

**BRAZOS VALLEY COMMUNITY
DEVELOPMENT CORPORATION, INC.**

(A NONPROFIT CORPORATION)

**INDEPENDENT AUDITORS' REPORT
AND FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED
SEPTEMBER 30, 2014 AND 2013**

**BRAZOS VALLEY COMMUNITY
DEVELOPMENT CORPORATION, INC.**

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P A T T I L L O , B R O W N & H I L L , L L P .
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Brazos Valley Community Development Corporation, Inc.
Bryan, Texas

We have audited the accompanying financial statements of Brazos Valley Community Development Corporation, Inc. (a nonprofit corporation), which comprise the statements of financial position as of September 30, 2014 and 2013, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Brazos Valley Community Development Corporation, Inc. as of September 30, 2014 and 2013, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Pattillo, Brown & Hill, LLP

Waco, Texas
April 22, 2015

BRAZOS VALLEY COMMUNITY DEVELOPMENT CORPORATION, INC.

STATEMENTS OF FINANCIAL POSITION

SEPTEMBER 30, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
ASSETS		
Cash	\$ 350,333	\$ 433,312
Accounts receivable	7,000	-
Accrued interest receivable	2,349	2,334
Notes receivable, net of allowance	<u>600,037</u>	<u>517,429</u>
Total assets	<u>959,719</u>	<u>953,075</u>
LIABILITIES		
Accounts payable	4,066	2,522
Loan escrow payable	16,270	16,782
Notes payable	<u>456,980</u>	<u>473,800</u>
Total liabilities	<u>477,316</u>	<u>493,104</u>
NET ASSETS		
Unrestricted	<u>482,403</u>	<u>459,971</u>
Total net assets	<u>482,403</u>	<u>459,971</u>
Total liabilities and net assets	<u>\$ 959,719</u>	<u>\$ 953,075</u>

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

BRAZOS VALLEY COMMUNITY DEVELOPMENT CORPORATION, INC.

STATEMENTS OF ACTIVITIES

FOR THE YEARS ENDED SEPTEMBER 30, 2014 AND 2013

	Unrestricted	
	2014	2013
REVENUES, GAINS, AND OTHER SUPPORT		
Interest revenue	\$ 46,975	\$ 47,761
Contributions	12,910	10,998
Lending fees	1,283	4,826
Other income	1,000	11
Gain on sale of financing receivables	-	48,643
Total revenues, gains, and other support	<u>62,168</u>	<u>112,239</u>
EXPENSES		
Program services:		
Community development	33,091	36,792
Supporting services:		
General and administrative	<u>6,645</u>	<u>15,922</u>
Total expenses	<u>39,736</u>	<u>52,714</u>
CHANGE IN NET ASSETS	22,432	59,525
NET ASSETS, BEGINNING OF YEAR	<u>459,971</u>	<u>400,446</u>
NET ASSETS, END OF YEAR	<u>\$ 482,403</u>	<u>\$ 459,971</u>

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

BRAZOS VALLEY COMMUNITY DEVELOPMENT CORPORATION, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers - interest on loans	\$ 47,731	\$ 52,198
Cash received from contributors	6,910	6,231
Cash paid for interest on debt	(11,442)	(11,899)
Cash paid to suppliers for goods and services	(26,750)	(45,762)
Net cash provided by operating activities	<u>16,449</u>	<u>768</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Cash received for repayment of financing notes	12,117	12,650
Cash received for sale of financing notes	-	276,801
Cash paid for disbursement of financing notes	(94,725)	(107,500)
Net cash provided (used) by investing activities	<u>(82,608)</u>	<u>181,951</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Cash paid for principal on debt	(16,820)	-
Net cash provided (used) by financing activities	<u>(16,820)</u>	<u>-</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	<u>(82,979)</u>	<u>182,719</u>
CASH, BEGINNING OF YEAR	<u>433,312</u>	<u>250,593</u>
CASH, END OF YEAR	<u>\$ 350,333</u>	<u>\$ 433,312</u>
RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Change in net assets	\$ 22,432	\$ 59,525
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Forgiveness of long-term debt	-	(48,643)
Changes in assets and liabilities:		
Decrease (increase) in assets:		
Accrued interest receivable	(15)	878
Increase (decrease) in liabilities:		
Accounts payable	1,544	(4,947)
Loan escrow payable	(512)	(1,267)
Unearned revenue	-	(4,778)
Net cash provided by operating activities	<u>\$ 16,449</u>	<u>\$ 768</u>

