200 Oblate, Inc.
(A Nonprofit Corporation)
(Murray Manor)
HUD Project No. 115-HD008
San Antonio, Texas

Financial Statements
and Supplemental Information

June 30, 2019

MADDOX & ASSOCIATES, APC
CERTIFIED PUBLIC ACCOUNTANTS

To the Department of Housing
and Urban Development

Attached is the financial report of 200 Oblate, Inc., (A Nonprofit Corporation), (Murray Manor), HUD Project No. 115-HD008 for the year ended June 30, 2019.

Audit Firm:	Maddox & Associates, APC
Lead Auditor:	Bryan Beale, CPA
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Maddox & Associates, APC

August 28, 2019

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200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

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June 30, 2019

M&A

MADDOX & ASSOCIATES, APC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report

To the Directors
200 Oblate, Inc.
(Murray Manor)

Report on the Financial Statements

We have audited the accompanying financial statements of 200 Oblate, Inc., (Murray Manor), HUD Project No. 115-HD008, (the "Project"), which comprise the statement of financial position as of June 30, 2019, and the related statements of activities 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.

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 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 Murray Manor as of June 30, 2019, and the changes in net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 12 to 16 is presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 28, 2019, on our consideration of Murray Manor'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 solely 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 effectiveness of Murray Manor's 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 Murray Manor's internal control over financial reporting and compliance.

Maddox & Associates, APC

Baton Rouge, Louisiana
August 28, 2019

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Statement of Financial Position
June 30, 2019

ASSETS	
CURRENT ASSETS	
Cash-Operations	$ 1,560
Tenant Accounts Receivable	229
Total Current Assets	1,789
DEPOSITS HELD IN TRUST-FUNDED	
Tenant Security Deposits Held in Trust	5,174
RESTRICTED DEPOSITS AND FUNDED RESERVES	
Replacement Reserve	31,521
Residual Receipts Reserve	2,230
Total Restricted Deposits	33,751
FIXED ASSETS	
Land	53,300
Buildings	914,801
Building Equipment-Portable	62,747
Furniture for Project/Tenant Use	7,563
Motor Vehicles	28,268
Total Fixed Assets	1,066,679
Less Accumulated Depreciation	483,145
Net Fixed Assets	583,534
TOTAL ASSETS	$ 624,248

See accompanying notes to the financial statements.

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Statement of Financial Position
June 30, 2019

LIABILITIES AND NET ASSETS (DEFICIT)

CURRENT LIABILITIES		
Accounts Payable-Operations	$	2,112
Accrued Management Fee Payable		768
Prepaid Revenue		241
Total Current Liabilities		3,121
DEPOSITS HELD IN TRUST-FUNDED		
Tenant Security Deposits Held in Trust (contra)		4,865
LONG-TERM LIABILITIES		
Mortgage Payable-First Mortgage		868,200
Total Long-Term Liabilities		868,200
Total Liabilities		876,186
NET ASSETS (DEFICIT)		
Without Donor Restrictions		(251,938)
TOTAL LIABILITIES AND NET ASSETS (DEFICIT)	$	624,248

See accompanying notes to the financial statements.

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Statement of Activities
For the Year Ended June 30, 2019

REVENUES:	
Rent	$ 192,451
Financial	4
Other	1,486
Total Revenue	193,941
EXPENSES:	
Project Services	
Administrative	64,995
Utilities	24,720
Operating and Maintenance	36,896
Taxes and Insurance	19,702
Depreciation	34,201
Total Project Service Expenses	180,514
Support Services-Management and General	
Administrative	19,775
Total Support Service Expenses	19,775
Total Expenses	200,289
Decrease in Net Assets Without Donor Restrictions	(6,348)
Net Assets, Beginning of Period (deficit)	(245,590)
NET ASSETS, END OF PERIOD (DEFICIT)	$ (251,938)

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Statement of Cash Flows
For the Year Ended June 30, 2019

