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OPELOUSAS HOUSING AUTHORITY

FINANCIAL STATEMENTS

JUNE 30, 1999

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the auditor, or reviewed, official, and made available for public inspection at the Baton Rouge office of the Legislative Auditor and, upon request, of the office of the county clerk of court.

Reference Date 1-12-00

Receipt Acknowledged
Legislative Auditor

By L. Lavigne

RICHARD C. URBAN
CERTIFIED PUBLIC ACCOUNTANT

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FINANCIAL SECTION

RICHARD C. URBAN

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Opelousas Housing Authority
Opelousas, Louisiana

We have audited the accompanying general purpose financial statements of the Housing Authority of the City of Opelousas, Louisiana as of and for the year ended June 30, 1999, as listed in the table of contents. These general purpose financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these general purpose financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the standards and 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general purpose financial statements referred to above, present fairly in all material respects, the financial position of the Housing Authority of the City of Opelousas, Louisiana, as of June 30, 1999, and the results of its operations for the year then ended, in conformity with generally accepted accounting principles.

In accordance with Government Auditing Standards, we have also issued our report dated November 15, 1999, on our consideration of the Housing Authority of the City of Opelousas, Louisiana internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

Our audit was performed for the purpose of forming an opinion on the general purpose financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, and is not a required part of the general purpose financial statements. The accompanying

Board of Commissioners
Opelousas Housing Authority
Opelousas, Louisiana
Page 2

supplemental information statements and schedules listed in the table of contents are included to meet HUD regulatory requirements. These statements were prepared in conformity with the accounting practices prescribed by the Department of Housing and Urban Development, which is a comprehensive basis of accounting other than generally accepted accounting principles. Such information has been subjected to the auditing procedures applied in the audit of the general purpose financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the general purpose financial statements taken as a whole.



RICHARD C. URBAN, C.P.A.

Opelousas, Louisiana
November 15, 1999

**GENERAL PURPOSE
FINANCIAL STATEMENTS**

OPELOUSAS HOUSING AUTHORITY
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 June 30, 1999

	Governmental Fund Types		
	General	Debt Service	Capital Projects
ASSETS AND OTHER DEBITS			
Assets:			
Cash and cash equivalents	\$1,345,391	\$ 3,002	\$ 79,133
Receivables (net of allow- ance for uncollectables)	---	506,876	---
Interfund receivable	---	---	---
Prepaid items	81,967	---	---
Land, buildings and equipment	---	---	---
Other Debits:			
Amount available in debt service funds	---	---	---
Amount to be provided for retirement of general long-term obligations	---	---	---
 Total Assets	 1,427,358	 509,878	 79,133
	=====	=====	=====

The accompanying notes are an integral part of this statement.

Fiduciary Fund	Account Groups		TOTALS (Memorandum Only)
Agency Fund	General Fixed Assets	General Long-term Obligations	
\$ 31,450	\$ ---	\$ ---	\$ 1,458,976
---	---	---	506,876
---	---	---	---
---	---	---	81,967
---	26,020,038	---	26,020,038
---	---	509,878	509,878
---	---	<u>2,648,619</u>	<u>2,648,619</u>
<u>31,450</u>	<u>26,020,038</u>	<u>3,158,497</u>	<u>31,226,354</u>
=====	=====	=====	=====

OPELOUSAS HOUSING AUTHORITY
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 June 30, 1999

	Governmental Fund Types		
	General	Debt Service	Capital Projects
LIABILITIES, EQUITY, AND OTHER CREDITS			
Liabilities:			
Accounts, salaries, and other payables	\$ 181,887	\$ ---	\$ ---
Interfund payable	---	---	---
Deposits due others	---	---	---
Deferred revenues	3,898	---	---
Matured bonds and interest payable	---	506,876	---
Compensated absences payable	---	---	---
Bonds payable	---	---	---
Total Liabilities	185,785	506,876	---
Equity and Other Credits:			
Contributed capital	---	---	---
Investment in general fixed assets	---	---	---
Fund balances:			
Reserved	---	3,002	79,133
Unreserved	1,241,573	---	---
Total Equity and Other Credits	1,241,573	3,002	79,133
TOTAL LIABILITIES, EQUITY, AND OTHER CREDITS	1,427,358	509,878	79,133

The accompanying notes are an integral part of this statement.

