

**Housing Authority of the
TOWN OF COLFAX**
Colfax, Louisiana

**General-Purpose Financial Statements and
Independent Auditor's Reports
As of and for the Year Ended March 31, 2003
With Supplemental Information Schedules**

**WILLIAM DANIEL McCASKILL, CPA
A PROFESSIONAL ACCOUNTING CORPORATION**

**5150 Highway 22, Suite C-14
Mandeville, Louisiana 70471**

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the entity and other appropriate public officials. The report is available for public inspection at the Baton Rouge office of the Legislative Auditor and, where appropriate, at the office of the parish clerk of court.

Release Date 3.17.04

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 General-Purpose Financial Statements
 As of and for the Fiscal Year Ended March 31, 2003
 With Supplemental Information Schedules

CONTENTS

	Exhibit	Page
Independent Auditor's Report		1
General-Purpose Financial Statements:		
Proprietary Fund Type – Enterprise Fund:		
Balance Sheet	A	3
Statement of Revenues, Expenses and Changes in Retained Earnings	B	4
Statement of Cash Flows	C	5
Notes to the Financial Statements		6
	Schedule	Page
Supplemental Information Schedules (GAAP Basis):		
Schedule of Compensation Paid Board Members	1	14
Other Reports and Schedules:		
Independent Auditor's Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with <u>Government Auditing Standards</u>		15
Independent Auditor's Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance with <u>OMB Circular A-133</u>		17
Schedule of Expenditures of Federal Awards	2	20
Schedule of Prior Audit Findings	3	21
Schedule of Current Year Findings and Questioned Costs	4	23
Corrective Action Plan for Current Year Audit Findings	5	32
Financial Data Schedule	6	35

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the Town of Colfax
Colfax, Louisiana

I have audited the accompanying general-purpose financial statements of the Housing Authority of the Town of Colfax as of and for the year ended March 31, 2003, as listed in the table of contents. These general-purpose financial statements are the responsibility of the authority's management. My responsibility is to express an opinion on these general-purpose financial statements based on my audit.

Except as discussed in the following paragraph, I conducted my audit in accordance with auditing standards generally accepted in the United States of America, Government Auditing Standards, issued by the Comptroller General of the United States, and the provisions of the Louisiana Governmental Audit Guide. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the general-purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general-purpose financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall general-purpose financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

Because of the inadequacy of accounting records for the years prior to 2003, I was unable to form an opinion regarding the amounts at which fixed assets, accumulated depreciation and equity are recorded in the accompanying balance sheet at March 31, 2003 (stated at \$1,723,301, \$(3,350,922) and \$1,657,804, respectively).

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana
Independent Auditor's Report, 2003
Page Two

In my opinion, except for the effects of such adjustments, if any, as might have been determined to be necessary had prior year records concerning fixed assets, accumulated depreciation and equity been adequate, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of the Housing Authority of the Town of Colfax, as of March 31, 2003, and the results of its operations and the cash flows of its propriety fund types for the year ended in conformity with U.S. generally accepted accounting principles.

In accordance with Government Auditing Standards, I have also issued a report dated February 11, 2004 on my consideration of the authority's internal control over financial reporting and my tests of its compliance with certain laws, regulations, contracts, and grants. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of my audit.

My audit was conducted for the purpose of forming an opinion on the general-purpose financial statements of the authority taken as a whole. The accompanying Schedule of Expenditures of Federal Awards, required by the U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non Profit Organizations, is presented for purposes of additional analysis, and is not a required part of the general-purpose financial statements. The accompanying Financial Data Schedule, required by HUD, is presented for purposes of additional analysis, and is not a required part of the general-purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general-purpose financial statements and, in my opinion, is fairly presented in all material respects in relation to the financial statements and any other included supplementary information taken as a whole.

 **William Daniel McCaskill, CPA,**
APAC

Signature Not Verified

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William Daniel McCaskill, CPA
A Professional Accounting Corporation

February 11, 2004

Exhibit A

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 Proprietary Fund Type - Enterprise Fund - Balance Sheet
 As of March 31, 2003

Assets

Current Assets:	
Cash and Cash Equivalents	\$ 261,989
Accounts Receivable - HUD Other Projects	33,430
Accounts Receivable - Miscellaneous	153
Accounts Receivable - Tenants Dwelling Rents	37
Accrued Interest Receivable	2,275
Prepaid Expenses	22,858
Inventories	5,979
Interprogram Due From	8,133
Total Current Assets	<u>334,854</u>
Restricted Assets:	
Cash and cash equivalents	4,000
Total Restricted Assets	<u>4,000</u>
Fixed Assets, Net of Accumulated Depreciation:	
Land	2,906
Buildings	4,058,143
Furniture, Equipment & Machinery - Dwellings	70,506
Furniture, Equipment & Machinery - Administration	71,445
Leasehold Improvements	530,007
Accumulated Depreciation	(3,352,946)
Construction In Progress	149,751
Total Fixed Assets, Net of Accumulated Depreciation	<u>1,529,812</u>
Total Assets	<u>\$ 1,868,666</u>
Current Liabilities (payable from current assets):	
Accounts Payable - Vendors	\$ 2,798
Accounts Payable - HUD PHA Programs	(0)
Accounts Payable - Other Governments	5,937
Accrued Wages and Payroll Taxes Payable	446
Accrued Compensated Absences - Current	6,818
Interprogram Due To	8,133
Total Current Liabilities (payable from current assets)	<u>24,132</u>
Current Liabilities (payable from restricted assets):	
Tenant Security Deposits	<u>4,000</u>
Total Liabilities	<u>28,132</u>
Equity:	
Contributed Capital	1,490,185
Retained Earnings (Deficit)	350,349
Total Equity	<u>1,840,534</u>
Total Liabilities and Equity	<u>\$ 1,868,666</u>