CASH FLOWS FROM OPERATING ACTIVITIES:	
Rental Receipts	$ 192,428
Interest Receipts	4
Other Receipts	1,486
Total Receipts	193,918
Administrative	(19,978)
Management Fees	(9,216)
Utilities	(25,433)
Salaries and Wages	(66,474)
Operating and Maintenance	(25,670)
Property Insurance	(6,421)
Miscellaneous Taxes and Insurance	(13,281)
Tenant Security Deposits	(280)
Total Disbursements	(166,753)
Net Cash Provided by Operating Activities	27,165
CASH FLOWS FROM INVESTING ACTIVITIES:	
Deposits to the Replacement Reserve Account	(14,531)
Withdrawals from the Replacement Reserve Account	7,466
Deposits to the Residual Receipts Account	(1,636)
Net Purchase of Fixed Assets	(41,957)
Net Cash Used in Investing Activities	(50,658)
CASH FLOWS FROM FINANCING ACTIVITIES:	0
Net Decrease in Cash and Cash Equivalents	(23,493)
CASH AND CASH EQUIVALENTS:	
Beginning of Period	25,053
End of Period	$ 1,560

(continued)

See accompanying notes to the financial statements.

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Statement of Cash Flows (continued)
For the Year Ended June 30, 2019

CASH FLOWS FROM OPERATING ACTIVITIES:		
Decrease in Net Assets	$	(6,348)
Adjustments to Reconcile Decrease in Net Assets to Net Cash Provided by Operating Activities		
Depreciation Expense		34,201
Decrease (Increase) in:		
Tenant Accounts Receivable		2,449
Cash Restricted for Tenant Security Deposits		159
Increase (Decrease) in:		
Accounts Payable		(385)
Tenants Security Deposits Held in Trust		(439)
Prepaid Revenue		(2,472)
Net Cash Provided by Operating Activities	$	27,165

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Notes to the Financial Statements
June 30, 2019

1. Organization and Summary of Significant Accounting Policies

The Project is a 16-unit apartment project for adults with developmental (intellectual) disabilities located in San Antonio, Texas. The Project is a non-profit corporation organized on January 14, 1994 under the laws of the State of Texas. Construction of the Project was completed on August 14, 1996, and it began collecting rents on September 4, 1996. The Project is operated under Section 811 of the National Housing Act and regulated by the U.S. Department of Housing and Urban Development (HUD) with respect to rental charges and operating methods.

200 Oblate, Inc., a corporation sponsored by Mission Road Developmental Center, holds legal title to the Project. The accompanying financial statements include only the assets and related liabilities of Murray Manor.

The Project is subject to Project Rental Assistance Contracts with the U.S. Department of Housing and Urban Development (HUD), and a significant portion of the Project's rental income is received from HUD. The Project has 9 units under the PRAC in which HUD is allowing 2 tenants to occupy at the same time.

The Project's regulatory agreement with HUD stipulates, among other things, that the Project will not make distributions of assets or income to any of its officers and directors.

The following significant accounting policies have been followed in the preparation of the financial statements:

Basis of Accounting: The financial statements are prepared on the accrual basis of accounting, which is in accordance with generally accepted accounting principles.

Subsequent Events: The financial statements and related disclosures include evaluation of events up through and including August 28, 2019, which is the date the financial statements were issued.

Revenue Recognition: Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Project and the tenants are operating leases. Rental income is recorded net of vacancies. Under the Regulatory Agreement, the Project may not increase rents charged to tenants without HUD approval.

Functional Expenses: The costs of providing program and other activities have been summarized on a functional basis in the Statement of Activities. Accordingly, certain costs have been allocated among project services and supporting services. Expenses allocated to supporting services include conventions and meetings, management fees, audit expenses and bookkeeping fees. All supporting service expenses were allocated at 100%.

Cash and Cash Equivalents: For the purposes of the Statement of Cash Flows, the Project considers all highly liquid investments purchased with maturities of three months or less to be cash equivalents.

