FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY
LITTLE RIVER GLEN LIMITED PARTNERSHIP
(Project No. 003993)

FINANCIAL STATEMENTS
June 30, 2014

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CliftonLarsonAllen

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Independent Auditors' Report

The Board of Supervisors
County of Fairfax, Virginia

The Board of Commissioners
Fairfax County Redevelopment and Housing Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the Little River Glen Limited Partnership (the Partnership), which comprise the statement of net position as of June 30, 2014, 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.

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.

Auditors' 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 Partnership'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 Partnership'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 Partnership as of June 30, 2014, and its changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the accounts of the Partnership and do not purport to, and do not, present fairly the financial position of the Fairfax County Redevelopment and Housing Authority as of June 30, 2014, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 are presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 25, 2014, on our consideration of the Partnership's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the result of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Partnership's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

Calverton, Maryland
November 25, 2014

LITTLE RIVER GLEN LIMITED PARTNERSHIP
(Project No. 003993)
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2014

Introduction

The Fairfax County Redevelopment and Housing Authority (FCRHA) is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, redevelopment and revitalization programs within Fairfax County as well as towns, cities and counties with which it has cooperation agreements. The Fairfax County Board of Supervisors created the Department of Housing and Community Development (DHCD) to act as the development and administrative agency for the FCRHA and the Board in meeting the housing and community development needs of the County's low-to-moderate income residents.

The FCRHA presents this discussion and analysis of its rental program – Little River Glen Limited Partnership (Project No. 003993) (the Partnership) for the fiscal year ended June 30, 2014 to assist the reader in focusing on significant financial issues of the Partnership. The Partnership, which was formed as the Little River Glen Limited Partnership in August 1996, is a 120 unit residential housing and community center facility for older adults that is operated by the FCRHA.

Partnership's Financial Highlights for Fiscal Year 2014 (FY 2014)

In summary, the Partnership's FY 2014 financial highlights included the following:

- At June 30, 2014, total assets and liabilities were $5,021,190 and $4,356,558, respectively. Total net position was $664,632.

- Total revenues and expenses were $1,689,331 and $1,685,203, respectively; thus total net position increased by $4,128.

- Cash flows from operating activities amounted to $154,716. After considering investing, noncapital financing, capital and related financing, and investing activities, total cash decreased by $348,322.

Partnership Financial Statements

This management discussion and analysis presents the Partnership's financial results in three financial statements – the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position, and the Statement of Cash Flows. The FY 2014 financial results are compared to those of FY 2013, thus allowing the readers to ascertain the reasons for changes in expenses, revenues, or net position balances. These financial statements were prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

Summary of Net Position

The Partnership's FY 2014 and FY 2013 statements of net position report all financial and capital assets of the Partnership and are presented in a format where assets, minus liabilities, equal net position. The following table reflects a condensed summary of net position as of June 30, 2014 and 2013.

Table 1
Summary of Net Position

	2014	2013	Increase (Decrease)
Current and restricted assets	$ 2,706,123	$ 2,623,308	$ 82,815
Capital assets	2,315,067	2,675,902	(360,835)
Total assets	5,021,190	5,299,210	(278,020)
Current liabilities	470,103	492,849	(22,746)
Non-current liabilities	3,886,455	4,145,857	(259,402)
Total liabilities	4,356,558	4,638,706	(282,148)
Net position:			
Net investment in capital assets	(1,779,933)	(1,619,098)	(160,835)
Restricted	1,373,839	1,374,992	(1,153)
Unrestricted (deficit)	1,070,726	904,610	166,116
Total net position	$ 664,632	$ 660,504	$ 4,128

The Partnership's net position increased by $4,128 in FY 2014 compared to a decrease of $271,427 in FY 2013. This increase in the change in net position was primarily due to lower building maintenance costs compared to FY 2013.

