salaries	37,507	-	65,573	-	-	-	103,080	-	\$103,080
92300	Employee Benefit Contributions - Tenant Services	11,762	-	20,740	-	-	-	32,502	-	\$32,502
92400	Tenant Services - Other	3,606	-	-	-	-	-	3,606	-	\$3,606
92500	Total Tenant Services	52,875	\$ -	\$86,313	\$ -	\$ -	\$ -	139,188	\$ -	\$139,188
93100	Water	36,661	-	-	-	1,856	991	39,508	-	\$39,508
93200	Electricity	254,867	-	-	-	10,909	3,801	269,577	-	\$269,577
93300	Gas	78,403	-	-	-	-	513	78,916	-	\$78,916
93600	Sewer	40,406	-	-	-	2,050	998	43,454	-	\$43,454
93000	Total Utilities	410,337	-	-	-	14,815	6,303	431,455	-	\$431,455
94100	Ordinary Maintenance and Operations - Labor	326,461	-	-	-	3,053	5,268	334,782	(4,471)	\$330,311
94200	Ordinary Maintenance and Operations - Materials and Other	172,122	-	-	-	2,703	2,189	177,014	-	\$177,014
94300	Ordinary Maintenance and Operations Contracts	174,339	-	-	-	9,343	3,518	187,200	-	\$187,200
94500	Employee Benefit Contributions - Ordinary Maintenance	90,117	-	-	-	1,500	1,909	93,526	(1,636)	\$91,890
94000	Total Maintenance	\$763,039	\$ -	\$ -	\$ -	16,599	12,884	\$792,522	(6,107)	\$786,415

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

FINANCIAL DATA SCHEDULE - STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the Year Ended March 31, 2016

(Continued)

Line Item #	Account Description	Project Total	Community Development	Resident Opportunity Support Services	14.871 Housing Choice Vouchers	Component Unit - Blended	Business Activities	Subtotal	ELIM	Total
95300	Protective Services - Other	\$10,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$10,838	\$ -	\$10,838
95000	Total Protective Services	10,838	-	-	-	-	-	10,838	-	10,838
96110	Property Insurance	40,272	-	-	-	11,495	757	52,524	-	\$52,524
96120	Liability Insurance	13,444	-	-	-	25	194	13,663	-	\$13,663
96130	Workmen's Compensation	13,815	-	-	812	328	729	15,684	-	\$15,684
96140	All Other Insurance	12,150	-	-	136	-	-	12,286	-	\$12,286
96100	Total insurance Premiums	79,681	-	-	948	11,848	1,680	94,157	-	\$94,157
96200	Other General Expenses	19,870	-	-	\$1,156	\$22,525	\$0	43,551	(19,870)	\$23,681
96210	Compensated Absences	16,753	-	-	273	-	1,500	18,526	-	\$18,526
96300	Payment in Lieu of Taxes	30,505	-	-	-	-	-	30,505	-	\$30,505
96400	Bad debt - Tenant Rents	(13)	-	-	-	-	-	(13)	-	-\$13
96000	Total Other General Expenses	67,115	-	-	1,429	22,525	1,500	92,569	-\$19,870	\$72,699
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	14,039	-	14,039	-	\$14,039
96700	Total Interest Expense and Amortization Cost	-	-	-	-	14,039	-	14,039	-	\$14,039
96900	Total Operating Expenses	2,291,465	-	93,371	106,992	100,529	82,375	2,674,732	(40,941)	\$2,633,791
97000	Excess of Operating Revenue over Operating Expenses	820,088	15,000	-	955,700	37,890	(47,613)	1,781,065	40,941	\$1,822,006
97100	Extraordinary Maintenance	20,099	-	-	-	-	53,450	73,549	-	\$73,549
97200	Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	\$0
97300	Housing Assistance Payments	-	-	-	963,216	-	-	963,216	-	\$963,216
97350	HAP Portability-In	-	-	-	5,225	-	-	5,225	(5,225)	\$0
97400	Depreciation Expense	492,423	-	-	-	105,126	9,336	606,885	-	\$606,885
90000	Total Expenses	2,803,987	-	93,371	1,075,433	205,655	145,161	4,323,607	(46,166)	\$4,277,441
10010	Operating Transfer In	41,000	-	-	-	-	15,000	56,000	(56,000)	\$0
10020	Operating transfer Out	(41,000)	(15,000)	-	-	-	-	(56,000)	56,000	\$0
10093	Transfers between Program and Project - In	-	-	-	-	-	144,599	144,599	(144,599)	\$0
10094	Transfers between Project and Program - Out	(144,599)	-	-	-	-	-	(144,599)	144,599	\$0
10100	Total Other financing Sources (Uses)	(144,599)	(15,000)	-	-	-	159,599	-	-	\$0
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$162,967	\$ -	\$ -	-\$12,741	-\$67,236	\$49,200	\$132,190	\$ -	\$132,190
11020	Required Annual Debt Principal Payments	-	-	-	-	8,549	-	8,549	-	\$8,549
11030	Beginning Equity	4,419,436	-	-	51,981	2,654,481	1,792,021	8,917,919	(851,320)	\$8,066,599
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	(448,678)	-	-	(43,280)	-	152,908	(339,050)	-	-\$339,050
11170	Administrative Fee Equity	-	-	-	(8,196)	-	-	(8,196)	-	-\$8,196
11180	Housing Assistance Payments Equity	-	-	-	4,156	-	-	4,156	-	\$4,156
11190	Unit Months Available	4464	-	-	3,636	312	72	8484	-	8484
11210	Number of Unit Months Leased	4387	-	-	2,868	312	43	7610	-	7610
11270	Excess Cash	\$1,046,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,046,668	\$ -	\$1,046,668
11610	Land Purchases	-	-	-	-	-	-	-	-	\$0
11620	Building Purchases	34,454	-	-	-	-	-	34,454	-	\$34,454
11630	Furniture & Equipment - Dwelling Purchases	246,439	-	-	-	-	-	246,439	-	\$246,439
13901	Replacement Housing Factor Funds	\$120,072	-	-	-	-	-	\$120,072	-	\$120,072

