# Principles of Investment Accounting



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**President & CEO** 

**United American Capital Corporation (UACC)** 

**Investing Public Funds Since 1991** 



#### **Topics to Cover**

- Understanding Investment Reports
- Separation of Accounting Duties/ Reconciliation Process
- The Concept of Asset Conversion
- Accounting Treatment of Example Securities



# **Investment Accounting System**

- Ensures full disclosure and accountability
  - Reports are public records
- Accurately describes all investments
  - Can be used to accurately measure performance
- Promotes "clean" audits
  - Tri-Party Reconciliation System



#### **Investment Report Components**

- An Inventory of all securities including:
  - CUSIP, Par Value, Market Value, Book Value, Settlement Date, Maturity Date, Coupon, Yield to Maturity
- A record of all investment activity for the period:
  - Purchases, Sales, Calls, Maturities
- A record of all income received during the period:
  - Interest Received, Realized Capital Gains



# The Portfolio Inventory

- Categorize investments by issuer and type
  - Issuers include:
    - US Treasuries
    - Government Agencies
      - Fannie Mae (FNMA), Freddie Mac (FHLMC), Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB)
    - Various Corporations
  - Types include:
    - Callable bonds (fixed rate and step-ups),
    - Non callable bonds (or bullets),
    - Discounted Securities (Bills, Discount Notes, CP)



- CUSIP: Letter and number combinations assigned to identify publicly traded securities. Each number is unique to the issue.
- Par Value: The value of a bond at maturity; its future value.
- Market Value: The estimated liquidation value of each security as of a specific date; may be greater (or less) than your purchase cost due to changing interest rates.



- Book Value (Cost): The amount disbursed to purchase a security, including any accrued interest due to the seller on the settlement date.
  - The buyer will receive the entire coupon payment at the next interest payment date.

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Book Value = Principal + Accrued Interest
(Principal Cost= Par Value * Purchase Price)
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 After the next interest payment is received, the accrued interest is amortized from the book value and the book value will equal the principal cost.



 Settlement Date: The date in which the securities are delivered versus payment. The statute requires "delivery vs. payment" (DVP) and the use of a qualified safekeeping agent.

 Maturity Date: The future date in which the par amount is paid to the investor. The par value will be paid at maturity, regardless of original purchase cost.



- Coupon (or Rate): The annual percentage amount paid to an investor, based upon the par value of the bond; the rate may be fixed or variable.
- Yield to Maturity: The rate of return anticipated on a bond if it is held to maturity.
  - If a bond was purchased at a discount, YTM > the coupon.
  - If a bond was purchased at a premium, YTM < the coupon.</li>
  - If a bond was purchased at par (100), YTM = coupon.