Capital Assets and Debt Administration

Capital assets. The Partnership's capital assets as of June 30, 2014 include land, buildings and improvements, and furniture and equipment that totaled $2,315,067, net of accumulated depreciation of $8,652,617. For further details, see Note 3, Capital Assets.

Long-term debt. Bonds payable for the Partnership at June 30, 2014 represent Federal Housing Administration (FHA)-insured mortgage revenue bonds with an original principal balance amount of $6,340,000 and interest rates which vary between 4.65% and 6.10% with final payment due September 1, 2026. During FY 2014, the Partnership made its required principal payments on the outstanding bonds of $200,000. The Partnership's capital assets are pledged as security for the bonds. For further details, see Note 4, Bonds Payable.

Summary of Revenues, Expenses, and Changes in Net Position

The Partnership's FY 2014 and FY 2013 Statements of Revenues, Expenses, and Changes in Net Position include operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as County intergovernmental revenues, investment income, and interest expense. In FY 2014, the Partnership experienced an increase in net position of $4,128. Table 2 presents a condensed summary of data from the Partnership's Statements of Revenues, Expenses, and Changes in Net Position.

Table 2
Summary of Revenues, Expenses, and Changes in Net Position

	2014	2013	Increase (Decrease)
Revenues:			
Operating revenues	$ 1,303,220	$ 1,286,668	$ 16,552
Non-operating revenues	386,111	909,963	(523,852)
Total revenues	1,689,331	2,196,631	(507,300)
Expenses:			
Operating expenses	1,431,009	2,202,212	(771,203)
Non-operating expenses	254,194	265,846	(11,652)
Total expenses	1,685,203	2,468,058	(782,855)
Change in net position	4,128	(271,427)	275,555
Total net position, beginning of year	660,504	931,931	(271,427)
Total net position, end of year	$ 664,632	$ 660,504	$ 4,128

There was a decrease in the Partnership's total revenues of $507,300, which was primarily due to a decrease in intergovernmental revenues. The decrease is a result of less contributions from the County for repairs and maintenance expenses as compared to the prior fiscal year. In addition, there was a decrease of $771,203 in the Partnership's operating expenses, which was primarily due to a decrease in building maintenance and personnel expenses.

Contacting FCRHA Management

This financial report is designed to provide the residents of Fairfax County, taxpayers, tenants, investors and creditors with a general overview of the Partnership's finances and to demonstrate the Partnership's accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to the Director, Financial Management Division, Department of Housing and Community Development, 3700 Pender Drive, Suite 300, Fairfax, Virginia, 22030.

FINANCIAL STATEMENTS

LITTLE RIVER GLEN LIMITED PARTNERSHIP
(Project No. 003993)
STATEMENT OF NET POSITION
June 30, 2014

ASSETS		
CURRENT ASSETS		
Cash on deposit with County of Fairfax, Virginia	$	1,272,062
Accrued interest receivable		360
Accounts receivable		148
Total current assets		1,272,570
RESTRICTED ASSETS (note 2)		
Deposits held in trust		59,714
Cash reserves		942,942
Short-term Investments		430,897
Total restricted assets		1,433,553
CAPITAL ASSETS (note 3)		
Nondepreciable:		
Land		1,035,634
Depreciable:		
Buildings and improvements		9,922,950
Equipment		9,100
Accumulated depreciation		(8,652,617)
Total capital assets, net		2,315,067
TOTAL ASSETS	$	5,021,190
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable and accrued liabilities	$	22,483
Accrued interest payable		83,079
Deposits held in trust		59,714
Unearned revenue		72,550
Accrued compensated absences, current portion		17,277
Bond payable, current portion (note 4)		215,000
Total current liabilities		470,103
LONG-TERM LIABILITIES		
Accrued compensated absences (note 5)		6,455
Bond payable, less current portion (note 4)		3,880,000
Total long-term liabilities		3,886,455
Total liabilities		4,356,558
NET POSITION		
Net investment in capital assets		(1,779,933)
Restricted net position		1,373,839
Unrestricted net position		1,070,726
Total net position		664,632
TOTAL LIABILITIES AND NET POSITION	$	5,021,190