Fiduciary Fund	Account Groups		TOTALS (Memorandum Only)
	General Fixed Assets	General Long-term Obligations	
Agency Fund			
\$ ---	\$ ---	\$ ---	\$ 181,887
---	---	---	---
31,450	---	---	31,450
---	---	---	3,898
---	---	---	506,876
---	---	32,400	32,400
---	---	3,126,097	3,126,097
<u>31,450</u>	<u>---</u>	<u>3,158,497</u>	<u>3,882,608</u>
---	---	---	---
---	26,020,038	---	26,020,038
---	---	---	82,135
---	---	---	<u>1,241,573</u>
<u>---</u>	<u>26,020,038</u>	<u>---</u>	<u>27,343,746</u>
31,450	26,020,038	3,158,497	31,226,354
=====	=====	=====	=====

OPELOUSAS HOUSING AUTHORITY
 COMBINED STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
 IN FUND BALANCES - ALL GOVERNMENTAL FUND TYPES
 Year Ended June 30, 1999

	Governmental Fund Types			TOTALS (Memorandum Only)
	General	Debt Service	Capital Projects	
REVENUES				
Local sources:				
Dwelling rental	\$982,805	\$ ---	\$ ---	\$982,805
Excess utilities	225,019	---	---	225,019
Interest earnings	55,953	---	---	55,953
Other	11,354	---	---	11,354
Federal sources:				
Operating subsidy	714,049	---	---	714,049
Annual Contributions Contract	---	506,876	---	506,876
Grants	---	---	232,639	232,639
Total revenues	<u>1,989,180</u>	<u>506,876</u>	<u>232,639</u>	<u>2,728,695</u>
EXPENDITURES				
Current:				
Administration	263,312	---	---	263,312
Utilities	643,626	---	---	643,626
Tenant services	17,500	---	---	17,500
Ordinary maintenance	304,126	---	---	304,126
Protective services	109,370	---	---	109,370
Extraordinary maintenance	3,000	---	---	3,000
General expenditures	336,219	---	---	336,219
Facilities acquisition and construction	2,982	---	232,639	235,621
Debt service:				
Principal retirement	---	342,897	---	342,897
Interest and bank charges	---	166,509	---	166,509
Total expenditures	<u>1,680,135</u>	<u>509,406</u>	<u>232,639</u>	<u>2,422,180</u>
EXCESS (deficiency) OF REVENUES AND OTHER SOURCES OVER EXPEN- DITURES AND OTHER USES				
	309,045	(2,530)	---	306,515
FUND BALANCE, BEGINNING	<u>932,528</u>	<u>5,532</u>	<u>79,133</u>	<u>1,017,193</u>
FUND BALANCE, ENDING	<u>1,241,573</u>	<u>3,002</u>	<u>79,133</u>	<u>1,323,708</u>
	=====	=====	=====	=====

The accompanying notes are an integral part of this statement.

11,354

OPELOUSAS HOUSING AUTHORITY
 COMBINED STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
 FUND BALANCES - BUDGET (GAAP BASIS) AND ACTUAL - GENERAL,
 DEBT SERVICE, AND CAPITAL PROJECT FUNDS
 For the Year Ended June 30, 1999

	General Fund		
	Budget	Actual	Variance - Favorable (Unfavorable)
REVENUES			
Local sources:			
Dwelling rental	\$ 966,340	\$ 982,805	\$ 16,465
Excess utilities	179,520	225,019	45,499
Interest earnings	32,550	55,953	23,403
Other	12,580	11,354	(1,226)
Federal sources:			
Operating subsidy	714,049	714,049	---
Annual Contributions Contract	---	---	---
Grants	---	---	---
Total revenues	<u>1,905,039</u>	<u>1,989,180</u>	<u>84,141</u>
EXPENDITURES			
Current:			
Administration	300,250	263,312	36,938
Utilities	605,330	643,626	(38,296)
Tenant services	17,500	17,500	---
Ordinary maintenance	325,500	304,126	21,374
Protective services	109,750	109,370	380
Extraordinary maintenance	12,000	3,000	9,000
General expenditures	403,740	336,219	67,521
Facilities acquisition & construction	5,000	2,982	2,018
Debt service:			
Principal retirement	---	---	---
Interest and bank charges	---	---	---
Total expenditures	<u>1,779,070</u>	<u>1,680,135</u>	<u>98,935</u>
EXCESS (deficiency) OF REVENUES OVER EXPENDITURES	125,969	309,045	183,076
FUND BALANCE, BEGINNING	---	<u>932,528</u>	<u>932,528</u>
FUND BALANCE, ENDING	125,969	1,241,573	1,115,604
	=====	=====	=====

The accompanying notes are an integral part of this statement.

