

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1996

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Authority is under a limited budget review from HUD with the control category of total operating expenditures. If there are no overruns of the total operating expenditures, then HUD does not require budget revisions other than when there are substantial additions to nonroutine expenditures, such as reinstatement of prior-year circumstances. The Board and HUD must approve fund appropriation increases. Any unused appropriations lapse at year-end. Budgeted amounts are as originally adopted or as amended by the Board and HUD.

The original budget has been amended throughout the year to reflect changes in revenue and expenditure estimates.

The budget is prepared on a statutory (HUD) basis and does not contain a provision for uncollectible tenant receivables. The difference is not considered materially different from generally accepted accounting principles.

(6) Cash and Cash Equivalents

The entity defines cash and cash equivalents to include certificates of deposit, money market funds, savings accounts, and demand deposits.

(7) Tenant Receivables

Receivables for rentals and service charges are reported in the General Fund, net of allowances for doubtful accounts amounting to \$ -0- at September 30, 1996.

(8) Interfund Transactions

During the course of normal operations, the Authority has numerous transactions between funds to provide services, construct assets, and service debt. These transactions are generally reflected as operating transfers except for transactions reimbursing a fund for expenditures made by it for the benefit of another fund. Such transactions are recorded as expenditures in the disbursing fund and as a reduction of expenditures in the receiving fund.

(9) General Fixed Assets

General Fixed Assets have been acquired for general governmental purposes. Assets purchased are recorded as expenditures in the Governmental Funds and capitalized at cost in the General Fixed Assets Account Group. Contributed fixed assets are recorded at estimated fair market value at the time received. Depreciation is not reported on general fixed assets. Public domain general fixed assets (infrastructure) consisting of certain improvements other than buildings, including roads, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems, are capitalized along with other general fixed assets.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1996

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

ACCOUNT GROUPS

Account groups are used to establish accounting control and accountability for the Authority's general fixed assets and general long-term debt for governmental fund types. These are not "funds." They are concerned only with the measurement of financial position and not with results of operations. The following are the Authority's account groups:

General Fixed Assets Account Group - This account group is established to account for all fixed assets of the Authority.

General Long-Term Debt Account Group - This account group is established to account for all long-term debt of the Authority.

(4) **Basis of Accounting**

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. All Governmental and Agency Funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Revenues are considered "measurable" when received in-cash, except for certain revenues which are accrued when they are both measurable and available or have not been received at the normal time of receipt. Certain grant revenues are accrued when funds are expended. Revenues susceptible to accrual are federal grants, interest on investments, and other miscellaneous revenues which are both measurable and available to finance expenditures of the current period. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

Agency Funds are custodial in nature and do not measure results of operations. They are clearing accounts whose assets at all times are equally offset by related liabilities.

(5) **Subsidiary Data**

The Authority is required by its HUD Annual Contributions Contracts to adopt annual budgets for the Low-Rent Housing Program, included in the General Fund, and all Assisted Housing [Section 8] Programs, included in Special Revenue Funds. Annual budgets are not required for Capital Projects Funds as their budgets are approved for the length of the project. Both annual and project length budgets require grantor approval.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1996

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Costs of completed Modernization projects are reported as construction-in-progress until audited cost certification reports are submitted to HUD, at which time such costs are transferred to the appropriate property categories.

(10) General Long-Term Debt

All long-term indebtedness of the Authority is accounted for in the General Long-Term Debt Account Group and is intended to be paid through the Debt Service Fund.

(11) Compensated Absences

Authority employees accrue personal leave, or compensated absences, by a prescribed formula based on length of service. The cost of this has not been accrued due to immateriality.

(12) Total Columns on Combined Statements

Total columns on the combined statements are captioned "Memorandum Only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations, or changes in financial position in conformity with generally accepted accounting principles, nor is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

NOTE B - CASH AND INVESTMENTS

At September 30, 1996, the Authority had invested excess funds as follows:

	<u>Amount</u>
Certificate of Deposits	\$ 18,115.50
	<u>\$ 18,115.50</u>

Cash and investments are insured as follows:

FICG Insurance	\$ 55,806.27
	<u>\$ 55,806.27</u>

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1996

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(3) Fund Accounting (continued)

GOVERNMENTAL FUNDS

Governmental Funds are those through which most governmental functions of the Authority are financed. The measurement focus is on determination of financial position and changes in financial position rather than on net income determination. The following are the Authority's governmental fund types:

General Fund - The General Fund is the general operating fund of the Authority. The General Fund is used to account for all revenues and expenditures applicable to the general operations of the Authority which are not properly accounted for in another fund. All general operating revenues which are not restricted or designated as to their use by outside sources are recorded in the General Fund.

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than major capital projects) requiring separate accounting because of legal or regulatory provisions or administrative action.