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

Exhibit B

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana
Proprietary Fund Type - Enterprise Fund -
Statement of Revenues, Expenses, and Changes in Retained Earnings
For Fiscal Year Ended March 31, 2003

Operating Revenues:	
Net Tenant Rental Revenue	\$ 85,969
Tenant Revenue - Other	6,006
Federal Grants	335,636
Total Operating Revenues	<u>427,611</u>
Operating Expenses:	
Administrative Expenses	91,923
Utilities	26,603
Ordinary Maintenance & Operation	81,922
General Expenses	35,758
Extraordinary Maintenance & Operation	13,972
Housing Assistance Payments	137,587
Depreciation Expense	202,199
Total Operating Expenses	<u>589,964</u>
Operating Loss	<u>(162,353)</u>
Non-operating Revenues	
Federal Grants	177,340
Investment Income	7,334
Other Revenue	57
Total Non-operating Revenues	<u>184,731</u>
Net Income	22,378
Increase (Decrease) in Retained Earnings	22,378
Surplus at Beginning of Year	<u>264,508</u>
Surplus at End of Year	<u>\$ 350,349</u>

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

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana
Proprietary Fund Type - Enterprise Fund - Statement of Cash Flows
For Fiscal Year Ended March 31, 2003

Cash flows from operating activities:	
Operating Loss	\$ (162,353)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	202,199
(Increase) Decrease in Accounts Receivable - HUD Other Projects	(80,217)
Other	(1,273)
Decrease in Accounts Receivable - Miscellaneous	121
Decrease in Accounts Receivable - Tenants Dwelling Rents, net	2,020
Decrease in Prepaid Expenses	638
Increase in Inventories	(5,979)
Decrease in Accounts Payable - Vendors	(3,642)
Increase in Accounts Payable - Other Governments	5
Increase in Accrued Wages and Payroll Taxes Payable	136
Increase in Accrued Compensated Absences	2,943
Decrease in Tenant Security Deposits	(70)
Net cash provided by operating activities	<u>(45,472)</u>
Cash flows from noncapital financing activities	
Proceeds from federal grants	84,548
Other receipts	57
Net cash provided by noncapital financing activities	<u>84,605</u>
Cash flows from capital and related financing activities:	
Principal paid on bond debt	
Interest and fiscal charges paid on bond debt	
Payments to acquire, construct, or improve capital assets	(177,090)
Proceeds from federal capital grants	188,151
Net cash provided by capital and related financing activities	<u>11,061</u>
Cash flow from investing activities:	
Interest income	7,153
Purchases of investments	
Net cash provided (used) for investing activities	<u>7,153</u>
Net increase in cash and cash equivalents	57,347
Cash and cash equivalents at beginning of year	<u>208,642</u>
Cash and cash equivalents at end of year	<u>\$ 265,989</u>
Unrestricted	\$ 261,989
Restricted	4,000
Cash and cash equivalents at end of year	<u>\$ 265,989</u>

There were no noncash investing or financing transactions.

The authority disposed of \$7,788 of fully-depreciated inactive assets during the year.

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

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Notes to the Financial Statements

For Fiscal Year Ended March 31, 2003

The Public Housing Authority (the authority) was chartered as a public corporation under the laws of the State of Louisiana for the purpose of providing safe and sanitary dwelling accommodations for the residents of Colfax, Louisiana. This creation was contingent upon the approval of the local governing body of the Town. A five member Board of Commissioners governs the authority. The members, appointed by the Town of Colfax Louisiana, serve a four year staggered term.

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.

During the fiscal year ending March 31, 2003, the authority administered a Low Rent Public Housing Program, a Housing Choice Voucher Program, a Comprehensive Improvement Assistance Program and a Capital Fund Program.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(1) Basis of Presentation

The accompanying financial statements of the authority have been prepared in conformity with accounting principles generally accepted in the United States of America (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. The authority also applies all Financial Accounting Standards Board (FASB) pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Notes to the Financial Statements, 2003 – Continued

(2) Financial Reporting Entity

GASB Codification Section 2100 defines 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.

The authority is a related organization of the Town of Colfax, Louisiana since the town appoints a voting majority of the authority's governing board. The town 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 town. Accordingly, the authority is not a component unit of the financial reporting entity of the town.

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.

The financial statements include all funds and activities that are within the oversight responsibility of the authority.

GASB Codification Section 2100 defines criteria for determining which component units should be considered part of the authority for financial reporting purposes. The basic criterion for including a potential component unit within the reporting entity is financial accountability. The GASB has set forth criteria to be considered in determining financial accountability. These criteria include:

1. Appointing a voting majority of an organization's governing body, and
 - a. The ability of the authority to impose its will on that organization and/or
 - b. The potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the authority.
2. Organizations for which the authority does not appoint a voting majority, but are fiscally dependent on the authority.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Notes to the Financial Statements, 2003 – Continued

3. Organizations for which the reporting entity financial statements would be misleading if data of the organization is not included because of the nature or significance of the relationship.