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

LITTLE RIVER GLEN LIMITED PARTNERSHIP
(Project No. 003993)
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
Year Ended June 30, 2014

OPERATING REVENUES	
Dwelling rentals	$ 1,300,165
Other	3,055
Total operating revenues	1,303,220
OPERATING EXPENSES	
Personnel services	569,403
Utilities	129,928
Repairs and maintenance	327,712
Administrative expenses	43,131
Depreciation	360,835
Total operating expenses	1,431,009
Operating loss	(127,789)
NONOPERATING REVENUES (EXPENSES)	
Intergovernmental revenues	363,826
Interest revenue	22,285
Interest expense	(254,194)
Total nonoperating income, net	131,917
CHANGE IN NET POSITION	4,128
TOTAL NET POSITION, BEGINNING OF YEAR	660,504
TOTAL NET POSITION, END OF YEAR	$ 664,632

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

LITTLE RIVER GLEN LIMITED PARTNERSHIP
(Project No. 003993)
STATEMENT OF CASH FLOWS
Year Ended June 30, 2014

CASH FLOWS FROM OPERATING ACTIVITIES	
Rental receipts	$ 1,320,293
Other operating cash receipts	3,055
Payment to employees for services	(702,626)
Payments to suppliers for goods and services	(466,006)
Net cash provided by operating activities	154,716
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Intergovernmental revenues received	363,826
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Bond interest payments	(258,160)
Bond principal payment	(200,000)
Net cash used in capital and related financing activities	(458,160)
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of investments	(430,897)
Interest received	22,193
Net cash used in investing activities	(408,704)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(348,322)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	2,623,040
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 2,274,718
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating loss	$ (127,789)
Adjustments to reconcile net operating loss to net cash provided by operating activities:	
Depreciation	360,835
Effects of changes in operating assets and liabilities:	
Accounts receivable	(148)
Accounts payable and accrued liabilities	(8,366)
Accrued compensated absences	(92,195)
Deposit held in trust	2,103
Unearned revenue	20,276
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 154,716

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Little River Glen Limited Partnership (the Partnership) was formed in August 1996 as a limited partnership under the laws of the Commonwealth of Virginia for the purpose of acquiring, managing, and financing the Little River Glen Project No. 003993 (the Project). The Project is a 120 unit residential housing and community center facility for older adults with an on-site senior center. The Fairfax County Redevelopment and Housing Authority (the Authority) controls both the general partnership and limited partnership interest in the Partnership. The facility serves low-to-moderate income elderly persons who are able to live independently and have attained at least 62 years of age.

The accompanying financial statements present only the financial position, changes in financial position, and cash flows of the Partnership and are not intended to present fairly the financial position, changes in financial position, and cash flows of the Authority as a whole in conformity with U.S. generally accepted accounting principles (GAAP).

The accounting policies of the Partnership conform to GAAP as applicable to proprietary fund types of governmental units. The following is a summary of the Partnership's more significant accounting policies.

Measurement Focus and Basis of Accounting

The activities of the Partnership are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. The Partnership is required to follow all statements of the Governmental Accounting Standards Board (GASB). GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, was issued to incorporate FASB and AICPA guidance into GASB authoritative literature. For purposes of external financial reporting in accordance with GAAP, the Partnership is following the reporting guidance set forth in GAAP for "departmental" financial statements.

Use of Estimates in Preparing Financial Statements

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the 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.

Cash Reserves

The Partnership's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less when purchased. According to the terms of the indenture related to the bonds payable discussed in Note 4, the Partnership is required to maintain funds to service the bonds in an interest-bearing debt service reserve fund. This amount and the interest earned on the reserve fund, in addition to other various reserves, are reflected as cash reserves in the accompanying Statement of Net Position and are fully insured and collateralized.