Debt Service Fund - The Debt Service Fund is used to account for the accumulation of resources for the payment of interest, principal, and related costs of general long-term debt.

Capital Projects Fund - Capital Projects Funds are used to account for financial resources to be used for the acquisition, construction, or rehabilitation of major capital facilities.

FIDUCIARY FUNDS

Fiduciary Funds are used to account for assets held by the Authority as an agent for individuals, private organizations, other governmental units, and/or other funds. The following is the Authority's fiduciary fund type:

Agency Funds - Agency Funds include Tenant Security Deposit Fund. Agency Funds are custodial in nature (assets equal liabilities) and do not involve measurement of result of operations.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET (GAAP BASIS) AND ACTUAL
 DEBT SERVICE AND CAPITAL PROJECTS FUNDS
 YEAR ENDED SEPTEMBER 30, 1996

	Debt Service Fund		Capital Projects Fund		Over (Under) Budget
	Budget	Actual	Budget	Actual	
REVENUES					
Intergovernmental	\$194,200.72	\$ 0.00	\$ 40,490.28	\$ 40,490.28	\$ 0.00
Total Revenues	<u>194,200.72</u>	<u>0.00</u>	<u>40,490.28</u>	<u>40,490.28</u>	<u>0.00</u>
EXPENDITURES					
Capital expenditures	42,854.17	42,954.17	0.00	42,954.17	0.00
Debt Service	81,209.28	81,209.28	0.00	0.00	0.00
Principal retirement					
Interest	154,930.45	154,181.46	0.00	42,981.18	80.80
Total Expenditures			<u>40,490.28</u>	<u>42,981.18</u>	<u>80.80</u>
Excess (shortage) of revenues over (under) expenditures	\$ 0.00	\$ 0.00	\$ 0.00	\$ (80.80)	\$ (80.80)
Transfer of net income to unreserved deficit					
FUND BALANCES, beginning of year	704,284.43	704,284.43			660.96
FUND BALANCES, end of year	<u>704,437.89</u>	<u>704,437.89</u>	<u>0.00</u>	<u>(80.80)</u>	<u>680.00</u>

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET (GAAP BASIS) AND ACTUAL
 GENERAL FUND AND SPECIAL REVENUE FUNDS
 YEAR ENDED SEPTEMBER 30, 1995

	General Fund			Special Revenue Funds		
	Budget	Actual	Over (Under) Budget	Budget	Actual	Over (Under) Budget
REVENUES						
Fees	\$ 90,010.00	\$ 90,379.06	\$ (3,296.94)	\$	\$	\$ 3.00
Intergovernmental	103,528.00	120,329.00	4.00	367,967.00	505,888.70	(18,478.24)
Interest	790.00	797.00	(2.97)		833.38	634.38
Other Income	270.00	212.28	157.72			5.00
Total Revenues	263,608.00	211,815.34	(51,792.66)	367,967.00	506,719.18	(17,683.86)
EXPENDITURES						
Administration	47,000.00	50,427.58	3,427.58	75,151.00	17,300.15	2,179.19
Utilities	17,480.00	16,648.08	(831.92)			5.00
Ordinary maintenance	75,000.00	70,811.28	(4,188.72)			5.00
Travel services	170.00	118.00	52.00			5.00
General expenditures	47,970.00	48,184.07	214.07			5.00
Revolving fund balances	1,000.00	2,095.79	492.79			5.00
Housing assistance payments			5.00	252,418.00	304,008.00	(51,777.80)
Capital expenditures	2,900.00	1,748.88	(1,151.12)			5.00
Total Expenditures	192,280.00	190,033.63	(2,246.37)	367,967.00	507,688.19	(15,897.81)
Excess (deficiency) of revenues over (under) expenditures	\$ 68,328.00	\$ 21,781.71	\$ (46,546.29)	\$	\$ (2,258.00)	\$ (1,229.80)
Transfer of net income to increased deficit						
FUND BALANCES, beginning of year		14,020.30			3,464.17	
FUND BALANCES, end of year		\$ 21,981.24			\$ 208.17	

Transfer of net income to increased deficit

FUND BALANCES, beginning of year

FUND BALANCES, end of year

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 COMBINED BALANCE SHEET
 ALL FUND TYPES AND ACCOUNT GROUPS (Continued)
 SEPTEMBER 30, 1996