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Notes to the Financial Statements (continued)
June 30, 2019

Concentration of Credit Risk: The project maintains its cash in financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The project has not experienced any losses in such accounts.

Allowance for Uncollectible Receivables: Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

Depreciation: The Project's land, building, improvements, and personal property are recorded at cost. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Depreciation is provided by the straight-line method over the estimated useful life of the asset.

Buildings and Improvements	7-50 years
Furniture, Fixtures Equipment	3-5 years
Motor Vehicles	5 years

Impairment of Long-Lived Assets: The Project reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. There is no impairment loss recognized for the period ending June 30, 2019.

Other Liabilities: Accrued expenses for compensated absences, vacations, and sick pay are not shown due to the fact that amount of the liability cannot be reasonably estimated. It is the Project's policy to expense these items when they are incurred.

Interest Expense: There is no interest expense.

Income Taxes: Neither the Project nor its nonprofit corporate owner is subject to federal income taxes under IRC 501(C)(3). The Project files information returns in the U.S. federal jurisdiction. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. There are no interest and penalties related to income taxes recognized in the statement of activities. The Project has not taken any tax positions that would significantly increase or decrease any unrecognized tax benefit within twelve months of the reporting date.

Estimates: The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Economic Concentrations: The Project's primary asset is its 16-unit apartment project. The Project's operations are concentrated in the multifamily housing real estate market. In addition, the Project operates in a regulated environment. The operations of the Project are subject to the administrative directives, rules and regulations of federal, state, and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules, and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

2. Financing

Section 811 of the National Housing Act authorized HUD to provide funds as capital advances to nonprofit owners for new construction or acquisition/rehabilitation of supportive housing facilities. This capital advance note shall bear no interest and repayment is not required so long as the housing remains available for very low-income persons with intellectual disabilities for at least 40 years in accordance with Section 811 of the National Housing Act, the Regulatory Agreement and HUD Regulations. Failure to keep the housing available for intellectually disabled persons would result in HUD's billing the owner for the entire capital advance of $868,200 plus 7.875% interest since the date of the first advance. The capital advance is classified in the statement of financial position as debt. The maturity date of the capital advance is August 1, 2036.

3. Related Party-Identity of Interest

Related Party: Mission Road Developmental Center
Relationship: Sponsor
Transactions: Property, Liability and Automobile Insurance
Amount paid for services: $6,421
Amount payable at June 30, 2019: None

4. Management Fee

The Project has contracted with Suzanne Smith Management Company to provide management services. The charges for these services are based upon a management agreement. The charges are 7.8% of collected rental income not to exceed $35.33 per unit, per month. For the period ended June 30, 2019, management fees charged amounted to $9,216. The balance owed Suzanne Smith Management Company at June 30, 2019 is $768.

5. Restricted Funds

Under the Regulatory Agreement, the Project is required to establish and maintain a replacement reserve account for the replacement of property and other project expenditures as approved by HUD. The Project is also required to complete a computation of surplus cash. Surplus cash is the cash remaining after all expenses of the project are paid, less current obligations of the current reporting period. If surplus cash exists, the Project is required to deposit surplus cash into a residual receipts account within 90 days of the Project's year-end. Restricted funds are held in separate accounts and generally are not available for operating purposes.

6. Net Assets Without Donor Restrictions

None of the Project's net assets are subject to donor-imposed restrictions. Accordingly, all net assets are accounted for as net assets without donor restrictions. There are no self-imposed limits on net assets.

7. Liquidity and Availability

The Project's financial assets available within one year of the statement of financial position date to meet cash needs for general expenditures consists of operating cash and accounts receivable. None of these amounts are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position.

The Project manages liquidity needed for operations primarily through budgeted monthly cash inflows and outflows. Cash inflows can be easily predicted since they are comprised mostly of rent and subsidy receipts. Cash outflows are planned accordingly so as not to exceed those expected inflows. A minimal amount of excess cash is on hand in the event of unexpected outflows. In addition, the Organization maintains funds in a reserve for replacement for planned property improvements and may be used only with the approval of HUD.