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

SCHEDULE OF CHANGES IN NET POSITION

March 31, 2016

Line Item	Account Description	Project Total	Housing Choice Vouchers	Component Unit -Blended	Business Activities	Subtotal	ELIM	Total
11030	Beginning Net Assets - March 31, 2015	\$4,419,436	\$51,981	\$2,654,481	\$1,792,021	\$8,917,919	(851,320)	\$8,066,599
10000	Excess (Deficiency) of Operating Revenue Over (Under) Expenses	162,967	(12,741)	(67,236)	49,200	\$132,190	-	\$132,190
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	(448,678)	(43,280)	-	152,908	-\$339,050	-	-\$339,050
	Ending Net Assets - March 31, 2016	\$4,133,725	(\$4,040)	\$2,587,245	\$1,994,129	\$8,711,059	(\$851,320)	\$7,859,739

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY
Bristol, Virginia

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
March 31, 2016

CFDA#	NAME OF FEDERAL PROGRAM	AMOUNT
14.850	Low Rent Public Housing	\$1,528,125
14.871	Housing Choice Vouchers	1,056,518
14.872	Capital Fund Program	714,189
14.870	Resident Opportunity and Self Sufficiency	93,371
14.218	Community Development Block Grant	15,000
	Total Awards	\$3,407,203

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Schedule of Expenditures of Federal Awards presents amounts expended by Federal Grantor to finance activities of the federal awards programs administered by the Bristol Redevelopment and Housing Authority (the Authority).

B. Basis of Accounting

The Schedule of Expenditures of Federal Awards is prepared on the accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

C. Grantor

All the direct federal funds are granted by HUD.

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-16 (Uncompleted)
Annual Contributions Contract VA36P002501-16**

1. The Actual Capital Fund Program costs expended for Program Year 501-16 are as follows:

Account	Budget	Amount
Administration	\$ 45,515.00	\$0.00
Fees and Costs	100,000.00	0.00
Site Improvements	8,000.00	0.00
Dwelling Structures	80,898.00	0.00
Development Activities	220,737.00	0.00
Total Cost	\$ 455,150.00	\$0.00

2. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.
3. All related costs have been paid and all related liabilities have been discharged through payment.
4. Costs examined during the current period totaled \$0.00.
5. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$0.00
Funds Expended	<u>(0.00)</u>
Excess (deficiency) of Funds Advanced	<u>(0.00)</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-15 (Uncompleted)
Annual Contributions Contract VA36P002501-15**

6. The Actual Capital Fund Program costs for Program Year 501-15 are as follows:

Account	Budget	Amount
Administration	\$ 44,090.00	\$ 34,684.64
Fees and Costs	100,000.00	19,015.28
Dwelling Structures	115,839.00	0.00
Development Activities	181,488.00	0.00
Total Cost	\$ 441,417.00	\$ 53,699.92

7. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

8. All related costs have been paid and all related liabilities have been discharged through payment.

9. Costs examined during the current period totaled \$53,699.92.

10. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$44,848.52
Funds Expended	<u>(53,699.92)</u>
Excess (deficiency) of Funds Advanced	<u>\$(8,851.40)</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-14 (Uncompleted)
Annual Contributions Contract VA36P002501-14**

11. The Actual Capital Fund Program costs for Program Year 501-14 are as follows:

Account	Budget	Amount
Administration	\$ 47,000.00	\$ 47,000.00
Fees and Costs	100,000.00	10,623.00
Site Improvement	35,334.00	0.00
Dwelling Structures	165,705.00	77,178.59
Demolition	122,225.00	122,225.00
Total Cost	\$ 470,264.00	\$ 257,026.59

12. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

13. All related costs have been paid and all related liabilities have been discharged through payment.

14. Costs examined during the current period totaled \$221,985.14.

15. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$211,362.14
Funds Expended	<u>(221,985.14)</u>
Excess (deficiency) of Funds Advanced	<u>\$(10,623.00)</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-13 (Uncompleted)
Annual Contributions Contract VA36P002501-13**

16. The Actual Capital Fund Program costs for Program Year 501-13 are as follows:

Account	Budget	Amount
Administration	\$ 41,000.00	\$ 41,000.00
Fees and Costs	100,000.00	91,153.92
Operations	41,000.00	41,000.00
Dwelling Structures	228,572.00	228,572.00
Total Cost	\$ 410,572.00	\$ 401,725.92

17. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

18. All related costs have been paid and all related liabilities have been discharged through payment.

19. Costs examined during the current period totaled \$312,916.56.

20. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$307,561.34
Funds Expended	<u>(312,916.56)</u>
Excess (deficiency) of Funds Advanced	<u>\$(5,355.22)</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-12 (Completed)
Annual Contributions Contract VA36P002501-12**

21. The Actual Capital Fund Program costs for Program Year 501-12 are as follows:

Account	Budget	Amount
Administration	\$ 46,500.00	\$ 46,500.00
Fees and Costs	100,000.00	100,000.00
Operations	44,500.00	44,500.00
Site Improvements	15,445.17	15,445.17
Dwelling Structures	246,991.83	246,991.83
Development Activities	11,643.00	11,643.00
Total Cost	\$ 465,080.00	\$ 465,080.00

22. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

23. All related costs have been paid and all related liabilities have been discharged through payment.

24. Costs examined during the current period totaled \$5,515.35.

25. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$5,515.35
Funds Expended	<u>(5,515.35)</u>
Excess (deficiency) of Funds Advanced	<u>\$0.00</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016

Capital Fund Program (CFP) 501-11 (Uncompleted)
Annual Contributions Contract VA36R002501-11

26. The Actual Capital Fund Program costs for Program Year 501-11 are as follows:

<u>Account</u>	<u>Budget</u>	<u>Amount</u>
Development Activities	60,287.00	40,424.18
Total Cost	\$60,287.00	\$40,424.18

27. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

28. All related costs have been paid and all related liabilities have been discharged through payment.

29. Costs examined during the current period totaled \$40,424.18.

30. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$27,427.68
Funds Expended	(40,424.18)
Excess (deficiency) of Funds Advanced	<u>(\$12,996.50)</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-10 (Completed)
Annual Contributions Contract VA36R002501-10**

31. The Actual Capital Fund Program costs for Program Year 501-10 are as follows:

<u>Account</u>	<u>Budget</u>	<u>Amount</u>
Development Activities	69,855.00	69,855.00
Total Cost	\$69,855.00	\$69,855.00

32. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

33. All related costs have been paid and all related liabilities have been discharged through payment.

34. Costs examined during the current period totaled \$41,527.43.

35. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$41,527.43
Funds Expended	(41,527.43)
Excess (deficiency) of Funds Advanced	\$0.00

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
March 31, 2016**

**Capital Fund Program (CFP) 501-09 (Completed)
Annual Contributions Contract VA36R002501-09**

36. The Actual Capital Fund Program costs for Program Year 501-09 are as follows:

<u>Account</u>	<u>Budget</u>	<u>Amount</u>
Development Activities	84,986.00	84,986.00
Total Cost	\$84,986.00	\$84,986.00

37. The distribution of costs by budget line item as shown on the final Progress and Evaluation Report, is in agreement with the Authority's records.

38. All related costs have been paid and all related liabilities have been discharged through payment.

39. Costs examined during the current period totaled \$38,120.30.

40. A reconciliation of development advances and costs are as follows:

Funds Advances:	
Grants - HUD	\$38,120.30
Funds Expended	<u>(38,120.30)</u>
Excess (deficiency) of Funds Advanced	<u>\$0.00</u>

BRISTOL REDEVELOPMENT AND HOUSING AUTHORITY

Bristol, Virginia

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditors’ Results:

Financial Statements

Type of report issued on the financial statements: Unmodified

Internal control over financial reporting:

Material weakness (es) identified? No

Significant deficiency (ies) identified? None Reported

Noncompliance material to the financial statements noted? No

Federal Awards

Internal controls over major programs:

Material weakness (es) identified? No

Significant deficiency (ies) identified? None Reported

Type of auditor’s report issued on the compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Subpart F § 200.516 of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards? No

Identification of major program:

CFDA# 14.871 Housing Choice Vouchers Yes

CFDA# 14.850 Low Rent Public Housing Yes

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

Auditee qualified as a low-risk auditee? Yes

Section II – Financial Statement Findings:

There are no findings related to Financial Statements.

Section III – Federal Award Findings and Questioned Costs:

There are no findings related to Federal Awards.

A. STATUS OF PRIOR AUDIT FINDINGS

Prior audit report for the period ended March 31, 2015 contained no audit findings.

B. FINDINGS, RECOMMENDATIONS AND REPLIES

There were no formal findings for the current audit period.