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HOUSING AUTHORITY OF JEFFERSON PARISH
MARRERO, LOUISIANA
General Purpose Financial Statements

September 30, 1995

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the audited, or reviewed, 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 8-14-96

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Board of Commissioners
Housing Authority of
Jefferson Parish
1718 Betty Street
Marrero, Louisiana 70072

HUB, New Orleans Office
Public Housing
Division
9th Floor
503 Magazine Street
New Orleans, LA 70130

INDEPENDENT AUDITOR'S REPORT

I have audited the accompanying general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) as of and for the year ended September 30, 1995, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. My responsibility is to express an opinion on these financial statements based on my audit.

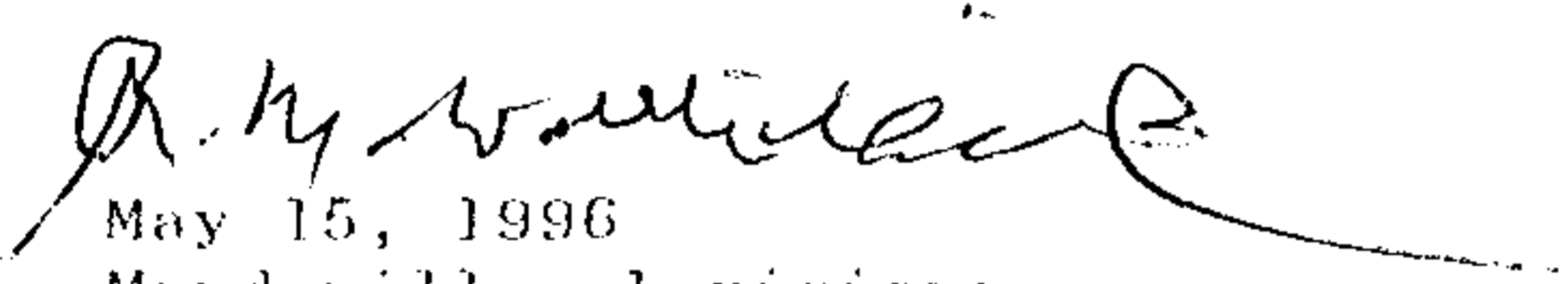
I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting 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. I believe that my audit provides a reasonable basis for my opinion.

As described in Note A, the Authority's policy is to prepare its financial statements on a prescribed basis of accounting that demonstrates compliance with the requirements of the United States Department of Housing and Urban Development, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In my opinion, the financial statements referred to above present fairly, in all material respects, the cash and encumbered cash balances of the Housing Authority of Jefferson Parish, as of September 30, 1995, and the revenues it received and expenditures it paid for the year then ended on the basis of accounting described in Note A.

My audit was made for the purpose of forming an opinion on the general purpose financial statements taken as a whole. The accompanying combining, and account group financial statements and schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the general purpose financial statements of the Housing Authority of Jefferson Parish. 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 stated in all material respects in relation to the financial statements taken as a whole on the basis of accounting described in Note A.

This report is intended for the information of the Board of Commissioners and management of the Housing Authority of Jefferson Parish and should not be used for any other purpose. This restriction is not intended to limit the distribution of this report, which is a matter of public record.



May 15, 1996
Mandeville, Louisiana

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED BALANCE SHEET

September 30, 1995

ASSETS	FW-1331
Cash	\$462,475
Accounts receivable from tenants	\$7,109
Accounts receivable -- other	\$0
Advances to other contracts (NOTE B)	\$25,792
Due from HUD	\$72,688
Debt service fund	\$131,865
Prepaid insurance	\$29,263
Deferred modernization costs	\$0
Land, structures and equipment (NOTE C)	\$7,654,469
Ineligible expenses	\$0
Total Assets	\$8,383,661
LIABILITIES AND SURPLUS (DEFICIT)	
Accounts payable and accrued expenses	\$24,099
Accrued CIAP planning cost	\$0
Advances from other contracts (NOTE B)	\$154,055
Due to HUD	\$25,780
Notes payable (NOTE D)	\$0
Prepaid annual contribution	\$0
Fixed liabilities:	
Permanent notes (NOTE D)	\$2,410,846
New housing bonds (NOTE D)	\$843,830
Total Liabilities	\$3,458,610
Commitments and contingent liabilities (Note G)	\$0
Surplus (deficit)	\$4,925,051
Total Liabilities and Surplus	\$8,383,661

See notes to financial statements.

Contribution Contracts

FW-2054

LA48- R013- 001, 3, 4, 5, 7, 8, 9	LA48- K013- 001	LA48- 0045- 004	LA48- V013- 001	Total (Memorandum Only)
\$350,669	\$7,514	\$108,240	\$870,497	\$1,799,395
\$0	\$0	\$0	\$0	\$7,109
\$0	\$0	\$0	\$0	\$0
\$113,251	\$16,022	\$80,763	\$0	\$235,828
\$16,047	\$0	\$26,443	\$0	\$115,178
\$0	\$0	\$0	\$0	\$131,865
\$0	\$0	\$0	\$0	\$29,263
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$7,654,469
\$0	\$0	\$0	\$0	\$0
\$479,967	\$23,536	\$215,446	\$870,497	\$9,973,107
\$0	\$0	\$0	\$0	\$24,099
\$0	\$0	\$0	\$0	\$0
\$17,046	\$5,096	\$6,474	\$53,157	\$235,828
\$36,560	\$719	\$0	\$119,237	\$182,296
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$487,470	\$487,470
\$0	\$0	\$0	\$0	\$2,410,846
\$0	\$0	\$0	\$0	\$843,830
\$53,606	\$5,815	\$6,474	\$659,864	\$4,184,369
\$0	\$0	\$0	\$0	\$0
\$426,361	\$17,721	\$208,972	\$210,633	\$5,788,738
\$479,967	\$23,536	\$215,446	\$870,497	\$9,973,107

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED STATEMENT OF REVENUES AND EXPENSES

For the year ended September 30, 1995

REVENUE	FW-1331
Federal contributions	\$382,744
Dwelling rental	\$299,014
Excess utilities	\$40,330
Interest	\$1,034
Other income	\$14,730
Total Revenue	\$737,852
EXPENSES	
Housing assistance payments	\$0
Administration	\$118,992
Preliminary administrative	\$0
Tenant services	\$600
Travel	\$5,158
Utilities	\$199,410
Ordinary maintenance	\$137,049
General expense	\$144,711
Accounting and legal fees	\$38,770
Interest on notes and bonds	\$0
Total Expenses	\$644,690
Excess of revenue over expenses (expenses over revenues)	\$93,162

See notes to financial statements.