Based on the above criteria, the authority has no component units.

(3) Fund Accounting

The authority uses funds 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.

The authority's fund is classified as a proprietary fund type – enterprise fund. Proprietary funds account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. Proprietary funds differ from governmental funds in that their focus is on income measurement, which, together with the maintenance of equity, is an important financial indicator.

(4) Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Proprietary funds are accounted for on a flow of economic resources measurement focus and a determination of net income and capital maintenance. With this measurement focus, all assets and liabilities associated with the operation of these funds are included on the balance sheet. Proprietary funds use the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized at the time the liabilities are incurred.

(5) Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(6) Cash and Cash Equivalents

Cash includes amounts in demand deposits and interest-bearing demand deposits. Cash equivalents include amounts in certificates of deposits and those investments 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

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Notes to the Financial Statements, 2003 – Continued

banks organized under Louisiana law and national banks having principal offices in Louisiana.

(7) Inventories

Inventory items are valued at cost on a first-in first-out (FIFO) basis. Any difference between cost and market is deemed immaterial. The authority uses a periodic inventory system and accounts for inventory using the purchase method.

(8) Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid expenses generally consist of prepaid insurance.

(9) Fixed Assets

Fixed assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value) using the straight-line method. Donated capital assets are recorded at their estimated fair value at the date of donation. The capitalization limit is \$500. Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	33 Years
Building improvements	15 Years
Leasehold improvements	15 Years
Equipment	3-7 Years

PHA policy is that Interest costs during construction are capitalized. All land and buildings are encumbered by a Declaration of Trust in favor of the United States of America as security for obligations guaranteed by the government and to protect other interests of the government.

(10) Compensated Absences

Employees may accumulate an unlimited number of annual and sick leave hours. Depending on their length of service, employees receive payment for up to 300 annual leave hours upon termination or retirement at their then current rate of pay. Employees are not compensated for unused sick leave. The cost of current leave privileges, computed in accordance with GASB Codification Section C60 is recognized as a current year expense when leave is earned.

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 Notes to the Financial Statements, 2003 – Continued

NOTE B – CASH AND CASH EQUIVALENTS

See Note A for discussion of policies related to cash and cash equivalents. At March 31, 2003, the authority has cash and cash equivalents (book balances) totaling \$265,989 as follows:

Interest-bearing demand deposits	\$23,067
Time deposits	242,862
Other	60
Total	<u>\$265,989</u>

These deposits are stated at cost, which approximates market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal or exceed 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 March 31, 2003, the authority has \$306,957 in deposits (bank balances), categorized below to reflect the amount of risk assumed by the authority.

GASB Category 1	\$208,347
GASB Category 2	-
GASB Category 3	98,610
	<u>\$306,957</u>

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 3, R.S. 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.

Please see Finding 2003- 5 for details of the collateralization shortage in the amount of \$91,784.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Notes to the Financial Statements, 2003 – Continued

NOTE C – FIXED ASSETS

The following is a summary of fixed assets:

Land	\$2,906
Buildings	4,058,143
Furniture and Equipment:	
Dwellings	70,506
Administration	71,445
Leasehold Improvements	530,007
Construction in progress	149,751
Total	<u>4,882,758</u>
Accumulated depreciation	<u>(3,352,946)</u>
Net fixed assets	<u>\$1,529,812</u>

NOTE D - RETIREMENT PLAN

The authority participates in the Louisiana Housing Council Group Retirement Plan, administered by Broussard, Bush and Hurst, which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities which are members of the Louisiana Housing Council. Through this plan, the authority provides pension benefits for all of its full-time employees. All full-time employees who have attained age 18 are eligible to participate in the plan on the first day of the month after completing three months of continuous and uninterrupted employment.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The employer is required to make monthly contributions equal to 8.5 percent of each participant's basic (excludes overtime) compensation. Employees contribute up to 6.5 percent of their annual covered salary.

The authority's contribution for each employee and income allocated to the employee's account are fully vested after five years of continuous service. The authority's contributions and interest forfeited by employees who leave employment before five years of service are used to offset future contributions of the authority.

Normal retirement date shall be the first day of the month following the employee's sixty-fifth birthday. Early retirement may be elected on the first day of any month within 10 years of the employee's normal retirement date, provided

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Notes to the Financial Statements, 2003 – Continued

the employee has completed five years of service with the authority. With the authority's consent, employees may defer retirement to the first day of any month beyond normal retirement date.

The authority's total payroll for the year ended March 31, 2003, was \$80,386. The authority's contributions were calculated using the base salary amount of \$53,890. The authority made the required contributions of \$4,515 for the year ended March 31, 2003.

NOTE E - COMPENSATED ABSENCES

At March 31, 2003, employees of the authority have accumulated and vested \$6,818 of employee leave benefits, which is presented as a current liability of the appropriate fund(s) in the balance sheet. The long-term portion of the liability is considered immaterial and has not been reclassified to long-term liabilities. Except as discussed above, the liability has been computed in accordance with GASB Codification Section C60.