Debt Service Fund			Capital Projects Fund		
Budget	Actual	Variance - Favorable (Unfavorable)	Budget	Actual	Variance - Favorable (Unfavorable)
\$ ---	\$ ---	\$ ---	\$ ---	\$ ---	\$ ---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
506,876	506,876	---	---	---	---
---	---	---	232,639	232,639	---
<u>506,876</u>	<u>506,876</u>	<u>---</u>	<u>232,639</u>	<u>232,639</u>	<u>---</u>
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	232,639	232,639	---
342,897	342,897	---	---	---	---
166,509	166,509	---	---	---	---
<u>509,406</u>	<u>509,406</u>	<u>---</u>	<u>232,639</u>	<u>232,639</u>	<u>---</u>
(2,530)	(2,530)	---	---	---	---
---	5,532	5,532	---	79,133	79,133
(2,530)	3,002	5,532	---	79,133	79,133
=====	=====	=====	=====	=====	=====

OPELOUSAS HOUSING AUTHORITY
Opelousas, Louisiana
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended June 30, 1999

INTRODUCTION

The Opelousas Housing Authority (authority) was created by Louisiana Revised Statute (LSA-R.S.) 40:391 to engage in the acquisition, development, and administration of a low rent housing program to provide safe, sanitary, and affordable housing to the citizens of Opelousas, Louisiana.

The authority is administered by a five-member board appointed by the Mayor. Members of the board serve five-year terms.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low rent housing programs in the United States. Accordingly, HUD has entered into an annual contributions contract with the authority for the purpose of assisting the authority in financing the acquisition, construction, and leasing of housing units and to make annual contributions (subsidies) to the authority for the purpose of maintaining this low rent character.

At June 30, 1999, the authority manages 690 public housing units.

In addition, the authority is currently administering four separate modernization programs.

NOTES TO FINANCIAL STATEMENTS (continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The accompanying financial statements of the authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity

GASB Statement No. 14 established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the authority is legally separate and fiscally independent, the authority is a separate governmental reporting entity, or appointment of governing body, and other general oversight responsibility.

The authority is a related organization of the City of Opelousas, Louisiana since the mayor appoints a voting majority of the authority's governing board. The City of Opelousas, Louisiana is not financially accountable for the authority as it cannot impose its will on the authority and there is no potential for the authority to provide financial benefit to, or impose financial burdens on, the City of Opelousas, Louisiana. Accordingly, the authority is not a component unit of the financial reporting entity of the City of Opelousas, Louisiana.

The authority includes all funds, account groups, activities, et cetera, that are within the oversight responsibility of the authority.

Certain units of local government over which the authority exercises no oversight responsibility, such as the parish police jury, school board, and municipalities within the parish, are excluded from the accompanying financial statements. These units of government are considered separate reporting entities and issue financial statements separate from those of the authority. In addition, the accompanying financial statements do not include various tenant associations which are legally separate entities.

Fund Accounting

The authority uses funds and account groups to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions relating to certain government functions or activities.

A fund is a separate accounting entity with a self-balancing set of accounts. On the other hand, an account group is a financial reporting device designed to provide accountability for certain assets and liabilities that are not recorded in the funds because they do not directly affect net expendable financial resources.

Funds of the authority are classified into two categories: governmental and fiduciary. Each category, in turn, is divided into separate fund types. The fund

NOTES TO FINANCIAL STATEMENTS (continued)

classifications and a description of each existing fund type follow:

Governmental Funds

Governmental funds account for all or most of the authority's general activities, including the collection and disbursement of specific or legally restricted monies, the acquisition or construction of general fixed assets, and the servicing of general long-term obligations. Governmental funds include:

1. General Fund--the general operating fund of the authority accounts for all financial resources, except those required to be accounted for in other funds. The General Fund includes transactions of the low rent housing assistance programs.
2. Debt service funds--account for transaction relating to resources retained and used for the payment of principal and interest on those long-term obligations recorded in the general long-term obligations account group. Debt service funds contain current year payments of principal and interest on project notes and bonds payable.
3. Capital projects funds--account for financial resources received and used for the acquisition, construction, or improvement of capital facilities not reported in the other governmental funds. Capital projects funds contain transactions relating to active modernization and development programs.

Fiduciary Funds

Fiduciary funds account for assets held on behalf of outside parties, including other governments, or on behalf of other funds within the authority. The Tenants Security Deposits Agency Fund consists of the tenant security deposit accounts.

Agency Funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities are generally included on the balance sheet. Operating statements of these funds present increases and decreases in net current assets. The modified accrual basis of accounting is used by all governmental funds and agency funds. The governmental funds use the following practices in recording revenues and expenditures:

Revenues

Operating subsidies and the annual contributions received from HUD are recorded when available and measurable. Federal restricted grants are recorded when reimbursable expenditures have been incurred.