Contribution Contracts

FW-2054

LA48-E013- 001, 3, 4, 5, 7, 8, 9	LA48-K013- 001	LA48-0045- 004	LA48-V013- 001	Total (Memorandum Only)
\$4,356,996	\$265,605	\$891,012	\$668,274	\$6,564,631
\$0	\$0	\$0	\$0	\$299,014
\$0	\$0	\$0	\$0	\$40,330
\$2,894	\$227	1,040	\$2,250	\$7,445
\$0	\$0	\$0	\$0	\$14,730
\$4,359,890	\$265,832	\$892,052	\$670,524	\$6,926,150
\$4,159,673	\$249,390	\$843,900	\$530,188	\$5,783,151
\$16,000	\$6,249	\$4,060	\$1,957	\$147,258
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$600
\$1,955	\$819	\$385	\$238	\$8,555
\$0	\$0	\$0	\$0	\$199,410
\$0	\$0	\$0	\$0	\$137,049
\$18,450	\$0	\$0	\$0	\$163,161
\$54,834	\$2,975	\$7,184	\$6,327	\$110,090
\$0	\$0	\$0	\$0	\$0
\$4,250,912	\$259,433	\$855,529	\$538,710	\$6,549,274
\$108,978	\$6,399	\$36,523	\$131,814	\$376,876

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED STATEMENT OF CHANGES IN SURPLUS <DEFICIT>

For the year ended September 30, 1995

	Annual FW 1331
Surplus (Deficit) balance at October 1, 1994	\$4,725,967
Excess of revenue over (under) expenses for the year ended	\$93,162
Cash withdrawals	\$0
Prior period adjustments	
Residual receipts	\$0
Audit	\$105,922
HUD	\$0
Surplus (Deficit) balance at September 30, 1995	\$4,925,051

See notes to financial statements.

Contribution Contracts

FW 2054

LA48 E013- 001,3,4,5, 7,8,9	LA48 K013- 001	LA48-0045- 004	LA48-V013- 001	Total (Memorandum Only)
\$316,312	\$11,322	\$160,668	\$144,552	\$5,358,821
\$108,978	\$6,399	\$36,523	\$131,814	\$376,876
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$1,071	\$0	\$11,781	(\$65,733)	\$53,041
\$0	\$0	\$0	\$0	\$0
\$426,361	\$17,721	\$208,972	\$210,633	\$5,788,738

Housing Authority of Jefferson Parish
Marrero, Louisiana
NOTES TO FINANCIAL STATEMENTS
September 30, 1995

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies for the Housing Authority of Jefferson Parish (the Authority) conform to a prescribed basis of accounting that demonstrates compliance with the requirements of the Department of Housing and Urban Development (HUD). This practice differs from generally accepted accounting principles. The following is a summary of significant accounting policies:

1. Reporting Entity

The Housing Authority of Jefferson Parish was established on April 16, 1953 pursuant to a resolution of the Police Jury of Jefferson Parish. The Authority was created to administer funds, through the issuance of bonds and HUD ACCs, to promote decent, safe and sanitary housing for lower-income families that cannot afford standard private housing.

The Authority has a nine member appointed Board of Commissioners and is headed by an Executive Director. The Authority has the power to designate management, the ability to significantly influence operations and primary accountability for fiscal matters. This report includes all funds of the Authority. As of May 15, 1996, the Commissioners and Executive Director were as follows:

Barry Bordelon	Chairman
Gary Lala	Vice-Chairman
Pascal Scanio	Commissioner
Joseph J. Montagino	Commissioner
Franklin Price	Commissioner
Joseph Francois	Commissioner
Priscella Wolfe	Commissioner
Joyce Austin	Commissioner
Gary Elish	Commissioner
Patricia Landry	Executive Director

As of September 30, 1995, the Authority had the following number of units under programs as follows:

Management Programs

Contract	Programs	No. of Units
FW-1331	LA 13-1	200
FW-2054		
LA48-E013-001,3, 4,5,7,8,9	Section 8	1,181
LA48-K013-001	Section 8	58
LA48-0045-004	Section 8	129
LA48-V013-001	Housing Certificate Voucher)	165
	Total	1,733

Evidences of indebtedness are solely the obligations of the Authority and are not obligations of the Parish of Jefferson or the State of Louisiana.

2. Fund Accounting

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund is accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund surplus, income and expenses as appropriate. The Authority's resources are allocated to and accounted for in individual funds based upon the purposes of the HUD Annual Contribution Contracts (ACC) for which they are to be spent.

3. Basis of Accounting

The Authority follows the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when they are incurred.

4. Accounts Receivable from Tenants

Accounts receivable from tenants are presented in accordance with HUD reporting practices and are not stated at net realizable value as required by generally accepted accounting principles. It is the practice of the Authority to expense uncollectible accounts only upon approval by the Board of Commissioners. No allowance for doubtful accounts is used in the valuation of accounts receivable from tenants.

5. Debt Service Fund

The notes payable of the Authority are administered by HUD. Debt service funds are monies on deposit with a fiscal agent and contribution receivable from HUD to pay principal and interest on the notes payable and for such other purposes as may be provided in accordance with the ACC. The amount due from HUD is based on the maximum annual contribution during the fiscal year. The actual amount when received may differ depending on the amount required for payment of interest and principal.

6. Land, Structures and Equipment

Land, structures and equipment are valued at historical cost. No depreciation has been provided in accordance with HUD accounting practices. Additions, improvements and expenses that add materially to operations or extend the life of an asset are capitalized.

The Authority owns various parcels of land with an approximate value of \$87,080. Any proceeds from the future sale of this land are required to be paid to HUD.

7. Notes Payable

Capital improvement projects are funded by the issuance of a series of short-term notes. These notes are to be retired through long-term financing provided through HUD ACCs. Reporting of notes payable are presented in accordance with HUD reporting practices and accordingly do not show current and long term maturities as required by generally accepted accounting principles.

8. Fixed Liabilities

The Authority is a member of a consolidated bond issue developed and administered by HUD. These bonds payable are to be retired through HUD ACCs. Reporting of bonds payable are presented in accordance with HUD reporting practices and accordingly do not show current and long-term maturities as required by generally accepted accounting principles.