NOTE F – RISK MANAGEMENT

The authority is exposed to all common perils associated with the ownership and rental of real estate properties. To minimize loss occurrence and to transfer risk, the authority carries various commercial insurance policies including property, casualty, employee dishonesty, public official's liability, business auto and other miscellaneous policies. These policies are reviewed for adequacy by management annually.

NOTE G – LITIGATION AND CLAIMS

At March 31, 2003, the authority is involved in one lawsuit. The lawsuit was settled subsequent to the fiscal year end with the insurance company paying all but the minimal deductible.

NOTE H – FEDERAL COMPLIANCE CONTINGENCIES

The authority is subject to possible examinations by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refund by the entity to federal grantors and/or program beneficiaries.

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana
Notes to the Financial Statements, 2003 – Continued

In September 2003 HUD performed a review of the HCV program which resulted in the PHA being designated in the Troubled status. At this point that status designation means that HUD will provide additional technical assistance and monitoring but that there is no monetary sanction being considered. It is noted that current audit findings 2003-3, 2003-4, and 2003-7 are consistent with the findings contained in the HUD review report.

NOTE I – SUBSEQUENT EVENTS

See NOTE G

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Example, Louisiana
Schedule of Compensation Paid Board Members
For Fiscal Year Ended March 31, 2003

Board members serve without compensation.

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

Board of Commissioners
Housing Authority of the Town of Colfax
Colfax, Louisiana

I have audited the financial statements of the Housing Authority of the Town of Colfax (the authority), as of and for the year ended March 31, 2003 and have issued my report thereon dated February 11, 2004. I conducted my 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.

Compliance

As part of obtaining reasonable assurance about whether the authority's financial statements are free of material misstatement, I 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 my audit and, accordingly, I do not express such an opinion. The results of my tests disclosed instances of noncompliance that are required to be reported under Government Auditing Standards which are described in the accompanying schedule of findings and questioned costs as items 2003-1, 2003-2 and 2003-8.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered the authority's internal control over financial reporting in order to determine my auditing procedures for the purpose of expressing my opinion on the financial statements and not to provide assurance on the internal control over financial reporting. However, I noted

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana
Independent Auditor's Report
on Compliance...Government
Auditing Standards, 2003
Page Two

certain matters involving the internal control over financial reporting and its operation that I consider to be reportable conditions. Reportable conditions involve matters coming to my attention relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in my judgment, could adversely affect the authority's ability to record, process, summarize and report financial data consistent with the assertions of management in the general purpose financial statements. Reportable conditions are described in the accompanying schedule of findings and questioned costs as items 2003-1, 2003-2 and 2003-8.

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 general purpose 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. My consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, of the reportable conditions described above, I consider items 2003-1, 2003-2 and 2003-8 to be material weaknesses.

This report is intended for the information of the board of commissioners, management, and for HUD. However, this report is a matter of public record and its distribution is not limited.

 **William Daniel McCaskill,**
CPA, APAC 

Signature Not
Verified

Digitally signed by William
Daniel McCaskill, CPA, APAC
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February 11, 2004

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

Board of Commissioners
Housing Authority of the Town of Colfax
Colfax, Louisiana

Compliance

I have audited the compliance of the Housing Authority of the Town of Colfax (the authority) 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 March 31, 2003. The 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 authority's management. My responsibility is to express an opinion on the authority's compliance based on my audit.

I conducted my 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 OMB Circular A-133, Audits of States, Local Governments, and Non Profit Organizations. Those standards and OMB Circular A-133 require that I 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 authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination on the authority's compliance with those requirements.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana
Independent Auditor's Report
on Compliance...A-133, 2003
Page Two

As described in items 2003-3, 2003-4, 2003-5, 2003-6, 2003-7, and 2003-9 in the accompanying schedule of findings and questioned costs, the authority, did not comply with requirements regarding eligibility, performance reporting, cash management, procurement, Davis-Bacon, special test and equipment and real property management that are applicable to its Housing Choice Voucher Program, Comprehensive Improvement Program and Capital Fund Program. Compliance with such requirements is necessary, in my opinion, for the authority, to comply with requirements applicable to that program.

In my opinion, except for the noncompliance described in the preceding paragraph, the authority, 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 March 31, 2003. The results of my auditing procedures also disclosed other instances of noncompliance with those requirements that are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as items 2003-8 and 2003-10.

Internal Control Over Compliance

The management of the 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 my audit, I considered the 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 my auditing procedures for the purpose of expressing my opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

I noted certain matters involving the internal control over compliance and its operation that I consider to be reportable conditions. Reportable conditions involve matters coming to my attention relating to significant deficiencies in the design or operation of the internal control over compliance that, in my judgment, could adversely affect the authority's ability to administer a major federal program in accordance with the applicable requirements of laws, regulations, contracts and grants. Reportable conditions are described in the accompanying schedule of findings and questioned costs as items 2003-3, 2003-4, 2003-5, 2003-6, 2003-7, 2003-8, 2003-9 and 2003-10.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana
Independent Auditor's Report
on Compliance...A-133, 2003
Page Three

This report is intended for the information of the board of commissioners, management, and for HUD. However, this report is a matter of public record and its distribution is not limited.