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CUSIP	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	DTM	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Commercial	Paper - Disc	ount									
46640PUB7	JPM	615,000.00	1.170	7/11/2017	10/14/2016	101	1.194	609,603.38		609,603.38	609,603.38
63873JZF0	NATXNY	570,000.00	1.460	12/15/2017	3/23/2017	258	1.493	563,827.85		563,827.85	563,827.85
CP - Dis	count Totals	1,185,000.00				176	1.338	1,173,431.23	0.00	1,173,431.23	1,173,431.23
Federal Ager		(NC)									
3137EADH9	FHLMC	1,000,000.00	1.000	6/29/2017	1/23/2014	89	1.143	1,000,311.00	Received	995,200.00	995,200.00
3133EEJ50	FFCB	1,000,000.00	1.030	5/11/2018	5/11/2015	405	1.099	999,312.00		997,970.00	997,970.00
3130A6AL1	FHLB	1,025,000.00	1.150	8/14/2018	8/14/2015	500	1.185	1,025,077.90		1,023,944.25	1,023,944.25
3130A5NC9	FHLB	275,000.00	1.300	10/30/2018	6/11/2015	577	1.311	275,320.38		274,901.00	274,901.00
3136G0P54	FNMA	500,000.00	1.200	4/17/2019	9/4/2015	746	1.34	498,667.50	Received	497,533.00	497,533.00
3134G93L9	FHLMC	1,000,000.00	1.250	8/15/2019	9/15/2016	866	1.25	987,674.00	Received	1,000,000.00	1,000,000.00
313380FB8	FHLB	500,000.00	1.375	9/13/2019	9/21/2015	895	1.452	498,385.50	Received	498,516.50	498,516.50
3136G0T68	FNMA	500,000.00	1.330	10/24/2019	9/21/2015	936	1.522	497,764.50	Received	496,200.00	496,200.00
3134G9AA5	FHLMC	375,000.00	1.225	10/28/2019	5/16/2016	940	1.225	371,595.00	Received	375,000.00	375,000.00
3134G9CP0	FHLMC	775,000.00	1.300	2/13/2020	5/13/2016	1,048	1.304	767,234.50		774,883.75	774,883.75
3130A8QS5	FHLB	250,000.00	1.125	7/14/2021	7/15/2016	1,565	1.269	242,183.00	Received	248,262.50	248,262.50
3135G0N82	FNMA	500,000.00	1.250	8/17/2021	8/19/2016	1,599	1.334	485,649.50		497,975.00	497,975.00
Fed. Agency	(NC) Totals	7,700,000.00				737	1.257	7,649,174.78	0.00	7,680,386.00	7,680,386.00
Federal Ager	cy - Coupon	(Callable)									
313383BF7	FHLB	450,000.00	1.000	2/12/2018	1/20/2016	317	1.089	449,326.80	Received	449,190.00	449,190.00
3136G2P27	FNMA	535,000.00	1.150	9/28/2018	9/30/2015	545	1.15	533,117.87		535,000.00	535,000.00
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Fed. Agen	cy (C) Totals	2,005,000.00				861	1.297	1,977,658.96	0.00	2,001,884.50	2,001,884.50
Treasury Sec	urities - Cou	pon									
912828TH3	USTN	1,000,000.00	0.875	7/31/2019	11/9/2015	851	1.502	989,414.00	Received	977,343.75	977,343.75
<b>912</b> 828576	USTN	555,000.00	1.125	7/31/2021	2/21/2017	1,582	1.842	538,263.42	362.21	538,089.84	538,452.05
Treas. Secu	Treas. Securities Totals 1,555,000.00					1,111	1.623	1,527,677.42	362.21	1,515,433.59	1,515,795.80
Invest Tot	ment als	12,445,000.00				750	1.316	12,327,942.39	362.21	12,371,135.32	12,371,497.53

# Separation of Accounting Duties

#### **Investing Authority**

Maintains official investment records

**Balances with custodian and Investment Manager** 

**Registered Investment Advisor** 

Prepares monthly/quarterly reports





#### **Brokers/Dealers**

Sends trade confirmations to Public Entity and Investment Manager



#### **Custodian Bank**

Issues monthly custody statements



# Cash Basis Portfolio Accounting

- Public entity investment reports use cash basis portfolio accounting.
  - Purchase cost is reduced by the amount of purchased accrued interest at the next interest payment date.
  - Purchase cost remains level to the maturity or sale date.
  - Premiums are not amortized; discounts are not accreted (Exception: Premiums may be amortized over the life of the security through the application of realized income).
  - Income is reported when received (realized).
  - Realized income is shown as proceeds minus cost.



# **Accrual Portfolio Accounting**

- Purchase cost is adjusted daily ("adjusted book value")
- Premiums are amortized daily over the life of the security
- Discounts accrete daily over the life of the security
- Interest accrues daily
- Capital gains/losses are based upon adjusted book value



#### **Reconciliation Process**

- The public entity's internal record-keeping is subject to audit by the State Auditor.
- Components of the Reconciliation Process:
  - Internal Records (the official books)
  - Custodian bank safekeeping of investment assets, purchase cost, income, trade activity
  - Investment advisor (if used) inventory of assets and individual purchase cost, income, list of transactions
  - Additional records broker/dealer trade confirms



#### **Reconciliation Process**

- A "pay-in" is made by the Public Entity evidencing a receipt of funds.
  - Interest Income Coupon payments received by the custodian.
  - <u>Capital Gains</u> The difference between the proceeds (maturity, sale, called bond) and the original investment cost.