	Governmental Fund Types			Primary Fund Types		Account Group		Total (Miscellaneous Only)
	General	Special Revenue	Debt Service	Capital Projects	Fund and Agency	General	Long Term Debt	
						Fund Assets	Liabilities	
LIABILITIES								
Accounts payable	\$ 2,871.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,871.80
Accrued liabilities	6,214.00	1,486.42	-	-	-	-	-	7,402.32
Due to:								
Tennessee					4,780.00			4,780.00
Other funds	883.00							883.00
Other governments	16,235.84							16,235.84
Deferred revenue	791.00							791.00
Funds held in trust						1,021,800.02		1,021,800.02
Total Liabilities	20,191.60	11,486.42	0.00	0.00	4,780.00	0.00	1,021,800.02	1,048,158.02
FUND EQUITY						1,794,550.84		1,794,550.84
Investment in general fund assets								580.00
Fund Reserves:								124,037.89
Reserved for capital projects			194,037.89	980.00				
Reserved for debt service								
Unreserved:								42,129.21
Undesignated	41,281.84	208.17						
Total Fund Equity	41,281.84	208.17	194,037.89	980.00	0.00	1,794,550.84	0.00	1,841,057.74
Total Liabilities and Fund Equity	\$ 50,083.24	\$ 11,694.59	\$ 194,037.89	\$ 980.00	\$ 4,780.00	\$ 1,794,550.84	\$ 1,021,800.02	\$ 2,399,183.72

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF NAYVILLE
 COMBINED BALANCE SHEET
 ALL FUND TYPES AND ACCOUNT GROUPS
 SEPTEMBER 30, 2008

	Governmental Fund Types			Fiduciary Fund Types		Amounts Due		Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	Fund and Agency	General Fund Assets	General Long-Term Debt	
ASSETS								
Cash and cash equivalents	\$ 20,000.00	\$ 6,578.47	\$ -	\$ -	\$ 4,786.80	\$ -	\$ -	\$ 31,765.27
Investments	18,118.00							18,118.00
Receivables, net of allowance:								
Rentals	3,200.00							3,200.00
Other	1,408.42							1,408.42
Due from:								
Other funds		8,800.75	104,437.68	848.09				109,721.49
Other governments								5,000.04
Proposed capital units	5,818.84					1,704,500.84		1,704,500.84
Recently placed and equipment								
Amount to be provided for retirement of general long-term debt							1,051,800.00	1,051,800.00
Total Assets	\$ 52,567.24	\$ 11,387.22	\$ 104,437.68	\$ 848.09	\$ 4,786.80	\$ 1,704,500.84	\$ 1,051,800.00	\$ 2,890,191.72

In accordance with *Government Auditing Standards*, we have also issued a report dated November 22 , 1996, on our consideration of the Authority's system of internal control and a report dated November 22 , 1996, on its compliance with laws and regulations.

Our audit was made for the purpose of forming an opinion on the general purpose financial statements taken as a whole and on the combining and individual fund and account group financial statements. The budgetary information included in the accompanying financial statements and the accompanying financial information listed as financial schedules in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements of the Housing Authority of the Town of Rayville, Louisiana. Such information has been subjected to the auditing procedures applied in the audit of the general purpose, combining and individual fund and account group financial statements and, in our opinion, is fairly stated in all material aspects in relation to the financial statements of each of the respective individual funds and account groups taken as a whole.

Estes and Associates

Fort Worth, Texas
November 22 , 1996

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HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 1995

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Housing Authority of Rayville, Louisiana (the Authority), a public corporate body, was organized for the purpose of providing decent, safe, and sanitary dwelling accommodations for persons of low income.

The Authority is engaged in the acquisition, modernization, and administration of low-cost housing. In addition, the Authority has administrative responsibility for various other community development programs whose primary purpose is the development of viable urban communities by providing decent housing, a suitable living environment, and economic opportunities primarily for persons of low and moderate income.

The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of the Town of Rayville, Louisiana. Each member serves a two-year term on a rotating basis. Substantially all of the Authority's revenue is derived from subsidy contracts with the U.S. Department of Housing and Urban Development (HUD). The Annual Contributions Contracts entered into by the Authority and HUD provide operating subsidies for Authority-owned public housing facilities, housing assistance payments for eligible individuals, and receipt of annual debt service requirements for HUD-related long-term debt.

(1) Financial Reporting Entity

Generally accepted accounting principles require that the financial statements present the accounts and operations of the Authority and its component units, entities for which the Authority is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the Authority's operations and data from these units, if any, are combined with data of the Authority. Each discretely presented component unit, if any, would be reported in a separate column in the combined financial statements to emphasize that it is legally separate from the Authority. As of September 30, 1995, and for the fiscal year then ended, the Authority had no discretely presented component units or any component units required to be blended in these financial statements.

(2) Fund Accounting

The accounts of the Authority are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures, or expenses, as appropriate. The various funds are grouped by type and broad categories in the financial statements as follows:

The Notes to Financial Statements are an integral part of these statements.