Signature Not Verified

William Daniel McCaskill, CPA, APAC

Digitally signed by William Daniel
McCaskill, CPA, APAC
DN: cn=William Daniel McCaskill, CPA,
APAC, c=US
Date: 2004.03.12 16:43:28 -06'00'

William Daniel McCaskill, CPA
A Professional Accounting Corporation

February 11, 2004

SCHEDULE 2

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 Schedule of Expenditures of Federal Awards
 For Fiscal Year Ended March 31, 2003

<i>Federal Grantor/Pass-through Grantor/ Program or Cluster Title</i>	<i>CFDA #</i>	<i>Federal Expenditures</i>
U.S. Department of Housing and Urban Development:		
Direct Programs:		
Low Rent Public Housing	14.850a	175,975
Public Housing Comprehensive Improvement Assistance	14.854	14,832
Housing Choice Voucher Program	14.871	159,661
Public Housing Capital Fund Program	14.872	162,508
Total Federal Expenditures		<u>\$ 512,976</u>

NOTE A—BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the housing authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Schedule of Prior Year Audit Findings

Fiscal Year Ended March 31, 2003

Finding 2002-01

Condition

The March 31, 2002 audited financial statements and reports for HATC were not submitted within the timeframe dictated by Louisiana Revised Statute 24:513.

Current Status

The finding is repeated as current year finding 2003-1.

Finding 2002-02

Condition

The operations of HATC's internal control over financial reporting exhibited deficiencies in disbursements, bank reconciliations, general ledger account balances and payroll recordkeeping.

Current Status

The finding is repeated as current year finding 2003-2.

Finding 2002-03 and 2002-04

Condition

Review of cash disbursements revealed instances where the required documentation to support the basis and type of procurement process used and resulting conclusions were unavailable.

Current Status

The finding is repeated as current year finding 2003-1.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Schedule of Prior Year Audit Findings (continued)

Fiscal Year Ended March 31, 2003

Finding 2002-05

Condition

Our review of documents revealed the untimely submission of information to HUD, in accordance with HUD requirements.

Current Status

The finding is cleared.

Finding 2002-06

Condition

Review of Voucher Choice Program tenant files revealed instances where the tenant files contained no third party verification of income to support completed HUD Form 50058.

Current Status

The finding is repeated as current year finding 2003-3.

Finding 2002-07

Condition

Based on our review of HATC's "SEMAP" report, we were unable to verify the certifications made in the report submitted to supporting documents as the documentation was unavailable.

Current Status

The finding is repeated as current year finding 2003-4.

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs
Fiscal Year Ended March 31, 2003

Summary Schedule of Auditor's Results:

1. The auditor's report expresses a qualified opinion on the general-purpose financial statements of the authority.
2. Three reportable conditions disclosed during the audit of the financial statements are reported in the Independent Auditor's Report on Compliance And On Internal Control Over Financial Reporting Based On An Audit Of Financial Statements Performed In Accordance With Government Auditing Standards. Three of the conditions are reported as a material weakness.
3. Three instances of noncompliance material to the financial statements of the authority, which would be required to be reported in accordance with Government Auditing Standards, were disclosed during the audit.
4. Eight reportable conditions disclosed during the audit of internal control over major federal award programs are reported in the Independent Auditor's Report On Compliance With Requirements Applicable To Each Major Program And Internal Control Over Compliance In Accordance With OMB Circular A-133. The conditions are reported as material weaknesses.
5. The auditor's report on compliance for the major federal award programs for the authority expresses a qualified opinion on all major federal programs.
6. Audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133 are reported in this Schedule.
7. The programs tested as major programs included:
 1. 14.871 Housing Choice Vouchers
 2. 14.852 CIAP
 3. 14.872 Capital Fund

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

8. The threshold used for distinguishing between Type A and B programs was \$300,000.
9. The authority did not qualify as a low-risk auditee.

SECTION II—FINANCIAL STATEMENT FINDINGS

FINDING 2003-1

Programs Affected – Low Rent Public Housing, Comprehensive Grant Program, Housing Choice Voucher Program, Capital Fund Program

Criteria: Per LRS 24:513 the PHA's audit report is due within 6 months of FYE.

Condition: This audit is being published later than 6 months after FYE.

Cause: The PHA was late in procuring this audit.

Effect: The PHA is in violation of State Law.

PHA Response: See Corrective Action Plan

FINDING 2003-2

Programs Affected – Low Rent Public Housing, Comprehensive Grant Program, Housing Choice Voucher Program, Capital Fund Program

Criteria: In order to comply with Federal and State regulations the PHA should establish and maintain an effective internal control system.

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

Condition: Our test of disbursements disclosed the following discrepancies:

14	no purchase order
6	no evidence goods were received
6	inadequate support
6	incorrect coding
2	not necessary and reasonable
3	not supported by a contract file
2	not the result of procurement procedures providing full and open competition

Cause: The PHA did not provide an adequate oversight system.

Effect: Weak internal controls increases the potential risk for errors and/or fraudulent activity

PHA Response: See Corrective Action Plan

SECTION III—FEDERAL AWARDS

FINDING 2003-3

Program Affected—Housing Choice Vouchers
CFDA Number – 14.871
Federal Agency – HUD

Criteria: The ACC and the CFR describe minimal tenant file documentation required to be maintained by the PHA.