8. Residual Receipts Contingency

Regulations require the return of residual receipts to HUD unless the funds are authorized by HUD to be retained by the Project for possible future uses. The use of these funds is contingent upon HUD's prior written approval. On June 19, 2015 HUD issued a directive that they will require the return of residual receipts balances in excess of $250 per unit ("retained balance"), upon expiration of the Project Rental Assistance Contract, subject to certain conditions. The expiration date of the Project Rental Assistance Contract is September 30, 2019. There is no excess at June 30, 2019.

SUPPLEMENTAL INFORMATION

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Supplementary Information Required by HUD
June 30, 2019

Financial Statement Data:

Assets

Account	Description	Value
1120	Cash-Operations	1,560
1130	Tenant Accounts Receivable	229
1100T	Total Current Assets	1,789
1191	Tenant Security Deposits Held in Trust	5,174
1320	Replacement Reserve	31,521
1340	Residual Receipts Reserve	2,230
1300T	Total Deposits	33,751
1410	Land	53,300
1420	Buildings	914,801
1440	Building Equipment-Portable	62,747
1450	Furniture for Project/Tenant Use	7,563
1480	Motor Vehicles	28,268
1400T	Total Fixed Assets	1,066,679
1495	Less Accumulated Depreciation	483,145
1400N	Net Fixed Assets	583,534
1000T	Total Assets	624,248

Liabilities

Account	Description	Value
2110	Accounts Payable-Operations	2,112
2123	Accrued Management Fee Payable	768
2210	Prepaid Revenue	241
2122T	Total Current Liabilities	3,121
2191	Tenant Security Deposits Held in Trust (contra)	4,865
2320	Mortgage Payable-First Mortgage	868,200
2300T	Total Long-Term Liabilities	868,200
2000T	Total Liabilities	876,186

Net Assets

Account	Description	Value
3131	Without Donor Restrictions	(251,938)
3130	Total Net Assets	(251,938)
2033T	Total Liabilities and Equity/Net Assets	624,248

Rent Revenue

Account	Description		Value
5120	Rent Revenue-Gross Potential		92,774
5121	Tenant Assistance Payments		100,882
5190-020	Retroactive Rent Revenue	3,879	
5190	Miscellaneous Rent Revenue		3,879

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Supplementary Data Required by HUD (continued)
June 30, 2019

5100T	Total Rent Revenue	197,535

Vacancies

Account	Description	Value
5220	Apartments	5,084
5200T	Total Vacancies	5,084
5152N	Net Rental Revenue	192,451

Financial Revenue

Account	Description	Value
5410	Financial Revenue-Project Operations	1
5440	Revenue from Investments-Replacement Reserve	3
5400T	Total Financial Revenue	4

Other Revenue

Account	Description	Value
5910	Laundry and Vending Revenue	1,058
5920	Tenant Charges	376
5990	Miscellaneous Revenue	52
5900T	Total Other Revenue	1,486
5000T	Total Revenue	193,941

Administrative Expenses

Account	Description	Value
6203	Conventions and Meetings	1,843
6310	Office Salaries	20,490
6311	Office Expense	8,268
6320	Management Fee	9,216
6330	Manager or Superintendent Salaries	35,015
6350	Audit Expense	5,242
6351	Bookkeeping Fees/Accounting Services	3,474
6390	Miscellaneous Administrative Expenses	1,222
6263T	Total Administrative Expenses	84,770

Utilities Expense

Account	Description	Value
6450	Electricity	17,821
6451	Water	4,723
6453	Sewer	2,176
6400T	Total Utilities Expense	24,720

Operating & Maintenance Expenses

Account	Description	Value
6510	Payroll	10,969
6515	Supplies	5,141
6520	Contracts	16,599
6525	Garbage and Trash Removal	2,064
6530	Security Payroll/Contract	543
6570	Vehicle and Maintenance Equipment Operations and Repairs	1,580
6500T	Total Operating and Maintenance Expenses	36,896