NOTES TO FINANCIAL STATEMENTS (continued)

Rental income, excess utilities, and other income are recorded in the month earned.

Interest earnings are recorded when time deposits mature and interest is credited to the authority's deposits.

Expenditures

Expenditures are recorded when the related fund liability is incurred. This includes expenditures for salaries and capital outlay in the general fund.

Expenditures for principle and interest on long-term obligations are recognized when due. The authority's liability for compensated absences is accounted for in the general long-term obligation account group and is recorded annually. At June 30, 1999, the liability for accumulated compensated absences was \$32,400 for the general fund.

Other Financing Sources (Uses)

Transfers between funds that are not expected to be repaid are accounted for as other financing sources (uses). These other financing sources (uses) are recognized at the time the underlying events occur.

Deferred Revenues

The authority reports deferred revenues on its combined balance sheet. Deferred revenues arise when resources are received by the authority before it has a legal claim to them, as when grant monies are received before the incurrence of qualifying expenditures. In subsequent periods, when the authority has a legal claim to the resources, the liability for deferred revenue is removed from the combined balance sheet and the revenue is recognized.

Budgets

The authority uses the following budget practices:

1. The Executive Director prepares a proposed budget and submits same to the Board Commissioners no later than thirty days prior to the beginning of each fiscal year.
2. Following discussion and acceptance of the budget by the Board, it is sent to HUD for approval.
3. Upon approval by HUD, the budget is formally adopted.
4. Any budgetary amendments require the approval of the Executive Director and Board of Commissioners.
5. Any budgetary appropriations lapse at the end of each fiscal year.
6. Budgets for the General, Debt Service, and Capital Projects Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

NOTES TO FINANCIAL STATEMENTS (continued)

7. The budget comparison presented in the financial statements includes the original budget and all amendments.

Cash and Cash Equivalents

Cash includes amounts in demand deposits, interest-bearing demand deposits, and money market accounts and certificates of deposit with original maturities of 90 days or less. Under state law, the authority may deposit funds in demand deposits, interest-bearing demand deposits, money market accounts, or time deposits with state banks organized under Louisiana law and national banks having their principal offices in Louisiana.

Under state law, the authority may invest in United States bonds, treasury notes, or certificates. These are classified as investments if their original maturities exceed 90 days; however, if the original maturities are 90 days or less, they are classified as cash equivalents.

Short-term Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term interfund loans are classified as interfund receivables/payables.

Prepaid Items

Payments made to insurance companies for coverage that will benefit the period beyond June 30, 1999 are recorded as prepaid insurance.

Fixed Assets

Fixed assets of governmental funds are recorded as expenditures at the time they are purchased or constructed, and the related assets are capitalized (reported) in the general fixed assets account group. Public domain or infrastructures are not capitalized. No construction period interest costs have been incurred and capitalized for the fiscal year ended June 30, 1999. No depreciation has been provided on general fixed assets. All fixed assets are valued at historical cost.

Compensated Absences

The authority follows Civil Service guidelines pertaining to the accumulation of vacation and sick leave. This leave may be accumulated and carried over between fiscal years, with a maximum of 300 hours of payment of leave upon termination or retirement. In addition, the Executive Director's employment contract allows him to accrue annual leave in excess of 300 hours to be paid upon retirement.

The cost of current leave privileges, computed in accordance with GASB Codification Section C60, is recognized as a current-year expenditure in the governmental funds when leave is actually taken. The cost of leave privileges not requiring current resources is recorded in the general long-term obligations account group.

NOTES TO FINANCIAL STATEMENTS (continued)

Long-Term Obligations

Long-term obligations expected to be financed from governmental funds are reported in the general long-term obligations account group. Expenditures for principal and interest payments for long-term obligations are recognized in the governmental funds when due.

Fund Equity

Reserves

Reserves represent those portions of fund equity not appropriable for expenditures or legally segregated for a specific future use.

Designated Fund Balances

Designated fund balances represent tentative plans for future use of financial resources.

Interfund Transactions

Quasi-external transactions are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.

All other interfund transaction, except quasi-external transactions and reimbursements, are reported as transfers. Nonrecurring or nonroutine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as operating transfers.

Total Columns on Combined Statements

The total columns on the combined statements are captioned Memorandum Only to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations, or changes in financial position in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

NOTE 2 - EXPENDITURES - ACTUAL AND BUDGET

There were no individual funds with expenditures/expenses over budgeted expenditures/expenses for the year ended June 30, 1999.