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

**BRAZOS VALLEY COMMUNITY
DEVELOPMENT CORPORATION, INC.**

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2014

1. NATURE OF BUSINESS

Brazos Valley Community Development Corporation, Inc. (the "Corporation") was formed to promote, develop, and improve the economic conditions of people in the Brazos Valley region of Texas. This is accomplished by loans, investments and other business transactions with individuals and small businesses that increase the supply of affordable housing and jobs for low and moderate income persons.

Subsequent to formation, the Corporation applied for and received tax exempt status under Code Section 501(c)(3) of the Internal Revenue Code. The effective date of exemption was October 18, 2006.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

Basis of Presentation

Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor imposed restrictions.

A description of the three net asset categories follows:

Unrestricted Net Assets

Unrestricted Net Assets represent resources over which the Board of Directors has discretionary control and can be used currently for the general purposes of the Corporation in accordance with its bylaws. The Board may voluntarily designate unrestricted resources for specific purposes, but this is a voluntary action of the governing Board that can be modified or reversed at its discretion. These designations of unrestricted resources by the governing Board do not have the same legal requirements as do restrictions of funds.

Temporarily Restricted Net Assets

Temporarily Restricted Net Assets represent resources currently available for use, but expendable only for those operating purposes specified by the donor.

Permanently Restricted Net Assets

Permanently Restricted Net Assets represent principal amounts of gifts and bequests which have been accepted with the donor stipulation that the principal be

maintained intact in perpetuity or a specified period, with only the income to be utilized.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Corporation considers all highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Notes Receivable

Notes receivable are stated at the amount of unpaid principal reduced by an allowance for losses. Allowances for estimated losses are established based on prior collection experience and current economic factors which, in management's judgment, could influence the ability of loan recipients to repay the amounts per the loan terms. Loan balances are written off only when they are deemed to be permanently uncollectible. Management uses the historical collectability of notes receivable to estimate the allowance.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

3. TAX STATUS

The Corporation is a tax-exempt nonprofit Corporation under Internal Revenue Service Code Section 501(c) (3). The Corporation files a Form 990 annually for informational purposes.

4. NOTES RECEIVABLE

Notes receivable include fixed-rate mortgage loans provided to low and moderate income persons, in accordance with the Corporation's stated mission. At September 30, 2014 and 2013, all notes were current or not more than 90 days past due.

	<u>2014</u>	<u>2013</u>
Number of loans outstanding	12	11
Average balance at origination	\$ 67,209	\$ 64,708
Average balance at year-end	\$ 60,783	\$ 58,799
Average interest rate	6.861%	6.803%
Total dollar value of loans outstanding at year-end	\$ 729,394	\$ 646,786
Allowance for losses	(129,357)	(129,357)
Total carrying amount	<u>\$ 600,037</u>	<u>\$ 517,429</u>

5. NOTES PAYABLE

The Corporation's notes payable at September 30, 2014 and 2013, consist of the following:

	<u>2014</u>	<u>2013</u>
US Bank		
Issued October 12, 2006, 2% interest payable annually, principal due October 12, 2016.	\$ 100,000	\$ 100,000
Wells Fargo Bank		
Issued October 1, 2006, 2% interest payable quarterly, principal due June 7, 2017.	200,000	200,000
Brazos Valley Affordable Housing Corporation		
Line of credit not to exceed \$500,000, 2% interest payable quarterly, automatic renewal each October 1st, final maturity no later than October 1, 2015.	<u>156,980</u>	<u>173,800</u>
Total	<u>\$ 456,980</u>	<u>\$ 473,800</u>

The future scheduled maturities of long-term debt are as follows:

<u>Years Ending September 30,</u>	<u>Principal</u>
2015	\$ -
2016	156,980
2017	<u>300,000</u>
Total	<u>\$ 456,980</u>

6. SUBSEQUENT EVENTS

In preparing these financial statements, subsequent events were evaluated through April 22, 2015, which is the date the financial statements were available to be issued.