Deposits held in trust reflect amounts collected as security deposits from tenants, as well as accrued interest on these deposits. These deposits are fully insured.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments

Investments of the Partnership are reported at fair value (generally based on quoted market prices) and are permitted by the investment agreement of the bond indenture adopted by the Partnership providing for the issuance of bonds. The Partnership classifies its investments as current or non-current based on the maturity dates. Short-term investments have maturities within one year.

Cash Flow Presentation

Cash for purposes of reporting cash flows includes cash on deposit with the County, deposits held in trust, and cash reserves.

Capital Assets

Capital assets, which include land, buildings and improvements, equipment, and construction in progress are reported in the financial statements at cost when purchased and at estimated fair value when donated. Capital assets are defined by the Authority as assets with an initial individual cost of more than $5,000 and an estimated useful life of more than one year. Depreciation has been provided for in amounts sufficient to relate the cost of the depreciable assets to operations over their estimated useful lives using the straight-line method. The estimated useful lives range from 5 to 28 years.

Revenue Recognition

Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned.

Intergovernmental revenues are recognized in the period in which all grant requirements are satisfied, which is typically when the Partnership has expended the funds on allowable costs. Grant funds received in advance of satisfying all requirements are recorded as unearned revenue.

Compensated Absences

Employees are granted vacation and sick leave based on their length of service. Unused vacation leave is payable to employees upon termination based on the employee's current rate of pay, up to certain limits. Sick leave does not vest with the employees; however, it is converted to years of service upon retirement. Accumulated vacation is recorded as an expense and an accrued liability as the benefits accrue to employees. The liability calculations include an accrual at the current rate for ancillary salary-related payments (e.g., employer's share of social security taxes).

Operating Revenues and Expenses

The Partnership's policy is to report all Project revenues and expenses as operating with the exception of interest income, interest expense and operating transfers from Fairfax County.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New Accounting Pronouncements

In fiscal year 2014, the Partnership implemented GASB Statement No. 70 as follows:

GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees* requires a government that extends a nonexchange financial guarantee to recognize a liability when qualitative factors and historical data, if any, indicate that it is more likely than not that the government will be required to make a payment on the guarantee. The implementation of this standard did not have an effect on the Partnership's 2014 financial statements.

NOTE 2 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash

Partnership cash is maintained within the treasury of the County of Fairfax, Virginia (the County). To optimize investment returns, the Partnership funds are invested together with all other County pooled funds, all of which are fully insured and collateralized. The County allocates investment income to the Partnership based on its average cash balances.

For deposits, custodial credit risk is the risk that in the event of a failure of a depository financial institution, the Partnership may not recover its deposits. In accordance with the Virginia Security for Public Deposits Act (Act), all of the Partnership's deposits are covered by federal depository insurance or collateralized in accordance with the Act, which provides for the pooling of collateral pledged by financial institutions with the Treasurer of Virginia to secure public deposits as a class. No specific collateral can be identified as security for one public depositor, and public depositors are prohibited from holding collateral in their name as security for deposits. If any member financial institution fails, the entire collateral pool becomes available to satisfy the claims of governmental entities. If the value of the pool's collateral is inadequate to cover a loss, additional amounts are assessed on a pro-rata basis to the members of the pool. The State Treasury Board is responsible for monitoring compliance with the collateralization and reporting requirements of the Act and for notifying local governments of compliance by participating financial institutions. A multiple financial institution collateral pool that provides for additional assessments is similar to depository insurance, therefore, funds deposited in accordance with the requirements of the Act are considered to be fully insured. Deposits held in trust reflect amounts collected as security deposits from tenants, as well as accrued interest on these deposits. These deposits are fully insured.

NOTE 2 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Cash Equivalents and Investments

According to the terms of the indenture related to the bonds payable discussed in Note 3, the Partnership is required to maintain funds to service the bonds in an interest-bearing debt service reserve fund. This amount and the interest earned on the reserve fund in addition to other various reserves are reflected as restricted cash and equivalents and restricted short-term investments in the accompanying Statement of Net Position and are fully insured and collateralized.