NOTES TO FINANCIAL STATEMENTS (continued)

NOTE 3 - CASH AND CASH EQUIVALENTS

At June 30, 1999, the authority has cash and cash equivalents totaling \$1,458,976 as follows:

Demand deposits	\$ 879,843
Time deposits	<u>579,133</u>
Total	1,458,976 =====

These deposits are stated at cost, which approximates market. Under state law, these deposits must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent banks. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties. At June 30, 1999, the authority has \$1,458,976 in deposits. These deposits are secured from risk by \$303,635 of federal deposit insurance and \$1,249,800 of pledged securities held by the custodial bank in the name of the fiscal agent banks (GASB Category 3).

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 3, Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within 10 days of being notified by the authority that the fiscal agent has failed to pay deposited funds upon demand.

NOTE 4 - RECEIVABLES

The receivables of \$506,876 at June 30, 1999, are as follows:

<u>Class of Receivable</u>	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Local sources:			
Tenants	\$ ---	\$ ---	\$ ---
Federal sources:			
Accruing annual contr.	<u>---</u>	<u>506,876</u>	<u>506,876</u>
Total	--- =====	506,876 =====	506,876 =====

NOTE 5 - FIXED ASSETS

The changes in general fixed assets are as follows:

NOTES TO FINANCIAL STATEMENTS (continued)

	<u>Balance</u> <u>June 30, 1998</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>June 30, 1999</u>
Land	\$ 1,181,434	\$ ---	\$ ---	\$ 1,181,434
Buildings	20,783,676	---	---	20,783,676
Equipment	1,119,537	2,983	---	1,122,520
Construction in progress:				
Modernization costs	2,699,769	232,639	---	2,932,408
Total	<u>25,784,416</u>	<u>235,622</u>	<u>---</u>	<u>26,020,038</u>
	=====	=====	=====	=====

NOTE 6 - RETIREMENT SYSTEMS

The authority participates in the Housing-Renewal and Local Agency Retirement Plan which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through the plan, the authority provides pension benefits for all full-time employees. All eligible individuals must be employed for at least six months before participating in the plan. The authority has fifteen employees participating as of June 30, 1999.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan and investment earnings. Benefits of the plan are funded by employee and employer contributions. Participants in the plan are required to make a monthly contribution of five percent of their basic compensation. The authority makes a monthly contribution equal to seven percent of each participant's basic compensation.

The employer contributions and earnings allocated to each participant's account are fully vested after one year of continuous service.

The authority's total payroll for the fiscal year ended June 30, 1999, was \$444,707. The authority's contributions were made based on the total covered payroll of \$412,178. The authority and the covered employees made the required contributions for the year ended June 30, 1999. The employee contributions totaled \$25,772 while the authority's contributions totaled \$28,850 for the year ended June 30, 1999.

NOTE 7 - ACCOUNTS, SALARIES, AND OTHER PAYABLES

The payables of \$181,887 at June 30, 1999, are as follows:

<u>General Fund</u>	<u>Amount</u>
Payments in lieu of taxes	\$56,420
Withholdings	874
Accounts	<u>124,593</u>
Total	<u>181,887</u>
	=====

NOTES TO FINANCIAL STATEMENTS (continued)

NOTE 8 - CHANGES IN AGENCY FUND/DEPOSITS DUE OTHERS

A summary of changes in agency fund deposits due others follows:

	<u>Balance at Beginning of Year</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at End of Year</u>
Agency fund: Tenant security deposits	\$ 32,600	\$ 3,120	\$ 4,270	\$ 31,450

NOTE 9 - CHANGES IN GENERAL LONG-TERM OBLIGATIONS

The following is a summary of the long-term obligation transactions for the year ended June 30, 1999:

	<u>Bonded Debt</u>	<u>Compensated Absences</u>	<u>Total</u>
Long-term obligations at June 30, 1998	\$3,468,994	\$ 30,800	\$3,499,794
Additions	---	1,600	1,600
Deductions	(342,897)	---	(342,897)
Long-term obligations at June 30, 1999	3,126,097 =====	32,400 =====	3,158,497 =====

All authority bonds outstanding at June 30, 1999, in the amount of \$3,126,097, are single issue bonds with maturities from 2000 to 2011 and interest rates from 3.375% to 5.125%. Bond principal and interest payable in the next fiscal year are \$357,144 and \$151,588, respectively. The individual issues are as follows:

<u>Bond Issues</u>	<u>Original Issue</u>	<u>Interest Rates</u>	<u>Final Payment Due</u>	<u>Interest to Maturity</u>	<u>Principal Outstanding June 30, 1999</u>
Single issue	\$3,030,000	3.375 %	6/1/2000	\$ 4,220	\$ 125,000
Single issue	1,375,000	3.625 %	6/1/2006	61,137	397,461
Single issue	5,070,000	5.125 %	6/1/2011	964,141	2,603,636
Total bonds	9,475,000 =====			1,029,498 =====	3,126,097 =====

All principal and interest requirements are funded in accordance with Federal Law by the annual contributions contract from HUD. At June 30, 1999, the authority has accumulated \$3,002 in the debt service funds for future debt requirements. The bonds are due as follows:

<u>Fiscal Year Ending 6/30</u>	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Totals</u>
2000	357,144	151,588	\$ 508,732
2001	372,496	136,318	508,814
2001	388,786	121,015	509,801
	1,118,426 =====	408,921 =====	1,526,267 =====

NOTES TO FINANCIAL STATEMENTS (continued)

NOTE 10 - LITIGATION AND CLAIMS

At June 30, 1999, the authority was not involved in any lawsuits or aware of any claims against it.

NOTE 11 - FEDERAL COMPLIANCE CONTINGENCIES

No questioned or disallowed costs were noted for inclusion in our report.

NOTE 12 - COMPENSATED ABSENCES

At June 30, 1999, employees of the authority have accumulated and vested \$32,400 of employee leave benefits, which was computed in accordance with GASB Codification Section C60. This amount is not expected to be paid from current available resources; therefore, the liability of \$32,400 is recorded in the general long-term obligations account group.

NOTE 13 - YEAR 2000 COMPLIANCE

The Housing Authority of the City of Opelousas, Louisiana has received assurances from its software providers that the Authority's accounting and tenant record keeping systems are Y2K compliant. Tests have been conducted of the software to insure compliance with no problems encountered.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended June 30, 1999

Federal Grantor/ Program Title	CFDA No.	Grant ID No.	Federal Award Received	Program Expenditures
U. S. Dept. of Housing and Urban Development				
Direct Programs:				
Low-Income HAP	14.850	FW-1197	\$1,220,925	\$1,220,925
Modernization:				
Program Year 1995	14.852	FW-1197	25,181	25,181
Program Year 1996	14.852	FW-1197	67,981	67,981
Program Year 1997	14.852	FW-1197	123,932	123,932
Program Year 1998	14.852	FW-1197	15,545	15,545
Total U.S. Dept. of Housing and Urban Development			1,453,564	1,453,564
Total federal assistance			1,453,564	1,453,564
			=====	=====
Federal funds on hand at June 30, 1998			79,133	
Grant amounts received			1,453,564	
Program expenditures			(1,453,564)	
Federal funds on hand at June 30, 1999			79,133	
			=====	

1) The Department of Housing and Urban Development has guarantees through the Annual Contribution Contract the Housing Authority of the City of Opelousas, Louisiana, bonded indebtedness. This bonded indebtedness was \$3,126,097 at June 30, 1999.

RICHARD C. URBAN

CERTIFIED PUBLIC ACCOUNTANT

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Board of Commissioners
Housing Authority of Opelousas
Opelousas, Louisiana

Department of Housing and
Urban Development
New Orleans, Louisiana

**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

We have audited the financial statements of the Housing Authority of the City of Opelousas, Louisiana, as of and for the year ended June 30, 1999, and have issued our report thereon dated November 15, 1999. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Compliance

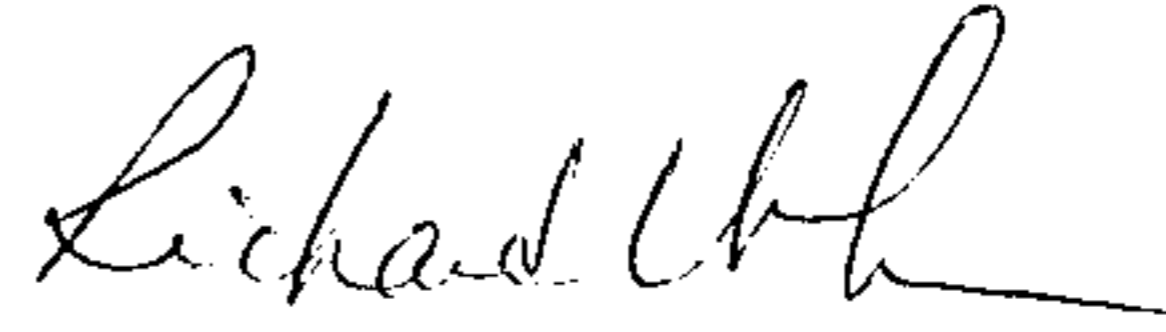
As part of obtaining reasonable assurance about whether the Housing Authority of the City of Opelousas, Louisiana financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could 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 that are required to be reported under Government Auditing Standards.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Opelousas, Louisiana internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is intended for the information of the Board of Commissioners,

management, the Department of Housing and Urban Development, and the Legislative Auditor of the State of Louisiana, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink, appearing to read "Richard Urban". The signature is fluid and cursive, with a long horizontal stroke at the end.