9. Accumulated Annual and Sick Leave

The Authority is under the jurisdiction of the State Civil Service System and as such employees accumulate annual and sick leave according to Civil Service computations. The amount earned increases at 3,5,10 and 15 years of employment and cannot exceed the value of 300 hours computed on the basis of the wage being paid the employee at the time of his separation.

The cost of these benefits are presented in accordance with HUD reporting practices and are recognized when payments are made to employees.

10. Pension benefits

Effective November 1, 1992 the Authority adopted "The Housing Renewal and Local Agency Retirement Plan" as a participating Employer as a qualified retirement plan under Section 401(a) of the Internal Revenue Code with the following specifications and amendments to the plan.

A. All regular full-time employees are eligible to participate in the Plan after attaining age 18 and completing 12 months of continuous and uninterrupted employment with the Authority.

B. Employee contributions are 2% of basic employee compensation. Such contributions and all increments and decrements attributable thereto shall be nonforfeitable.

C. Employer future service contributions are 8%. Participating employees shall vest at the rate of 20% for each full year of continuous employment with the Authority.

D. The normal retirement date shall be the first day of the month following or coincident with the participating employee's 60th birthday.

11. Total Columns on Combined Statements - Overview

Total column on the combined financial statements - overview is captioned Memorandum Only to indicate that it is presented only to facilitate financial analysis. Data in this column does not present assets, liabilities and surplus of the Authority or the results of its operations 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 the data.

NOTE B - ADVANCES TO/FROM OTHER CONTRACTS

The advances to/from other contracts at September 30, 1995 consist of the following:

Individual ACC FW 1331:	Advances To	Advances From
LA48-E013-001, 3, 4, 5, 7, 8, 9	\$11,046	\$112,251
LA48-K013-001	\$4,096	\$0
LA48-0045-004	\$6,474	\$41,804
LA48-V013-001	\$4,176	\$0
	-----	-----
	\$25,792	\$154,055
	-----	-----
LA48-E013-001, 3, 4, 5, 7, 8, 9:		
FW 1331	\$112,251	\$11,046
LA48-K013-001	\$1,000	\$6,000
LA48-0045-004	\$0	\$0
LA48-V013-001	\$0	\$0
	-----	-----
	\$113,251	\$17,046
	-----	-----
LA48-K013-001:		
FW 1331	\$0	\$4,096
LA48-E013-001, 3, 4, 5, 7, 8, 9	\$6,000	\$1,000
LA48-0045-004	\$0	\$0
LA48-V013-001	\$10,022	\$0
	-----	-----
	\$16,022	\$5,096
	-----	-----
LA48-0045-004:		
FW 1331	\$41,804	\$6,474
LA48-E013-001, 3, 4, 5, 7, 8, 9	\$0	\$0
LA48-K013-001	\$0	\$0
LA48-V013-001	\$38,959	\$0
	-----	-----
	\$ 80,763	\$6,474
	-----	-----
LA48-V013-001:		
FW 1331	\$0	\$4,176
LA48-E013-001, 3, 4, 5, 7, 8, 9	\$0	\$0
LA48-K013-001	\$0	\$10,022
LA48-0045-004	\$0	\$38,959
	-----	-----
	\$0	\$53,157
	-----	-----
Totals	\$235,828	\$235,828

NOTE C - LAND, STRUCTURES, AND EQUIPMENT

The following is a summary of the changes in land, structures and equipment.

	Balance October 1, 1994	Additions	Deletions	Balance September 30, 1995
Land	\$1,633,374	\$0	\$0	\$1,633,374
Structures	\$5,548,073	\$40,492	\$0	\$5,588,565
Equipment	\$ 424,599	\$7,931	\$0	\$ 432,530
	\$7,606,046	\$48,423	\$0	\$7,654,469

NOTE D - NOTES PAYABLE AND FIXED LIABILITIES

Administrative control over the consolidated bond issue is vested in HUD. The following is a summary of changes in notes payable and fixed liabilities:

	Payable October 1, 1994	Debt Retired	New Issues	Payable September 30, 1995
Notes payable:				
Temporary notes:				
LA 13-1	\$0	\$0	\$0	\$0
LA 13-1M	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0
Fixed liabilities:				
Permanent notes:				
LA 13-901	\$75,913	\$7,473	\$0	\$68,440
LA 13-902	\$2,342,406	\$0	\$0	\$2,342,406
New housing bonds	\$942,054	\$98,224	\$0	\$843,830
	\$3,360,373	\$105,697	\$0	\$3,254,676
Totals	\$3,360,373	\$105,697	\$0	\$3,254,676

Information as to individual issues of notes payable and fixed liabilities follows:

	Authorized and Issued	Range of Annual Install- ments	Interest Rate (%)	Maturity Date	Out- standing
Fixed liabilities:					
LA13-901	\$ 140,049	\$ 6,785	6.6	11/1/01	\$ 68,440
LA13-902	\$ 149,700		8.0		\$2,342,406
New housing bonds	\$2,815,000	\$91,527	3.5	10/1/03	\$843,830
Notes payable and fixed liabilities					\$3,254,676

Congress by passage of the "Housing and Community Development Reconciliation Amendments of 1985" amended the United States Housing Act of 1937. The Secretary of Housing and Urban Development has been instructed to forgive certain notes and obligations together with any unpaid interest that has accrued on each note or obligation. The forgiveness of the following notes payable has been reflected in the financial statements as of September 30, 1995 as the Authority has, on September 13, 1991, been formerly notified by HUD of the forgiveness of the following amounts:

Notes Payable	Amount
LA 13-1	\$648,056
LA 13-1M	\$165,236

Total	\$813,292

Additionally no interest has been accrued as of September 30, 1995 on the notes totaling \$813,292.

The annual requirements to retire fixed liability - LA 13 901 and the new housing bonds outstanding at September 30, 1995 follows:

Year	Total Amount	LA13-901	New Housing Bonds
1996	\$ 108,406	\$ 7,950	\$ 100,456
1997	110,638	7,950	102,688
1998	115,103	7,950	107,153
1999	119,568	7,950	111,618
2000-2003	458,555	36,640	421,915
	\$912,270	\$ 68,440	\$843,830

NOTE E - BOARD OF COMMISSIONER'S COMPENSATION

The members of the Board of Commissioners of the Authority are compensated \$150 per month for serving on the Board.