Taxes & Insurance

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Supplementary Data Required by HUD (continued)
June 30, 2019

Account	Description	Value
6711	Payroll Taxes	8,450
6720	Property and Liability Insurance	6,421
6722	Workmen's Compensation	1,761
6723	Health Insurance and Other Employee Benefits	3,070
6700T	Total Taxes and Insurance	19,702

Operating Results

Account	Description	Value
6000T	Total Cost of Operations Before Depreciation and Amortization	166,088
5060T	Profit (Loss) Before Depreciation and Amortization	27,853
6600	Depreciation Expenses	34,201
5060N	Operating Profit or (Loss)	(6,348)

Change in Net Assets from Operations

Account	Description	Value
3247	Change in Net Assets Without Donor Restrictions	(6,348)
3250	Change in Total Net Assets from Operations	(6,348)

Part II

Account	Description	Value
S1000-010	Total first mortgage (or bond) principal payments required during the audit period (usually 12 months). This applies to all direct loans and HUD-held and HUD-insured first mortgages.	0
S1000-020	The total of all monthly reserve for replacement deposits (usually 12 months) required during the audit period even if deposits have been temporarily waived or suspended.	7,062
S1000-030	Replacement Reserves or Residual Receipts and Releases which are included as expense items on this Profit and Loss statement.	0
S1000-040	Project Improvement Reserve releases under the Flexible Subsidy program that are included as expense items on this Profit and Loss statement.	0

Equity Data

S1100-060	Previous Year Net Assets Without Donor Restrictions	(245,590)
3247	Change in Net Assets Without Donor Restrictions from Operations	(6,348)
3131	Net Assets Without Donor Restrictions	(251,938)
S1100-050	Previous Year Total Net Assets	(245,590)
3250	Change in Total Net Assets from Operations	(6,348)
3130	Total Net Assets	(251,938)

Cash Flow from Operating Activities

Account	Description	Value
S1200-010	Rental Receipts	192,428
S1200-020	Interest Receipts	4
S1200-030	Other Receipts	1,486
S1200-040	Total Receipts	193,918
S1200-050	Administrative	(19,978)
S1200-070	Management Fees	(9,216)
S1200-090	Utilities	(25,433)

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Supplementary Data Required by HUD (continued)
June 30, 2019

S1200-100	Salaries and Wages	(66,474)
S1200-110	Operating and Maintenance	(25,670)
S1200-140	Property Insurance	(6,421)
S1200-150	Miscellaneous Taxes and Insurance	(13,281)
S1200-160	Tenant Security Deposits	(280)
S1200-230	Total Disbursements	(166,753)
S1200-240	Net Cash Provided by (Used in) Operating Activities	27,165

Cash Flow from Investing Activities

Account	Description	Value
S1200-250	Net Deposits to the Replacement Reserve Account	(7,065)
S1200-260	Net Deposits to the Residual Receipts Account	(1,636)
S1200-330	Net Purchase of Fixed Assets	(41,957)
S1200-350	Net Cash Provided by (Used in) Investing Activities	(50,658)
S1200-470	Net Increase (Decrease) in Cash and Cash Equivalents	(23,493)

Cash and Cash Equivalents

Account	Description	Value
S1200-480	Beginning of Period	25,053
S1200T	End of Period	1,560

Reserve for Replacements:

In accordance with the provisions of the Regulatory Agreement, restricted cash is to be used for replacement of property and various other uses, with the approval of HUD as follows:

Balance, June 30, 2018	$	24,456
Total Monthly Deposits		7,062
Investment Income		3
Other Deposits-Loan Repayment		7,466
Approved Withdrawals		(7,466)
Balance, June 30, 2019	$	31,521

Deposits Suspended or Waived
No

Residual Receipts Reserve:

Balance, June 30, 2018	$	594
Total Required Deposit		1,636
Investment Income		0
Approved Withdrawals		0
Balance, June 30, 2019	$	2,230