RICHARD C. URBAN, C.P.A.

Opelousas, Louisiana
November 15, 1999

RICHARD C. URBAN

CERTIFIED PUBLIC ACCOUNTANT

MEMBER:
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Board of Commissioners
Housing Authority of Opelousas
Opelousas, Louisiana

Department of Housing and
Urban Development
New Orleans, Louisiana

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR
PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH OMB CIRCULAR A-133**

Compliance

We have audited the compliance of the Housing Authority of the City of Opelousas, Louisiana, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended June 30, 1999. The Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on the Housing Authority of the City of Opelousas, Louisiana compliance based on our audit.

We conducted our audit of compliance in accordance with generally accepted auditing standards, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Those standards and OMB Circular A-133 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 the Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority of the City of Opelousas, Louisiana compliance with those requirements.

In our opinion, the Housing Authority of the City of Opelousas, Louisiana complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 1999.

Internal Control Over Compliance

The management of the Housing Authority is responsible for establishing

and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses.

This report is intended for the information of the Board of Commissioners, management, the Department of Housing and Urban Development, and the Legislative Auditor of the State of Louisiana, and is not intended to be used by anyone other than these specified parties.

RICHARD C. URBAN, C.P.A.

Opelousas, Louisiana
November 15, 1999

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

BALANCE SHEET
June 30, 1999

Annual Contributions Contract FW-1197

A S S E T S

Cash	\$ 1,455,974
Debt amortization funds	509,878
Deferred charges	81,967
Land, structures and equipment	<u>26,020,038</u>
Total Assets	28,067,857 =====

LIABILITIES AND SURPLUS

Accounts payable	156,917
Deferred credits	3,898
Accrued liabilities	56,420
Fixed liabilities	<u>3,126,097</u>
Total liabilities	3,343,332
Surplus	<u>24,724,525</u>
Total liabilities and surplus	28,067,857 =====

See notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

STATEMENT OF REVENUE AND EXPENDITURES - PHA OWNED HOUSING
Year Ended June 30, 1999

Annual Contributions Contract FW-1197

OPERATING INCOME

Dwelling rental	\$	982,805
Excess utilities		225,019
		1,207,824
Interest on general fund investments		55,953
Other income		11,354
		1,275,131

OPERATING EXPENDITURES

Administration		263,312
Tenant Services		17,500
Utilities		643,626
Ordinary maintenance and operation		304,126
Protective services		109,370
Extraordinary maintenance		3,000
General expenses		336,219
		1,677,153

Total operating expenditures		1,677,153
Net operating loss	(402,022)

OTHER CHARGES

Interest on bonds		166,508
		166,508

Net loss		568,530)
		568,530

See notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

STATEMENT OF SURPLUS
Year Ended June 30, 1999

Annual Contributions Contract FW-1197

UNRESERVED SURPLUS

Balance per audit at June 30, 1998	\$(17,944,779)
Net loss at June 30, 1999	(568,530)
Provision for operating reserve, June 30, 1999	(308,777)
Balance at June 30, 1999	(18,822,086) =====

RESERVED SURPLUS - OPERATING RESERVE

Balance per audit at June 30, 1998	1,002,999
Provision for operating reserve, June 30, 1999	<u>308,777</u>
Balance at June 30, 1999	1,311,776 =====

CUMULATIVE HUD CONTRIBUTIONS

Balance per audit at June 30, 1998	40,781,271
Accruing annual contribution, June 30, 1999	506,876
Operating subsidy, June 30, 1999	714,049
Comprehensive Grant Program funds - fiscal year ended June 30, 1999	<u>232,639</u>
Balance at June 30, 1999	42,234,835 =====

TOTAL SURPLUS	24,724,525 =====
---------------	---------------------

See notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING
ANNUAL CONTRIBUTIONS - PHA OWNED HOUSING
Year Ended June 30, 1999

Annual Contributions Contract FW-1197

COMPUTATION OF RESIDUAL RECEIPTS

Operating Receipts

Operating income	\$	1,275,131
HUD operating subsidy		<u>714,049</u>
Total operating receipts		1,989,180