Interest Rate Risk - The investment requirements for the Partnership are specified within the bond trust indenture. The bond trustee is required to invest money in obligations with the objective that sufficient money will be available to pay the interest due on the Bonds and will mature or be subject to redemption with the objective that sufficient money will be available for the purposes intended in accordance with the Indenture.

Credit Risk - The Partnership's investment policy require that the Trustee invest moneys on deposit under the Indenture in Investment Obligations as defined by the Bond Indenture Agreement. (i) Government obligations; (ii) bond debentures or other obligation issued by government agencies or corporations; (iii) Federal Housing Administration debentures; (iv) commercial paper with original maturities of not more than 365 days and rated "A-1+" by the Rating Agency; (v) interest-bearing demand or time deposits insured by the Federal Deposit Insurance Corporation; (vi) money market funds rated "AAAm-G" by the Rating Agency; (vii) federal funds, certificates of deposit, time deposits and bankers' acceptances for banks rated "A-1+" by the Rating Agency and are authorized to accept public funds; (viii) repurchase agreements or investment agreements with any institution with unsecured debt rated "AAA" by the Rating Agency.

Custodial Credit Risk - For investments, custodial credit risk is the risk that, in the event of the failure of a counterparty, the Partnership will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Per policy, all of the investments purchased by the Partnership are insured or registered or are securities held by the Partnership or its agent in the Partnership's name.

As of June 30, 2014, the Partnership had the following cash equivalents and investments:

Type	Fair Value
Cash equivalents - Money Market Accounts	$ 942,942
Short-term investments - GIC	430,897
Total cash equivalents and short-term investments	$ 1,373,839

NOTE 3 – CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2014 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Capital assets not being depreciated - land	$ 1,035,634	$ -	$ -	$ 1,035,634
Capital assets being depreciated:				
Buildings and improvements	9,922,950	-	-	9,922,950
Equipment	9,100	-	-	9,100
Total capital assets being depreciated	9,932,050	-	-	9,932,050
Less accumulated depreciation for:				
Buildings and improvements	8,282,682	360,835	-	8,643,517
Equipment	9,100	-	-	9,100
Total accumulated depreciation	8,291,782	360,835	-	8,652,617
Total capital assets, net	$ 2,675,902	$ (360,835)	$ -	$ 2,315,067

NOTE 4 – BONDS PAYABLE

Bonds payable at June 30, 2014 represent Federal Housing Administration insured mortgage revenue bonds with an original principal amount of $6,340,000 and interest rates which vary between 4.65% and 6.10% with final payment due September 1, 2026.

The Partnership's capital assets are pledged as security for the bonds. Bonds payable activity during 2014 was as follows:

Outstanding balance, beginning of year	$ 4,295,000
Less principal payments	200,000
Outstanding balance, end of year	$ 4,095,000

The aggregate amount of the required principal and interest payments on the bonds as of June 30, 2014 is $5,989,420 and is due as follows:

	Principal	Interest
Year ending June 30:		
2015	$ 215,000	$ 246,086
2016	225,000	233,036
2017	240,000	219,236
2018	255,000	204,503
2019	270,000	188,643
2020-2024	1,625,000	671,002
2025-2026	1,265,000	131,914
Total	$ 4,095,000	$ 1,894,420

NOTE 5 – CHANGES IN COMPENSATED ABSENCES PAYABLE

	Beginning Balance	Additions	Reductions	Ending Balance	Due in One Year
Compensated absences payable	$ 115,927	$ -	$ (92,195)	$ 23,732	$ 17,277

NOTE 6 – INTERGOVERNMENTAL REVENUES FROM THE COUNTY OF FAIRFAX, VIRGINIA

The County Board of Supervisors appoints the Commissioners of the Authority. During the fiscal year ended June 30, 2014, the County disbursed funds to the Partnership amounting to $363,826 to partially fund debt service. The amount was allocated based on the pro-rata share of operating results among all FCRHA owned and operated elderly projects. The County is committed to continuing to provide funding to ensure that the Partnership meets its obligations.