200 Oblate, Inc.
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(Murray Manor)

HUD Project No. 115-HD008

Supplementary Data Required by HUD (continued)
June 30, 2019

Computation of Surplus Cash, Distributions, and Residual Receipts-Annual:

Cash	$	6,734
Total Cash		6,734
Accounts Payable-30 Days		2,112
Accrued Expenses [not escrowed]		768
Prepaid Revenue		241
Tenant Security Deposits Liability		4,865
Total Current Obligations		7,986
Surplus Cash (Deficiency)	$	(1,252)

Schedule of Fixed Assets Accounts-Detail:

	Beginning Balance	Additions	Deductions	Ending Balance
Land	$ 53,300	$ 0	$ 0	$ 53,300
Buildings	914,801	0	0	914,801
Building Equipment-Portable	40,199	24,172	(1,624)	62,747
Furniture for Project/Tenant Use	7,246	317	0	7,563
Motor Vehicles	28,268	0	0	28,268
Total	$ 1,043,814	$ 24,489	$ (1,624)	1,066,679
Accumulated Depreciation	$ 450,568	$ 34,201	$ (1,624)	483,145
Net Book Value				$ 583,534

Description	Additions (Deductions)
HVAC Units	$ 22,505
Appliances	1,667
Weekend Staff Bed	317
HVAC Units	(1,624)

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Schedule of Expenditures of Federal Awards
June 30, 2019

Federal Grantor/Pass-through Grantor/Program Title	Federal CFDA Number	Federal Expenditures
U.S. Department of Housing and Urban Development Supportive Housing for Persons with Disabilities (Section 811)-Capital Advance	14.181	$ 868,200
U.S. Department of Housing and Urban Development Supportive Housing for Persons with Disabilities (Section 811)-Project Rental Assistance	14.181	104,761
		$ 972,961

Basis of Presentation: The accompanying schedule of expenditures of federal awards includes the federal grant activity of 200 Oblate, Inc., (A Nonprofit Corporation), (Murray Manor), HUD Project No. 115-HD008, and is prepared on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Summary of Significant Accounting Policies: Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Project has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

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*

To the Directors
200 Oblate, Inc.
(Murray Manor)

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 Murray Manor, which comprise the statement of financial position as of June 30, 2019, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated August 28, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Murray Manor'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 Murray Manor's internal control. Accordingly, we do not express an opinion on the effectiveness of Murray Manor's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. 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 Murray Manor'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*.

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Purpose of this Report

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

Maddox & Associates, APC

Baton Rouge, Louisiana
August 28, 2019

M&A

MADDOX & ASSOCIATES, APC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance

To the Directors
200 Oblate, Inc.
(Murray Manor)

Report on Compliance for Each Major Federal Program

We have audited Murray Manor's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Murray Manor's major federal programs for the year ended June 30, 2019. Murray Manor'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 Murray Manor'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 Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (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 types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Murray Manor's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Federal Program
In our opinion, Murray Manor complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

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Report on Internal Control Over Compliance

Management of Murray Manor 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 Murray Manor's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the 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 Murray Manor's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance 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 type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit 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. However, material weaknesses 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 that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Maddox & Associates, APC

Baton Rouge, Louisiana
August 28, 2019

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2019

Summary of Auditors' Results

1. The auditors' report expresses an unmodified opinion on whether the financial statements of Murray Manor were prepared in accordance with GAAP.

2. Material weaknesses were not identified during the audit of the financial statements.

3. No instances of noncompliance material to the financial statements of Murray Manor were disclosed during the audit.

4. No material weaknesses were identified during the audit of the major federal award programs.

5. The auditors' report on compliance for the major federal award programs for Murray Manor expresses an unmodified opinion.