NOTE F - PAYMENT IN LIEU OF PROPERTY TAXES

In accordance with a cooperation agreement with the Parish of Jefferson, the Authority is not required to pay property taxes. Instead, the Authority is required to make payments in lieu of property taxes if and when funds may become available. No payments in lieu of property taxes were required or have been made for the year ended September 30, 1995.

NOTE G - COMMITMENTS AND CONTINGENCIES

The Authority has entered into an administrative contract with the Louisiana Housing Development Corporation (LHDC). LHDC will furnish all materials and services to develop and implement a plan to carry out the on-going programs under the Annual Contribution Contract FW 2054 - Lower Income Housing Program - Section 8 Existing (LA48-E013-001,3,4,5,7,8,9), Moderate Rehabilitation (LA48-R013-001), and Housing Voucher (LA48-V013-001) The administrative contract expires September 30, 2000. However, if HUD elects to discontinue the programs, the Authority has the right to terminate the contract.

As compensation for the administrative services rendered, the Authority will pay LHDC eighty-two percent of the gross income allocated to the Authority as agreed upon in the HUD approved budget. Compensation paid under the administrative contract for the year ended September 30, 1995 follows:

ACC	1995
LA48-E013-001,3,4,5,7,8,9	\$ 457,641
LA48-R013-001	21,237
LA48-V013-001	75,586
	\$ 554,464

The Authority entered into a housing assistance payments contracts with Concordia Limited partnership (Concordia) on May 13, 1983. The purpose of the contract was to provide housing assistance payments on behalf of eligible families leasing decent, safe and sanitary units from Concordia. The term of the contract is for twenty years.

The Authority pledges to the payment of housing assistance payments the portion of Annual contribution received under the Annual Contribution Contract FW-2054 - Lower-Income Housing Program - New construction (LA48-0045-004). Payments for the year ended September 30, 1995 totaled \$843,900.

The Authority is a defendant in various lawsuits involving a breach of contract, workmen's compensation claims, contractual violations stemming from cancellation of modernization contract, and a wrongful termination of employment unit. The ultimate outcome of the suits are undeterminable at this time and no provision has been made. However, it is management's opinion that any claim against the Authority not covered by insurance would not materially affect the financial statements of the Authority.

SUPPLEMENTAL INFORMATION

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED STATEMENT OF INCOME AND EXPENSES -- HUD
For the year ended September 30, 1995

	Annual ----- FW-1331 -----
<u>OPERATING INCOME</u>	
Dwelling rental	\$ 299,014
Excess utilities	40,330

Total rental income	339,344
Interest	1,034
Other income	14,730

Total operating income	355,108

<u>OPERATING EXPENSES</u>	
Housing assistance payments	0
Administration	118,992
Preliminary administration	0
Tenant services	600
Travel	5,158
Utilities	199,410
Ordinary maintenance	137,049
General expense	144,711
Accounting and legal fees	38,770

Total operating expenses	644,690

Net operating income (loss)	\$(289,582)
 <u>OTHER INCOME (EXPENSES)</u>	
Interest on notes and bonds	0
Prior year adjustments affecting residual receipts	0

Total other income (expenses)	0

Net income (loss)	(\$ 289,582)

See notes to financial statements.

Contribution Contracts

FW-2054

LA48- E013- 001, 3, 4, 5, 7, 8, 9	LA48- K013- 001	LA48- 0045- 004	LA48- V013- 001	Total (Memorandum Only)
\$ 0	\$ 0	\$ 0	\$ 0	\$ 299,014
0	0	0	0	40,330
0	0	0	0	339,344
2,894	227	1,040	2,250	7,445
0	0	0	0	14,730
2,894	227	1,040	2,250	361,519
4,159,673	249,390	843,900	530,188	5,783,151
16,000	6,249	4,060	1,957	147,258
0	0	0	0	0
0	0	0	0	600
1,955	819	385	238	8,555
0	0	0	0	199,410
0	0	0	0	137,049
18,450	0	0	0	163,161
54,834	2,975	7,184	6,327	110,090
4,250,912	259,433	855,529	538,710	6,549,274
(4,248,018)	(259,206)	(854,489)	(536,460)	(6,187,755)
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
\$(4,248,018)	\$(259,206)	\$(854,489)	\$(536,460)	\$(6,187,755)

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED STATEMENT OF ANALYSIS OF SURPLUS

For the year ended September 30, 1995

UNRESERVED SURPLUS	FW-1331
Balance at October 1, 1994	(\$4,537,154)
Net income (loss) for the year ended September 30, 1995	(\$289,582)
Provision for Operating Reserve for the year ended September 30, 1995	\$0
Provision for Project Account for the year ended September 30, 1995	\$382,744
CIAP planning adjustment for prior year	\$0
HUD adjustment for year ended September 30, 1995	\$0
Audit adjustments and surplus closing entries	\$0
Balance at September 30, 1995	(\$4,443,992)

See notes to financial statements.

Contribution Contracts

FW- 2054

LA48 K013- 001, 3, 4, 5, 7, 8, 9	LA48 K013- 001	LA48 0045- 004	LA48 V013- 001	Total (Memorandum Only)
(\$10,911,289)	(\$1,333,120)	(\$2,844,197)	\$39,786	(\$19,585,974)
(\$4,248,018)	(\$259,206)	(\$854,489)	(\$536,460)	(\$6,187,755)
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$382,744
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$4,356,995	\$265,605	\$891,012	\$667,202	\$6,180,814
(\$10,802,312)	(\$1,326,721)	(\$2,807,674)	\$170,528	(\$19,210,171)

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED STATEMENT OF ANALYSIS OF SURPLUS -- CONTINUED

For the year ended September 30, 1995

	Annual FW-1331
RESERVED SURPLUS -- OPERATING RESERVE	FW-1331
Balance at October 1, 1994	\$233,676
Provision for Operating Reserve for the year ended September 30, 1995	\$0
Adjustments due HUD for reduction in prior year utilities, target investment income, and residual receipts	\$0
Cash withdrawal for payment to contract FW-1331	\$0
Audit adjustments	\$0
HUD adjustments	\$0
Balance at September 30, 1995	\$233,676
RESERVED SURPLUS -- PROJECT ACCOUNT	
Balance at October 1, 1994	\$0
Provision for Operating Reserve for the year ended September 30, 1995	\$0
Provision for Project Account for the year ended September 30, 1995	\$0
HUD adjustment for year ended September 30, 1995	\$0
Prior audit adjustment recorded in subject year	\$0
Balance at September 30, 1995	\$0

See notes to financial statements.