NOTE 7 – RISK MANAGEMENT

The Partnership is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees and citizens, and natural disasters. For all of these risks, the Partnership participates in the County's insurance program, which includes self-insurance and the purchase of certain commercial insurance policies, the costs of which are borne by the County. There were no claims settlements in excess of insurance coverage in any of the past three fiscal years. Information regarding the County's self-insurance internal service fund is available in the County's Comprehensive Annual Financial Report for the fiscal year ended June 30, 2014.

NOTE 8 – OTHER POST-EMPLOYMENT BENEFITS

The Fairfax County OPEB Trust Fund is a single-employer defined benefit plan administered by Fairfax County which the Authority's employees participate in. The County provides medical/dental, vision, and life insurance benefits to eligible retirees and their spouses. In order to participate, retirees must have reached the age of 55 or be on disability retirement and must have health benefit coverage in a plan provided by the County. Retirees must have five years of service in order to participate in this program. Beginning in fiscal year 2004, the amount of monthly subsidy provided by the County is based on years of service and ranges from $30 per month to $220 per month. Retirees receiving the subsidy prior to fiscal year 2004 are grandfathered at $100 per month unless their years of service entitle them to receive a higher monthly subsidy.

In addition, the Board of Supervisors has established a program to subsidize the continuation of term life insurance, at reduced coverage amounts, for retirees. Retirees generally pay for fifty percent of their coverage amounts at age-banded premium rates, with the County incurring the balance of the cost. Benefit provisions are established and may be amended by the Board of Supervisors. The contributions to the OPEB Trust Fund are established and may be amended by the Board of Supervisors. The contributions are typically based on projected pay-as-you-go financing requirements, with an additional amount to prefund benefits. GASB Statement No. 45 requires recognition of the current expense of OPEB based on each governing body's annual required contribution, but does not require funding of the related liability.

NOTE 8 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Costs and related liability, if any, are recorded by the County. The County's annual OPEB cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. Data concerning the ARC specifically applicable to employees of the Authority are not available. Information concerning the County's OPEB Trust Fund as a whole is available in the County's June 30, 2014 Comprehensive Annual Financial Report.

NOTE 9 – PENDING GASB PRONOUNCEMENTS

GASB has issued the following Statements which will become effective in future years as shown below. Management is currently evaluating the effect of the implementation of these Standards.

Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27* - The objective of this Statement is to improve accounting and financial reporting by state and local government employers for the pension in which they are involved. This Statement will become effective for the reporting period ending June 30, 2015. The Partnership is currently evaluating the effect of the implementation of this Statement.

Statement No. 69, *Government Combinations and Disposals of Government Operations* - This Statement establishes accounting and financial reporting standards related to government combinations and disposals of government operations. This Statement will become effective for reporting periods ending June 30, 2015. This Statement is not expected to have an impact on the Partnership.

Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date—an amendment of GASB Statement No. 68* – The objective of this statement is to address the application of transition provisions of Statement No. 68 related to contributions made to a defined benefit pension plan after the measurement date of the entity's beginning net pension liability. The Partnership is currently evaluating the effect of the implementation of this Statement.

Independent Auditors' 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*

The Board of Supervisors
County of Fairfax, Virginia

The Board of Commissioners
Fairfax County Redevelopment and Housing Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Little River Glen Limited Partnership (the Partnership) of the Fairfax County Redevelopment and Housing Authority (the Authority), which comprise the statement of net position as of June 30, 2014, 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 November 25, 2014.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Partnership's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of the Partnership'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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

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

Purpose of this Report

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

CliftonLarsonAllen LLP

Calverton, Maryland
November 25, 2014