Condition: Our testing of Five HCV tenant files resulted in the following deficiencies noted:

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

3 with inadequate 3rd party income verification and no reason listed why
5 with inadequate rent reasonableness forms
1 with no HAP contract
5 with incorrect rent calculations
1 with incomplete HQS forms
5 with the wrong payment standard used
1 without annual re-examinations

Cause: PHA staff is not adequately following Federal regulations and the PHA's Admissions and Continuing Occupancy Policy.

Effect: The PHA may not be adequately staffed and current staff may not be adequately trained.

PHA Response: See Corrective Action Plan

FINDING 2003-4

Program Affected—Housing Choice Vouchers
CFDA Number – 14.871
Federal Agency – HUD

Criteria: Per the ACC the PHA should maintain adequate documentation to support all responses to the SEMAP report.

Condition: The PHA was unable to satisfy audit requirements to support SEMAP responses.

Cause: PHA staff did not retain documentation to provide an adequate audit trail.

Effect: The PHA is in violation of the ACC.

PHA Response: See Corrective Action Plan

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

FINDING 2003-5

Programs Affected—Low Rent Public Housing and Housing Choice Vouchers
CFDA Number – 14.850a, 14.871
Federal Agency – HUD
Federal Award Number – FW-2052,
2003 Year

Criteria: Per HUD regulations, all bank deposits in excess of FDIC coverage must be secured by pledged securities of a Federal nature.

Condition: One of the banks that the PHA has funds on deposit in excess of FDIC coverage had local municipal securities pledged instead of Federal securities.

Cause: The bank and PHA staff was unaware of this Federal requirement.

Effect: As of FYE, the PHA had \$91,784 of bank deposits unsecured by Federal securities.

PHA Response: See Corrective Action Plan

FINDING 2003-6

Program Affected—Capital Fund Program (CFP)
CFDA Number – 14.872
Federal Agency – HUD

Criteria:

1) Federal regulations require contracts be procured where more than 1 vendor responds unless HUD approves otherwise, and/or the PHA documents that it is acceptable to accept the one bid.

2) The PHA's procurement policy should be current and address all Federal and State procurement laws and regulations.

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

3) The PHA should maintain adequate documentation to support Davis-Bacon wage rate testing per the requirements of the CFP.

Condition:

1) The PHA adequately advertised for two construction contracts, but only one vendor responded in each case. The PHA contracted with the vendor without securing HUD approval and without documenting that the procurement was acceptable per federal regulations.

2) The PHA's procurement policy is undated but is obviously obsolete and inadequate.

3) The PHA did not maintain adequate documentation for audit trail purposes to support Davis-Bacon wage rate testing.

Cause: PHA staff was unaware of the multiple vendor response requirement. It is unclear why the procurement policy is outdated. It is unclear why PHA staff did not maintain adequate Davis-Bacon wage rate testing.

Effect: The PHA is in violation of Federal regulation.

PHA Response: See Corrective Action Plan

FINDING 2003-7

Program Affected—Housing Choice Vouchers
CFDA Number – 14.871
Federal Agency – HUD

Criteria: Federal regulations require that the PHA:

1) Properly utilize the waiting list of applicants per the Admissions and Continued Occupancy Policy (ACOP).

2) Annually update the utility allowance schedule.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)

Fiscal Year Ended March 31, 2003

Condition: The PHA was not able to:

- 1) Adequately document waiting list usage per the ACOP.
- 2) Prove that it updated the utility allowance annually.

Cause: PHA staff did not adequately document waiting list usage and did not have the utility allowance annually updated.

Effect: The PHA is in violation of Federal regulation.

PHA Response: See Corrective Action Plan

FINDING 2003-8 (BOTH II & III)

Program Affected— Low Rent Public Housing

CFDA Number – 14.850a

Federal Agency – HUD

Federal Award Number – FW - 2052

2003 Year

Criteria: Per Federal regulation and State law the PHA should retain documentation to support amounts recorded as fixed assets.

Condition: The PHA was not able to provide adequate documentation sufficient for the auditor to render an opinion on fixed assets being materially correct.

Cause: Prior management did not retain adequate documentation to support the amount recorded in the general ledger as fixed assets.

Effect: The audit report is qualified as to fixed assets. The PHA is in violation of Federal regulation and State law.

Recommendation—If the PHA cannot find the old fixed asset records then I suggest that they have their accountant calculate reasonable estimates for each category of fixed assets. Doing so might require comparison of fixed assets of other PHA's in the area whose developments were built at approximately the same time. Additionally, capital grant information beginning in the early 1980's is

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

available from ELOCCS. I suggest that the PHA utilize this information to adjust the general ledger to the reasonable estimates concerning fixed assets and depreciation.

PHA Response: See corrective action plan.

FINDING 2003-9

Programs Affected-Low Rent Public Housing, Capital Fund Program, Housing
Choice Vouchers

CFDA Number – 14.850a, 14.871, 14.872

Federal Agency – HUD

Federal Award Number – FW – 2052,
2003 Year

Criteria: All PHA policies should be current.

Condition: The following PHA policies are outdated:

Procurement

Disposition

Cause: Prior management has not properly updated PHA policies.

Effect: The PHA is in violation of Federal regulation and State law and cannot exhibit adequate internal controls without updated policies.