Contribution Contracts

FW- 2054

LA48-E013- 001, 3, 4, 5, 7, 8, 9	LA48-R013- 001	LA48-0045- 004	LA48-V013- 001	Total (Memorandum Only)
\$56,405	\$0	\$0	\$4,809	\$294,890
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$56,405	\$0	\$0	\$4,809	\$294,890
\$1,607,986	\$891,585	\$1,516,673	\$0	\$4,016,244
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$1,607,986	\$891,585	\$1,516,673	\$0	\$4,016,244

Housing Authority of Jefferson Parish
Marrero, Louisiana
COMBINED STATEMENT OF ANALYSIS OF SURPLUS - CONTINUED

For the year ended September 30, 1995

	Annual
CUMULATIVE HUD CONTRIBUTION	FW-1331
Balance at October 1, 1994	\$9,029,445
Operating subsidy for the year ended September 30, 1995	\$131,865
CIAP planning adjustment prior year	\$0
Audit adjustment prior year	\$105,922
Basic annual contributions earned for Year ended September 30, 1995	(\$131,865)
Audit adjustments and surplus closing entries	\$0
HUD adjustment for annual contribution for year ended September 30, 1995	\$0
Balance at September 30, 1995	\$9,135,367
Total surplus (deficit)	\$4,925,051
See notes to financial statements.	

Contribution Contracts

FW 2054

LA48-R013- 001,3,4,5, 7,8,9	LA48-R013- 001	LA48-0045- 004	LA48-V013- 001	Total (Memorandum Only)
\$9,563,210	\$452,857	\$1,488,192	\$99,957	\$20,633,661
\$0	\$0	\$0	\$0	\$131,865
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$105,922
\$1,072	\$0	\$0	\$0	(\$130,793)
(\$0)	(\$0)	\$11,781	(\$64,661)	(\$52,880)
\$0	\$0	\$0	\$0	\$0
\$9,564,282	\$452,857	\$1,499,973	\$35,296	\$20,687,775
\$426,361	\$17,721	\$208,972	\$210,633	\$5,788,738

Housing Authority of Jefferson Parish
Marrero, Louisiana

STATEMENT OF MODERNIZATION COSTS
NOT COMPLETED

For the year ended September 30, 1995

Classification	Annual Contribution Contract FW-1331 Project LA13-1, Phase LA13-9042
Management improvements	\$0
Fees and costs	\$0
Site improvement	\$0
Dwelling structures	\$0
Dwelling equipment -- nonexpendable	\$0
Nondwelling equipment	\$0
Relocation costs	\$0
Total costs audited to September 30, 1995	\$0

See notes to financial statements.

Housing Authority of Jefferson Parish
Marrero, Louisiana

STATEMENT OF EXPENDITURES COMPARED
TO BUDGET

For the year ended September 30, 1995

CONTRACT FW-1331	Actual	Budget	Diff
Administration expenses	\$162,919	\$189,267	\$26,348
Tenant services	\$600	\$600	\$0
Utilities	\$199,410	\$190,170	(\$9,240)
Ordinary maintenance	\$111,589	\$120,918	\$9,329
Protective services	\$0	\$0	\$0
General	\$144,711	\$180,940	\$36,229
	\$619,229	\$681,895	\$62,666

NOTE:

Budget for other contracts are not required by HUD.

See notes to financial statements.

Housing Authority of Jefferson Parish
Marrero, Louisiana
SCHEDULE OF ADJUSTING JOURNAL ENTRIES
For the year ended September 30, 1995
Annual Contribution Contract FW-1331

	Acct. No.	Debit	Credit
1. Unreserved Surplus	2810-0-00		0.00
Cumulative HUD			
Annual Contributions	2840-0-00	0.00	
To close surplus accounts.			
2. Permanent Notes FFB	2313-0-00	7,698.00	
New Housing			
Bonds Retired	2342-0-00	98,223.63	
Cumulative HUD			
Annual Contributions	2840-0-00		105,921.63
To close liability payments to surplus.			

See notes to financial statements.

Housing Authority of Jefferson Parish
Marrero, Louisiana
SCHEDULE OF ADJUSTING JOURNAL ENTRIES - CONTINUED

For the year ended September 30, 1995

Annual Contribution Contract FW 2054, LA 48 E013 001

	Acct. No.	Debit	Credit
1. Unreserved Surplus	2810-0-00		0.00
Cumulative HUD			
Annual Contribution	2840-0-00	0.00	
To close surplus account.			
2. Housing Assistance Payments	4715-0-00	16,047.00	
Unreserved Surplus	2810-0-00		16,047.00

See notes to financial statements.

Housing Authority of Jefferson Parish
Marrero, Louisiana

For the year ended September 30, 1995

Annual Contribution Contract FW-2054, LA 48-K013-001

	Acct. No.	Debit	Credit
1. Unreserved Surplus	2810-0-00		0.00
Cumulative HUD			
Annual Contributions	2840-0-00	0.00	
To close surplus account.			

See notes to financial statements.

Housing Authority of Jefferson Parish
Marrero, Louisiana
SCHEDULE OF ADJUSTING JOURNAL ENTRIES -- CONTINUED

For the year ended September 30, 1995

Annual Contribution Contract FW 2054, LA 48-0045-004

	Acct. No.	Debit	Credit
1. Unreserved Surplus	2810-0-00		0.00
Cumulative HUD			
Annual Contribution	2840-0-00	0.00	
To close surplus account.			

See notes to financial statements.

Housing Authority of Jefferson Parish
Marrero, Louisiana
SCHEDULE OF ADJUSTING JOURNAL ENTRIES - CONTINUED

For the year ended September 30, 1995

Annual Contribution Contract FW-2054, LA48-V013-001

	Acct. No.	Debit	Credit
1. Unreserved Surplus	2810-0-00		0.00
Cumulative HUD			
Annual Contributions	2840-0-00	0.00	
To close surplus account.			
2. Unreserved Surplus	2810-0-00	54,576.00	
Housing Assistance Payments	4715-0-00		54,576.00
To adjust HAP and Surplus to Yearend Statement per HUD Regional.			

See notes to financial statements.