#### **Common Reconciliation Errors**

Using market value rather than book value (cost)

Failing to account for purchased accrued interest

Not recognizing a discount at maturity

Not amortizing a premium paid

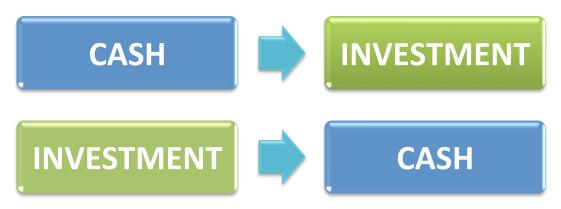
Not maintaining supporting documentation

Not recognizing income when received



# The Concept of Asset Conversion

An investment transaction is a conversion process.



- Cash and investments are both assets of your public entity.
- Adjustments are made between cash and investments when bond purchases, sales, maturities, and calls take place.



# The Concept of Asset Conversion

- Cash account and Investment account
  - A bond purchased for \$1 million reduces cash and increases investments on the settlement date by that amount.
  - The total assets of the public entity remains the same.
- The total asset value of the public entity increases when the investment pays interest (or when capital gains are realized).

**Cash Increases** 



Income is credited.



CUSIP	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	DTM	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
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	JPM	615,000.00	1.170	7/11/2017	10/14/2016	101	1.194	609,603.38		609,603.38	609,603.38
	NATXNY	570,000.00	1.460	12/15/2017	3/23/2017		1.493	563,827.85		563,827.85	563,827.85
	count Totals			,,	-,,		1.338		0.00		1,173,431.23
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Fed. Agen	cy (C) Totals	2,005,000.00				861	1.297	1,977,658.96	0.00	2,001,884.50	2,001,884.50
Treasury Securities - Coupon											
912828TH3	USTN	1,000,000.00	0.875	7/31/2019	11/9/2015	851	1.502	989,414.00	Received	977,343.75	977,343.75
912828576	USTN	555,000.00	1.125	7/31/2021	2/21/2017	1,582	1.842	538,263.42	362.21	538,089.84	538,452.05
Treas. Secu	rities Totals	1,555,000.00				1,111	1.623	1,527,677.42	362.21	1,515,433.59	1,515,795.80
Invest Tot		12,445,000.00				750	1.316	12,327,942.39	362.21	12,371,135.32	12,371,497.53

## **Discounted UST Description**





#### **Accounting for a Discounted Purchase**

A US Treasury with an original issue date of 7/31/16 and maturing on 7/31/21 with a coupon rate of 1.125%, purchased in the secondary market on settlement date 2/21/17, at a price of 96.953 (to yield 1.842%), will affect the total cash account as follows:

53	8,089.84	555,000 Par Value minus a discount of \$16,910.16
+ -	362.21	Accrued interest paid at purchase = Initial Purchase Cost

= **538,452.05** Reduction in total cash offset by an increase in total investments



#### **Discounted UST Purchase**





#### Cash Flows on Discounted Purchase





#### **Amortizing Accrued Interest**

 At the following interest payment date (07/31/2017), cash and investments are affected as follows:

Gross interest payment received minus accrued interest paid at purchase = net interest income (the "pay-in" amount):

\$ 3,121.88 Interest received (credited by the custodian bank)

- 362.21 Accrued interest paid at settlement date (2/21/2017)

\$ 2,759.67 Net interest income (Increase in cash offset by a decrease in investment cost)



# Recognizing Income on Discount

- All subsequent interest payments (after the amortization has taken place) are paid-in totally, as an increase in the cash account.
  - First pay-in of \$2,759.67
  - 8 pay-ins of \$3,121.88 totaling \$24,975.04
  - Plus realized gain at maturity of \$16,910.16
  - Equals total realized income of \$44,644.87