PHA Response: See Corrective Action Plan

HOUSING AUTHORITY OF THE TOWN OF COLFAX
Colfax, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended March 31, 2003

Finding 2003-10

Program Affected— Low Rent Public Housing
CFDA Number – 14.850a
Federal Agency – HUD
Federal Award Number – FW - 2052
2003 Year

Criteria: PHA contractor procurement should include maintaining a current contract in file between the contractor and the PHA.

Condition: In testing transactions, we identified 3 contractors whereby the PHA could not produce a current and properly procured contract.

Cause: Prior management allowed contracts to expire and continued to pay contractor invoices based on the old expired contracts.

Effect: The PHA is in violation of it's own procurement policy, Federal regulation, and State law.

PHA Response: See Corrective Action Plan

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Corrective Action Plan for Current Year Findings
For Fiscal Year Ended March 31, 2003

FINDING 2003-1

Person Responsible—Morris Chandler

Anticipated Completion Date— October 27, 2003

Action Planned—The PHA has engaged an auditor for the next fiscal year. We will follow up to ensure that the monthly accountant closes the fiscal year in a timely manner. We will follow up to ensure that the auditor publishes the audit within 6 months of FYE.

FINDING 2003-2

Person Responsible—Morris Chandler

Anticipated Completion Date—April 1, 2003

Action Planned—The new Executive Director now provides adequate oversight over the internal control system. We are certain the next audit will confirm this.

FINDING 2003-3

Person Responsible—Morris Chandler

Anticipated Completion Date—December 31, 2003

Action Planned— The PHA will rebuild each current tenant file and ensure that any new resident file contains required documentation.

FINDING 2003-4

Person Responsible—Morris Chandler

Anticipated Completion Date—March 31, 2004

Action Planned— The next SEMAP report is for the period ending March 31, 2004. We will maintain excellent documentation to support that SEMAP report.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Corrective Action Plan for Current Year Findings
For Fiscal Year Ended March 31, 2003

FINDING 2003-4

Person Responsible—Morris Chandler

Anticipated Completion Date—March 31, 2004

Action Planned— The next SEMAP report is for the period ending March 31, 2004. We will maintain excellent documentation to support that SEMAP report.

FINDING 2003-5

Person Responsible—Morris Chandler

Anticipated Completion Date—October 22, 2003

Action Planned—The day after the auditor described this finding to us we had the bank replace the local municipal securities with Federal securities. We will monitor this on a monthly basis in the future.

FINDING 2003-6

Person Responsible—Morris Chandler

Anticipated Completion Date—November 30, 2003.

Action Planned— When the new Executive Director was hired he found this contract already in place. The PHA will follow proper procurement in the future. The PHA will adopt a new procurement policy by November 30, 2003. As of the date the auditor disclosed this finding to us, October 21, 2003, we started documenting Davis-Bacon wage rate testing.

FINDING 2003-7

Person Responsible—Morris Chandler

Anticipated Completion Date—November 1, 2003

Action Planned— Effective immediately we will hard copy our waiting list and retain that hard copy to provide an adequate audit trail for wait list usage. Prior to the audit field work we did update the utility allowance.

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Corrective Action Plan for Current Year Findings

For Fiscal Year Ended March 31, 2003

FINDING 2003-8

Person Responsible—Morris Chandler

Anticipated Completion Date—April 15, 2004

Action Planned—We will take the auditors recommendation and have our accountant provide reasonable estimates of our original development costs, use the capital grant information available in ELOCCS, and adjust our general ledger fixed assets and depreciation to those reasonable estimates.

FINDING 2003-9

Person Responsible—Morris Chandler

Anticipated Completion Date—April 30, 2004

Action Planned—We will contract with a vendor to provide updated policies and have the board adopt them.

FINDING 2003-10

Person Responsible—Morris Chandler

Anticipated Completion Date—April 30, 2004

Action Planned— We will review all contracts in place and re-procure them where necessary and ensure that all contract files include a copy of a valid current contract.

SCHEDULE 6

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 Financial Data Schedule
 For Fiscal Year Ended March 31, 2003

Line Item Number	Account Description	Low Rent Public Housing	CIAP	Housing Choice Voucher	Capital	Total
111	Cash - unrestricted	\$ 261,989	\$ -	\$ -	\$ -	\$ 261,989
114	Cash - tenant security deposits	4,000	-	-	-	4,000
110 Total Cash						
122	Accounts receivable - HUD other projects	-	-	33,430	-	33,430
125	Accounts receivable - miscellaneous	153	-	-	-	153
126	Accounts receivable - tenants - dwelling rents	37	-	-	-	37
126.1	Allowance for doubtful accounts - dwelling rents	-	-	-	-	-
129	Accrued interest receivable	2,275	-	-	-	2,275
120 Total receivables and allowances (to) doubtful						
142	Prepaid expenses and other assets	22,858	-	-	-	22,858
143	Inventories	5,979	-	-	-	5,979
143.1	Allowance for obsolete inventories	-	-	-	-	-
144	Interprogram - due from	8,133	-	-	-	8,133
140 Total Current Assets						
161	Land	2,906	-	-	-	2,906
162	Buildings	4,058,143	-	-	-	4,058,143
163	Furniture, equipment, and machinery - dwellings	64,555	-	-	5,951	70,506
164	Furniture, equipment, and machinery - administrative	67,690	-	918	2,837	71,445
165	Leasehold improvements	530,007	-	-	-	530,007
166	Accumulated depreciation	(3,350,922)	-	(918)	(1,106)	(3,352,946)
167	Construction in progress	-	-	-	149,751	149,751
160 Total fixed assets less accumulated depreciation						
150 Total Assets						