COMBINED REPORT ON COMPLIANCE WITH LAWS AND
REGULATIONS RESULTING FROM TESTS APPLIED IN AN AUDIT
OF THE GPFS IN ACCORDANCE WITH GAAS AND THE GAO
STANDARDS FOR MAJOR AND NON-MAJOR FEDERAL FINANCIAL
ASSISTANCE PROGRAMS IN A SINGLE AUDIT ACT

Board of Commissioners
Housing Authority of
Jefferson Parish
1718 Betty Street
Marrero, Louisiana 70072

HUD, New Orleans Office
Public Housing
Division
9th Floor
501 Magazine Street
New Orleans, LA 70130

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1995 and have issued my report thereon dated May 15, 1996. My audit was made in accordance with generally accepted auditing standards; the standards for financial and compliance audits contained in the Standards for Audit of Governmental Organizations, Programs, Activities, and Functions, issued by the U.S. General Accounting Office; the Single Audit Act of 1984; and the provisions of OMB Circular A-128, Audits of State and Local Governments, OMB Circular A-102, Grants and Cooperative Agreements with State and Local Governments, OMB Circular A-87, Cost Principles for State and Local Governments, and the provision of the United States Department of Housing and Urban Development (HUD) requirement contained at 24CFR Part 44, and, accordingly, included such tests of the accounting records and such other auditing procedures I considered necessary in the circumstances.

The management of the Authority is responsible for the Authority's compliance with laws and regulations. In connection with the audit referred to above, I selected and tested transactions and records that included, but were not limited to, transactions and records relating to each major federal financial assistance program and certain non-major federal financial assistance programs. The purpose of our testing of transactions and records was to obtain reasonable assurance that the Authority had, in all material respects, administered its major federal financial assistance programs and executed the tested non-major programs transactions in compliance with those laws and regulations for which I believe noncompliance could have a material effect on the allowability of program expenditures or on the Authority's general purpose financial statements. Such laws and regulations include those pertaining to federal financial reports and claims for advances and reimbursements.

My testing of transactions and records selected from major federal financial assistance programs disclosed only immaterial instances of noncompliance with those laws and regulations. I considered these instances of noncompliance in forming my opinion on compliance, which is expressed in the following paragraph. With respect to those transactions and items not tested, nothing came to my attention that caused me to believe that the Authority had not complied, in all material respects, with those laws and regulations.

In my opinion, for the year ended September 30, 1995, the Authority administered each of its major federal financial assistance programs in compliance, with the requirements that would have a material effect on the allowability of program expenditures.



May 15, 1996
Mandeville, Louisiana

ACCOUNTANT'S REPORT


To the Board of Commissioners
Housing Authority of
Jefferson Parish

I have examined the Actual Modernization Cost Certificate (HUD Form 53001) through September 30, 1994, pertaining to the 1992 Modernization Project 13-9042 in the FW-1331 Conventional Program. My examination was made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as I considered necessary in the circumstances.

As described in Note A to these financial statements, the certificate of actual cost and the project statement of modernization costs completed have been prepared on the basis of accounting and reporting practices prescribed by the Housing and Urban Development (HUD) in the Audit Guide for Auditing Development Costs of HUD Insured Multifamily projects. These practices differ in some respects from generally accepted accounting principles. Accordingly, the accompanying statement of modernization costs completed is not intended to be in conformity with generally accepted accounting principles. This report is intended solely for filing with HUD and is not intended for any other purpose.

In my opinion, the certificate of actual modernization costs and the statement of modernization costs completed present fairly the actual costs of the Housing Authority of Jefferson Parish through September 30, 1995, on the basis of accounting described in Note A to the financial statements.

I certify that I have no financial interest in the contractor other than in the practice of my profession.


May 15, 1996
Mandeville, Louisiana

HOUSING AUTHORITY OF JEFFERSON PARISH
MARRERO, LOUISIANA
AUDIT OF
1995 MODERNIZATION PROJECTS
FW-1331 CONVENTIONAL PROGRAM
COMPREHENSIVE IMPROVEMENT
ASSISTANCE PROGRAM
COMPLETED

STATEMENT OF MODERNIZATION COSTS COMPLETED

For the year ended September 30, 1995

Summary by Development Account	Total Funds Approved	Total Actual Funds Expended
1408 Management improvements	\$0	\$0
1410 Administration	\$0	\$0
1430 Fees and costs	\$0	\$0
1450 Suite improvements	\$0	\$0
1460 Dwelling structures	\$0	\$0
1465.1 Dwelling equipment nonexpendable	\$0	\$0
1470 Nondwelling structures	\$0	\$0
1475 Nondwelling equipment	\$0	\$0
1495.1 Relocation costs	\$0	\$0
Maximum modernization costs	\$0	\$0

See page 38 A for a copy of the last ACTUAL MODERNIZATION COST CERTIFICATE.

See notes to financial statements.

INDEPENDENT AUDITOR'S REPORT ON SCHEDULE OF FEDERAL
FINANCIAL ASSISTANCE


Board of Commissioners
Housing Authority of
Jefferson Parish
1718 Betty Street
Marrero, Louisiana 70072

HUB, New Orleans Office
Public Housing
Division
9th Floor
501 Magazine Street
New Orleans, LA 70130

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1995 and have issued my report dated May 15, 1996. My audit of such general purpose financial statements was made in accordance with generally accepted auditing standards and the standards for financial and compliance audits contained in the Standards for Audit of Governmental Organizations, Programs, Activities, and Functions issued by the U.S. General Accounting Office, and accordingly, included such tests of the accounting records and such other auditing procedures as I considered necessary in the circumstances.

The Authority's policy is to prepare its financial statements on a prescribed basis of accounting that demonstrates compliance with the requirements of the United States Department of Housing and Urban Development. This practice differs from generally accepted accounting principles. Accordingly, the accompanying Schedule of Federal Financial Assistance is not intended to present financial information in conformity with generally accepted accounting principles.

My audit was made for the purpose of forming an opinion on the general purpose financial statements taken as a whole. The accompanying schedule of Federal Financial Assistance is presented for purposes of additional analysis and is not a required part of the general purpose financial statements. The information in that schedule has been subjected to the auditing procedures applied in the audit of the general purpose financial statements and, in my opinion, is fairly stated in all material respects in relation to the general purpose financial statements taken as a whole.