#### **Premium UST Description**





#### **Premium UST Purchase**





# Accounting for a Premium Purchase

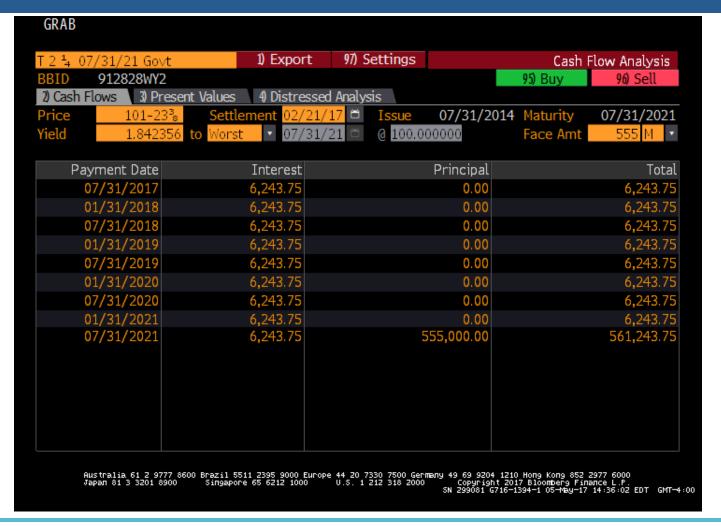
 A different UST issue with the same maturity date of 7/31/21, but with a coupon rate of 2.250%, could also be purchased in the secondary market on settlement date 2/21/17, at a price of 101.732 (to yield 1.842%).

```
    564,612.60 555,000 Par Value plus a premium of $9,612.60
    + 724.41 Accrued interest paid at purchase = Initial Purchase Cost
    = 565,337.01 Reduction in total cash offset by an increase in total investments
```

- The premium paid remains a part of the fixed-cost at purchase, plus any accrued interest paid.
  - Purchased accrued interest is amortized at the next interest payment date.
  - The premium is amortized at maturity.



#### **Cash Flows on Premium Purchase**





# Recognizing Income on Premium

- First pay-in on 7/31/17 of \$5,519.34
  - (\$6243.75 less purchased accrued interest of \$724.41)
- Seven subsequent payments of \$6243.75
- Final payment of \$6243.75 on 7/31/21 less amortization of premium of \$9,612.60
  - (\$6,243.75 9,612.60 would mean a **negative pay-in** of \$3,368.85 at maturity)
- Equals total realized income of \$45,856.74



#### **Yields on Callable Bonds**

- The yield to maturity of the bond is reflective of current market yields at the time of purchase.
  - When a callable bond is purchased at a <u>discount</u>: if the bond is called prior to maturity, the investor will realize a yield <u>greater</u> than the yield to maturity.
  - When a callable bond is purchased at a <u>premium</u>: if the bond is called prior to maturity, the investor will realize a yield <u>less</u> than the yield to maturity.



					Purchase				Accrued	Current	
CUSIP	Issuer	Par Value	Stated Rate	Maturity Date	Date	DTM	YTM	Market Value	Interest At Purchase	Principal	Book Value
Commercial Paper - Discount											
	JPM	615,000.00	1.170	7/11/2017	10/14/2016	101	1.194	609,603.38		609,603.38	609,603.38
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#### **Yield to Call on Discounted Purchase**





#### **Yield to Call on Premium Purchase**





## **Summary of Checks and Balances**

#### **Investing Authority (Public Entity)**

Investment manager verifies inventory purchase cost with custody statement

State Auditor examines individual transactions and compares to Custody statements and internal records of Treasurer (transaction advices and broker/dealer confirms)





#### **Brokers/Dealers**

Affirm transaction with custodian Deliver/receive bonds vs. payment (DVP)

Payment date = settlement date



#### **Custodian Bank**

Pays for purchases/delivers sold bonds on settlement date DVP