SCHEDULE 6

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 Financial Data Schedule
 For Fiscal Year Ended March 31, 2003

Line Item Number	Account Description	Low Rent Public Housing	CIAP	Housing Choice Voucher	Capital	Total
312	Accounts payable < 90 days	2,798	-	-	-	2,798
321	Accrued wage/payroll taxes payable	446	-	-	-	446
322	Accrued compensated absences	6,818	-	-	-	6,818
333	Accounts payable - other government	5,937	-	-	-	5,937
341	Tenant security deposits	4,000	-	-	-	4,000
347	Interprogram - due to	-	-	8,133	-	8,133
300	Total Current Liabilities	19,999	-	8,133	-	28,132
504	Net HUD PHA contributions	1,490,185	-	-	-	1,490,185
508	Total Contributed Capital	1,490,185	-	-	-	1,490,185
512	Undesignated fund balance/retained earnings	167,619	-	25,297	157,433	350,349
500	Total Equity	1,657,804	-	25,297	157,433	1,840,534
500	Total Liabilities and Equity	1,677,803	-	33,430	157,433	1,868,666

SCHEDULE 6

HOUSING AUTHORITY OF THE TOWN OF COLFAX

Colfax, Louisiana

Financial Data Schedule

For Fiscal Year Ended March 31, 2003

Line Item Number	Account Description	Low Rent Public Housing	CIAP	Housing Choice Voucher	Capital	Total
703	Net tenant rental revenue	85,969	-	-	-	85,969
704	Tenant revenue - other	6,006	-	-	-	6,006
705	Total tenant revenue	91,975	-	-	-	91,975
706	HUD PHA grants	175,975	14,832	159,661	3,969	354,437
706.1	Capital Grants	-	-	-	158,539	158,539
711	Investment income - unrestricted	7,334	-	-	-	7,334
715	Other revenue	57	-	-	-	57
720	Total Revenue	275,341	14,832	159,661	162,508	612,342

Administrative						
911	Administrative salaries	25,510	-	11,275	-	36,785
912	Auditing fees	9,600	-	-	-	9,600
914	Compensated absences	2,357	-	586	-	2,943
915	Employee benefit contributions - administrative	7,526	-	4,672	-	12,198
916	Other operating - administrative	26,184	-	2,818	1,395	30,397
Utilities						
931	Water	14,741	-	-	-	14,741
932	Electricity	3,429	-	-	-	3,429
933	Gas	738	-	-	-	738
938	Other utilities expense	7,695	-	-	-	7,695

SCHEDULE 6

HOUSING AUTHORITY OF THE TOWN OF COLFAX
 Colfax, Louisiana
 Financial Data Schedule
 For Fiscal Year Ended March 31, 2003

Line Item Number	Account Description	Low Rent Public Housing	CIAP	Housing Choice Voucher	Capital	Total
Ordinary Maintenance and Operation						
941	Ordinary maintenance and operations - labor	43,601	-	-	-	43,601
942	Ordinary maintenance and operations - materials	6,160	-	-	-	6,160
943	Ordinary maintenance and operations - contract	19,297	-	-	-	19,297
945	Employee benefit contributions - ordinary maintenance	12,864	-	-	-	12,864
General Expenses						
961	Insurance premiums	27,837	-	660	-	28,497
962	Other general expenses	1,192	-	-	-	1,192
963	Payments in lieu of taxes	5,937	-	-	-	5,937
964	Bad debt - tenant rents	132	-	-	-	132
969	Total Operating Expenses	213,800	-	20,019	1,106	234,925
970	Excess Operating Revenue Over Operating Exp	137,541	14,832	137,587	15,113	285,073
971	Extraordinary maintenance	13,972	-	-	-	13,972
973	Housing assistance payments	-	-	137,587	-	137,587
974	Depreciation expense	201,093	-	-	1,106	202,199
990	Total Expenses	429,865	-	137,587	2,212	569,664
1001	Operating transfers in	17,406	-	-	-	17,406
1002	Operating transfers out	-	(14,832)	-	(2,574)	(17,406)
1010	Total Other Financing Sources (Use)	17,406	(14,832)	-	(2,574)	(0)
1090	Excess (deficiency) of total revenue over (under)	(174,318)	14,832	137,587	12,939	(10,960)
MEMO ACCOUNT INFORMATION						
1103	Beginning equity	1,731,459	-	23,234	-	1,754,693
1104	Prior period adjustments, equity transfers, and c	63,463	-	-	-	63,463
1112	Depreciation "add-back"	-	-	-	-	-
1113	Maximum annual contributions commitment (Per ACC)	-	-	160,261	-	160,261
Prorata maximum annual contributions applicable to a period of less than twelve						
1114	months	-	-	-	-	-
1115	Contingency reserve, ACC program reserve	-	-	813,828	-	813,828
1116	Total annual contributions available	-	-	974,089	-	974,089
1120	Unit Months Available	1,066	-	600	-	1,666
1121	Number of unit months leased	986	-	551	-	1,537