May 15, 1996
Mandeville, Louisiana

Revenues			Expenditures	Fund Balance at September 30, 1995
Accrual (Deferred)	Total	Other		
\$199,084	\$581,828	\$0	\$382,744	\$4,925,051
	(Notes 1&2 below)			
\$0	\$131,865	\$0	\$131,865	\$0
\$199,084	\$713,693	\$0	\$514,609	\$4,925,051
\$0	\$0	\$0	\$0	\$1,091,628
\$110,049	\$4,467,045	\$0	\$4,356,996	\$426,361

Housing Authority of Jefferson Parish
Marrero, Louisiana
SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

For the year ended September 30, 1995

Federal Grantor Program Title	ACC Number	Federal CFDA Number	Fund (deficit) Balance at October 1, 1994	Federal Cash Received
Moderate rehabilitation				
LA 48-R013-001	FW-2054	14.156	\$11,322	\$265,605
New Construction				
LA 48-0045-004	FW-2054	14.156	\$160,668	\$891,012
Housing voucher program				
LA 48-V013-001	FW-2054	14.177	\$144,552	\$668,274
			\$6,450,449	\$6,696,496

See notes to financial statements.

Revenues			Expenditures	Fund Balance
Accrual (Deferred)	Total	Other		at September 30, 1995
\$6,399	\$272,004	\$0	\$265,605	\$17,721
\$48,304	\$939,316	\$0	\$891,012	\$208,972
\$66,081	\$734,355	\$0	\$668,274	\$210,633
\$429,917	\$7,126,413	\$0	\$6,696,496	\$6,880,366

Housing Authority of Jefferson Parish
Marrero, Louisiana
NOTES TO SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

September 30, 1995

Note A SCOPE OF AUDIT PURSUANT TO OMB CIRCULAR A-128, AUDITS OF
STATE AND LOCAL GOVERNMENTS

All federal grant awards of the Housing Authority of Jefferson Parish are included in the scope of the OMB circular A-128. The United States Department of Housing and Urban Development (HUD) is the Authority's cognizant agency for the single audit.

Note B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Federal Financial Assistance Awards has been prepared to conform to a prescribed basis of accounting that demonstrates compliance with the requirements of HUD. Accrued revenue at year end represents amounts earned but not yet received. Deferred revenue at year end represents amounts received in excess of reimbursable expenditures incurred.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
WITH SPECIFIC REQUIREMENTS APPLICABLE TO MAJOR
FEDERAL FINANCIAL ASSISTANCE PROGRAMS

Board of Commissioners
Housing Authority of
Jefferson parish
1718 Betty Street
Marrero, Louisiana 70072

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the Year ended September 30, 1995 and have issued my report thereon dated May 15, 1996.

I have also audited the Authority's compliance with the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort, or earmarking; reporting; tests of case files to determine that rental and utility subsidy payments were made to eligible participants; that admission procedures, maintainance of waiting lists and annual reviews of eligibility determination as well as PHA inspections of units and necessary corrective actions were completed; and, by testing the expenditures and related records as well as by obtaining representation letters from oversight agencies that deficiencies, if any, had been resolved; test Annual Contribution Voucher (HUD-52681) for computation of the administrative fee and trace units months used as well as ensuring that any HUD adjustments to prior years have been recognized; claims for advances and reimbursements; and amounts claimed or used for matching that are applicable to each of its major federal financial assistance programs, which are identified in the accompanying schedule of federal financial assistance, for the year ended September 30, 1995. The management of the Authority is responsible for compliance with those requirements. My responsibility is to express an opinion on compliance with those requirements based on my audit.

I conducted my audit of compliance with those requirements in accordance with generally accepted auditing standards, Government Auditing Standards, issued by the Comptroller General of the United States, and Office of Management and Budget Circular A-128, "Audits of State and Local Governments." Those standards and OMB Circular A-128 require that I plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements. I believe that my audit provides a reasonable basis for my opinion.

The results of my audit procedures disclosed no instances of noncompliance with the requirements referred to above.

In my opinion, the Authority complied, in all material respects, with the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort, or earmarking; reporting; claims for advances and reimbursements; and amounts claimed or used for matching that are applicable to each of its major federal financial assistance programs for the year ended September 30, 1995.

This report is intended for the information of the audit committee, management, and the Board of Commissioners. However, this report is a matter of public record and its distribution is not limited.



May 15, 1996
Mandeville, Louisiana

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
WITH THE GENERAL REQUIREMENTS APPLICABLE TO
FEDERAL FINANCIAL ASSISTANCE PROGRAMS

Board of Commissioners
Housing Authority of
Jefferson Parish
1718 Betty Street
Marrero, Louisiana 70072


I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the authority) for the year ended September 30, 1995, and have issued my report thereon dated May 15, 1996.

I have applied procedures to test the authority's compliance with the following requirements applicable to its federal financial assistance programs, which are identified in the schedule of federal financial assistance, for the year ended September 30, 1995. The general requirements applicable to the entity's federal financial assistance programs are political activity, Davis Bacon Act, civil rights, cash management, relocation assistance and real property acquisition, federal financial reports, allowable costs/cost principles, Drug free Workplace Act, or administrative requirements.

My procedures were limited to the applicable procedures described in the Office of Management and Budget's "Compliance Supplement for Single Audits of State and Local Governments". My procedures were substantially less in scope than an audit, the objective of which is the expression of an opinion on the Authority's compliance with the requirements listed in the preceding paragraph. Accordingly, I do not express such an opinion.

With respect to the items tested, the results of those procedures disclosed no material instances of noncompliance with the requirements listed in the second paragraph of this report. With respect to items not tested, nothing came to my attention that caused me to believe that the Authority had not complied, in all material respects, with those requirements.

This report is intended for the information of the audit committee, management, and the Board of Commissioners. However, this report is a matter of public record and its distribution is not limited.


May 15, 1996
Mandeville, Louisiana

AUDITOR'S COMBINED REPORT ON INTERNAL ACCOUNTING
CONTROLS AND INTERNAL ACCOUNTING AND ADMINISTRATIVE CONTROLS USED IN
ADMINISTERING FEDERAL FINANCIAL
ASSISTANCE PROGRAMS BASED SOLELY ON A STUDY AND EVALUATION MADE AS
PART OF AN AUDIT OF GENERAL
PURPOSE FINANCIAL STATEMENTS AND ADDITIONAL TESTS
REQUIRED BY THE SINGLE AUDIT ACT

Board of Commissioners
Housing Authority of
Jefferson Parish
1718 Betty Street
Marrero, Louisiana 70072

HUD, New Orleans Office
Public Housing
Division
9th Floor
501 Magazine Street
New Orleans, LA 70130

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1995, and have issued my report thereon dated May 15, 1996. As part of my audit I made a study and evaluation of the system of internal accounting control and the applicable internal control systems used in administering federal financial assistance programs of the Authority, to the extent I considered necessary to evaluate the systems as required by generally accepted auditing standards; the standards for financial and compliance audits contained in the Standards for Audit of Governmental Organizations, Programs, Activities, and Functions, issued by the U.S. General Accounting Office; the Single Audit Act of 1984; and the provisions of OMB Circular A-128, Audits of State and Local Governments; and the provisions of the United States Department of Housing and Urban Development (HUD) requirements contained at 24CFR Part 44.