6. The audit disclosed no findings required to be reported.

7. The programs tested as major programs were:

Name of Federal Program or Cluster	CFDA Number
Section 811 Supportive Housing for Persons with Disabilities	14.181

8. The threshold for distinguishing Type A and Type B programs was $750,000.

9. Murray Manor was determined to be a low-risk auditee.

Findings-Financial Statement Audit

None

Findings and Questioned Costs-Major Federal Award Programs Audit

None

Summary Schedule of Prior Audit Findings

There are no open findings from the prior audit report.

200 Oblate, Inc.
7550 S Sea Lane
San Antonio, TX 78216

Corrective Action Plan

No matters were reported for the current period audit. There are no unresolved findings from prior year audits.

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Certification of Officers

We hereby certify that we have examined the accompanying financial statements and supplemental data of 200 Oblate, Inc., (A Nonprofit Corporation), (Murray Manor), HUD Project No. 115-HD008 as of June 30, 2019, and, to the best of our knowledge and belief, the same are accurate and complete.

Signature: ______________________

Knox Pitts, President
200 Oblate, Inc.
August 28, 2019

Signature: ______________________

David Davis, Secretary
200 Oblate, Inc.
August 28, 2019

Employer Identification Number: 74-2702323

200 Oblate, Inc.
(A Nonprofit Corporation)

(Murray Manor)

HUD Project No. 115-HD008

Management Agent's Certification

I hereby certify that I have examined the accompanying financial statements and supplemental data of 200 Oblate, Inc., (A Nonprofit Corporation), (Murray Manor), HUD Project No. 115-HD008 as of June 30, 2019, and, to the best of my knowledge and belief, the same are accurate and complete.

Signature: Suzanne Smith

Suzanne Smith, President
Suzanne Smith Management Company
Employer ID #: 76-0104958
August 28, 2019

M&A
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CERTIFIED PUBLIC ACCOUNTANTS

Independent Accountants' Report on Applying Agreed-Upon Procedures

To the Directors
200 Oblate, Inc.
(Murray Manor)

We have performed the procedure described in the second paragraph of this report, which was agreed to by 200 Oblate, Inc., (A Nonprofit Corporation), (Murray Manor), HUD Project No. 115-HD008 and the U.S. Department of Housing and Urban Development, Public Indian Housing-Real Estate Assessment Center (PIH-REAC), on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Murray Manor is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of Murray Manor and PIH-REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

This agreed-upon procedure engagement was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We were engaged to perform an audit in accordance with the audit requirements of Title 2 U.S. *Code of the Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), by Murray Manor as of and for the year ended June 30, 2019 and have issued our reports thereon dated August 28, 2019. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplemental financial data templates dated August 28, 2019, was expressed in relation to the basic financial statements of Murray Manor taken as a whole.

A copy of the financial statement package required by the Uniform Guidance, which includes the auditors' reports, is available in its entirety from Murray Manor. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

Maddox & Associates, APC

September 19, 2019

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Attachment to Independent Accountants' Report on Applying Agreed-Upon Procedures

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet, Revenue and Expense and Cash Flow Data (account numbers 1120 to 7100T and the S1200 series)	Financial Data Templates (i.e., Supplemental Schedules)	Agrees
Surplus Cash (S1300 series of accounts)	Financial Data Templates (i.e., Computation of Surplus Cash, Distributions and Residual Receipts (Annual))	Agrees
Footnotes (S3100 series of accounts)	Footnotes to Audited Basic Financial Statements	Agrees
Type of Opinion on the Financial Statements and Auditor Reports (S3400, S3500, and S3600 series of accounts)	Auditor's Reports on the Financial Statements and Compliance and Internal Control	Agrees
Type of Opinion on Financial Data Templates (i.e., Supplemental Data) (account number S3400-100)	Auditor's Supplemental Report on Financial Data Templates	Agrees
Auditor Findings Narrative (S3800 series of accounts)	Schedule of Findings and Questioned Costs	Agrees
General Information (S3300, S3700, and S3800 series of accounts)	Schedule of Findings and Questioned Costs and Federal Awards Data	Agrees