Operating Expenditures

Operating expenditures		1,677,153
Property betterments and additions		<u>2,982</u>
Total operating expenditures		<u>1,680,135</u>

Residual receipts (deficit) per audit		309,045
Audit adjustments backed out		<u>268</u>
Residual receipts		308,777
Provision for operating reserve		<u>308,777</u>
Residual receipts (deficit)		----
		=====

COMPUTATION OF ACCRUING CONTRIBUTION

Fixed Annual Contribution		<u>506,876</u>
Accruing Annual Contribution		506,876
		=====

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
At June 30, 1999

1994 PHASE LA 48 P055 70294

FUNDS APPROVED	\$ 986,551.00
FUNDS EXPENDED	<u>986,551.00</u>

EXCESS OF FUNDS APPROVED	-0-
	=====

FUNDS ADVANCED	986,551.00
FUNDS EXPENDED	<u>986,551.00</u>

EXCESS OF FUNDS ADVANCED	-0-
	=====

1995 PHASE LA 48 P055 70495

FUNDS APPROVED	\$ 938,434.00
FUNDS EXPENDED	<u>938,434.00</u>

EXCESS OF FUNDS APPROVED	-0-
	=====

FUNDS ADVANCED	938,434.00
FUNDS EXPENDED	<u>938,434.00</u>

EXCESS OF FUNDS ADVANCED	-0-
	=====

1996 PHASE LA 48 P055 70596

FUNDS APPROVED	\$ 797,315.00
FUNDS EXPENDED	<u>797,315.00</u>

EXCESS OF FUNDS APPROVED	-0-
	=====

FUNDS ADVANCED	797,315.00
FUNDS EXPENDED	<u>797,315.00</u>

EXCESS OF FUNDS ADVANCED	-0-
	=====

- 1) The distribution of costs by project as shown on the Final Statement of Modernization Cost submitted to HUD for approval is in agreement with the PHA's records.

- 2) All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

STATEMENT OF MODERNIZATION COSTS -
UNCOMPLETED AT JUNE 30, 1999

Annual Contributions Contract FW-1197

COMPREHENSIVE GRANT PROGRAM LA PO55 70697

Funds approved	\$ 791,331.00
Funds advanced	286,222.17
Funds expended	<u>207,089.17</u>
Excess of funds advanced over funds expended	79,133.00 =====

COMPREHENSIVE GRANT PROGRAM LA PO55 70798

Funds approved	\$ 833,703.00
Funds advanced	15,545.00
Funds expended	<u>15,545.00</u>
Excess of funds advanced over funds expended	-0- =====

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

ANALYSIS OF GENERAL FUND CASH BALANCE
AT JUNE 30, 1999

Annual Contributions Contract FW-1197

COMPUTATION BEFORE ADJUSTMENTS

Net operating receipts retained:	
Operating reserve	\$1,311,776
Tenant security deposits	31,450
Excess modernization funds on hand at June 30, 1999	79,133
Audit adjustments affecting general fund cash	(180,786)
	1,241,573

ADJUSTMENTS

Expenses/costs not paid:	
Accounts payable	125,467
Accrued PILOT	56,420
Income received in advance:	
Deferred credits	<u>3,898</u>
General fund cash available	1,427,358

OTHER APPLICATIONS OF GENERAL FUND CASH

Deferred charges	(81,967)
	<u>(81,967)</u>
GENERAL FUND CASH	1,345,391
	=====

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

SCHEDULE OF ADJUSTING JOURNAL ENTRIES
June 30, 1999

<u>Acct. No. for Audit Purposes</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Acct.No. for PHA Books</u>
N/A	(1) Prior year adjustment affecting res. receipts	\$180,785.87		6010.0
N/A	Prior year adjustment not affecting res. receipts		\$180,785.87	6020.0

To correctly record prior years adjusting entries affecting operating reserve.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

STATUS OF PRIOR AUDIT FINDINGS

The previous audit contained no findings or questioned costs.

HOUSING AUTHORITY OF THE CITY OF OPELOUSAS
Opelousas, Louisiana

FINDINGS AND QUESTIONED COSTS

The following have been identified as major federal programs for the year ended June 30, 1999.

<u>Federal Grantor/Program Title</u>	<u>CFDA No.</u>	<u>Grant ID No.</u>	<u>Program Expenditures</u>
U.S. Dept. of Housing and Urban Development:			
Low-income HAP	14.850	FW-1197	\$1,220,925

No findings were noted with this audit. The management and staff of the Housing Authority are performing their duties in a very professional, competent manner.