The management of the Authority is responsible for establishing and maintaining internal control systems, including those used in administering federal financial assistance programs. In fulfilling that responsibility, estimates and judgements by management are required to assess the expected benefits and related costs of control procedures. The objectives of internal control systems are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and with respect to federal financial assistance programs, that resource use is consistent with laws, regulations, and policies; resources are safeguarded against waste, loss and misuse; transactions are executed in accordance with management's authorization; and reliable data are obtained and maintained to permit the preparation of financial statements in accordance with generally accepted accounting principles and the preparation of federal reports in accordance with federal requirements. Because of inherent limitations in any system of internal accounting and administrative controls, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the systems to future periods is

subject to the risk that procedures may become inadequate because of changes in conditions or that the degree of compliance with the procedures may deteriorate.

The significant internal accounting and administrative control categories, and the extent of my study and evaluation of these categories, are as follows:

Internal Accounting Controls

1. Billings (in regards to reimbursement requests and Letters of Credit)
2. Cash Receipts
3. Cash Disbursements
4. Revenues and Receivables
5. Purchasing
6. Payroll
7. Property and Equipment
8. General Ledger

Administrative - Federal Financial Assistance Programs

General Requirements

- . Political Activity
- . Davis-Bacon Act
- . Civil Rights
- . Cash Management
- . Federal Financial Reports

Specific Requirements

- . Types of Services allowed or not allowed
- . Eligibility
- . Cost Allocation
- . Special Requirements, if any
- . Cost Incurred in Approved Period
- . Grants, Budgets and Revisions
- . Reporting

With respect to internal control systems for which my study was extended beyond the preliminary review phase, my study and evaluation included considering the types of errors and irregularities that could occur, determining the internal control procedures that should prevent or detect such procedures are prescribed and are being followed satisfactorily, and evaluating any weaknesses. Such study and evaluation included the significant internal accounting and administrative controls used in administering major federal financial assistance programs and the following non-major federal Financial Assistance programs:

Comprehensive Improvement Assistance Program

During the year ended September 30, 1995, the Authority expended 99% of its federal financial assistance under these major and non-major federal financial assistance programs.

With respect to the internal control systems for which my study and evaluation was limited to preliminary review, I merely obtained an understanding of the control environment, the accounting system, and

control procedures. Accordingly, my audit would not necessarily disclose all material weaknesses in these systems.

My study and evaluations described in the two preceding paragraphs were more limited than would be necessary to express an opinion on the system of internal accounting control of the Authority. Accordingly, I do not express an opinion on the system of internal accounting control taken as a whole or on the internal control systems used in administering the major and non-major federal financial assistance programs of the Authority, or on any of the control categories identified above.

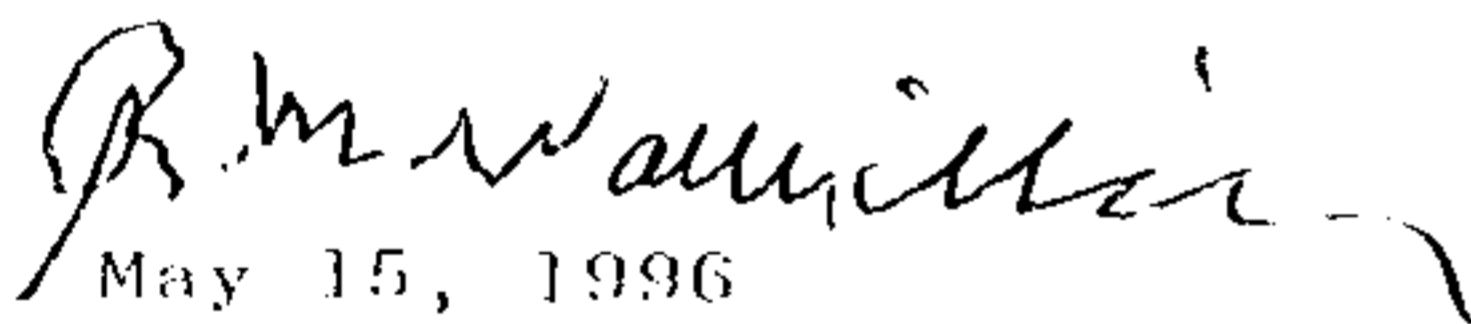
However, my study and evaluation and my audit disclosed the following condition that I believe result in more than a relatively low risk that errors or irregularities in amounts that would be material in relation to the general purpose financial statements or to a federal financial assistance program may occur and not be detected within a timely period.

INTERNAL ACCOUNTING AND ADMINISTRATIVE CONTROLS:

1. Audit Report not submitted within six months due to Regional HUD's failure to complete Section 8 yearend settlement statements by March 31, 1996.

Recommend the Board adopt a plan to insure that New Orleans Regional Office receives monthly written notice from the Authority beginning 90 days after submission of yearend forms as administrative follow-up to insure a timely reply is obtained in the future.

Reply: The Authority has been periodically making telephone calls to the Regional Office to insure timely compliance and agrees to the above documentation of follow-up procedures in the future.


May 15, 1996
Mandeville, Louisiana

Housing Authority of Jefferson Parish
Marrero, Louisiana
STATUS OF PRIOR AUDIT FINDINGS

September 30, 1995

The prior Certified Public Accountant's report on the Authority for the twelve month period ended September 30, 1994 and issued on March 31, 1995 included no unresolved prior findings.

Housing Authority of Jefferson Parish
Marrero, Louisiana
EXIT CONFERENCE

September 30, 1995

The draft of the complete audit report for the above audit and recommendations mentioned were discussed at an exit conference with the following representatives of the Authority held on May 15, 1996.

Barry Bordelon
Gary Lala
Patricia Landry