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HOUSING AUTHORITY OF THE TOWN OF RAYVILLE, LOUISIANA

REPORT ON EXAMINATION OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA

TWELVE MONTHS ENDED SEPTEMBER 30, 1988

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: 4/5/92 12:17

EVES & ASSOCIATES
GENERAL PUBLIC ACCOUNTANTS

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)
SEPTEMBER 30, 1996

NOTE C - ACTIVITIES OF THE PHA

At September 30, 1996, the PHA was managing 100 units of low-rent in one project under Program PW - 1276, and 60 units of Section 8 New Construction under Program PW - 2166.

NOTE D - CONTINGENCIES

The entity 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.

NOTE E - PROPERTY, PLANT AND EQUIPMENT

Changes in the general fixed assets account group are as follows:

	<u>Beg. of Period</u>		<u>Additions</u>		<u>Deletions</u>		<u>End of Period</u>
Land, land improv.	\$ 1,700,007.20	\$		\$		\$	1,700,007.20
Equipment	72,085.75		1,745.80		750.00		73,081.55
Total	<u>\$ 1,772,092.95</u>	<u>\$</u>	<u>1,745.80</u>	<u>\$</u>	<u>750.00</u>	<u>\$</u>	<u>1,773,088.75</u>

All land and building 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.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1999

NOTES F - LONG-TERM DEBT

Long-term debt consists of the following:

	<u>Interest Rate</u>	<u>Principal Balance</u>
Bond payable, August 1, 1975 series	5.75 %	\$ <u>1,021,003.02</u>

The bonds mature in series annually in varying amounts with the final maturity date in 2011. All required debt service to maturity on the bonds, including principal and interest, is payable by HUD under a debt service contract with the entity.

Long-term debt is secured by the land and buildings of the entity.

Changes in long-term debt is as follows:

	<u>Bonds</u>
Balance, beginning of period	\$ 1,064,850.19
Principal retirement	<u>42,056.17</u>
Balance, end of period	\$ <u>1,021,003.02</u>

Schedule retirements of long-term debt is as follows:

1997	\$ 45,500.25
1998	48,178.23
1999	50,790.41
2000	53,692.79
2001	56,885.26
Thereafter	766,790.15

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1996

NOTE G - RETIREMENT PLAN

The entity provides benefits for all of its full-time employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. The entity contributes 8% of the employee's base salary each month. The entity's contributions for each employee (and interest allocated to the employee's account) are vested 20% annually for each year of participation. An employee is fully vested after 5 years of participation.

The entity's total payroll in fiscal year ended September 30, 1996 was \$ 90,888.91. The entity's contributions were calculated using the base salary amount of \$ 62,052.00. Contributions to the plan were \$ 7,384.16.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

SPECIAL REVENUE FUND TYPES
COMBINING BALANCE SHEET
SEPTEMBER 30, 1996

	Assisted Housing Programs	
	Home Construction Program	Total
ASSETS		
Cash and cash equivalents	\$ 9,570.47	\$ 9,570.47
Due from		
Other governments	2,283.79	2,283.79
Total Assets	\$ 11,854.26	\$ 11,854.26
LIABILITIES AND FUND EQUITY		
LIABILITIES		
Accrued liabilities	1,486.42	1,486.42
Due to		
Other governments	19,239.84	19,239.84
Total liabilities	11,046.86	11,046.86
FUND EQUITY		
Unreserved and undesignated	208.17	208.17
Total fund equity	208.17	208.17
Total liabilities and fund equity	\$ 11,854.26	\$ 11,854.26

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF BAYVILLE

SPECIAL REVENUE FUND TYPES
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 SEPTEMBER 30, 1999

	<u>Administ Housing Programs</u>	
	<u>Five Contribution Program</u>	<u>Total</u>
REVENUES		
Municipal/State	\$ 208,088.76	\$ 208,088.76
Interest	614.39	614.39
Total Revenues	<u>208,713.15</u>	<u>208,713.15</u>
EXPENDITURES		
Administration	17,000.00	17,000.00
Housing assistance payments	204,000.00	204,000.00
Total Expenditures	<u>221,000.00</u>	<u>221,000.00</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(12,286.85)</u>	<u>(12,286.85)</u>
FUND BALANCE, beginning of year	<u>2,484.17</u>	<u>2,484.17</u>
FUND BALANCE, end of year	<u>\$ 2,197.32</u>	<u>\$ 2,197.32</u>

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

CAPITAL PROJECT FUND TYPES
COMBINED BALANCE SHEET
SEPTEMBER 30, 1999

	GAP Housing Programs		
	GAP 804	GAP 1995	Total
ASSETS			
Due from:			
Other funds	\$	\$ 560.00	\$ 560.00
Total Assets	\$ 0.00	\$ 560.00	\$ 560.00
LIABILITIES AND FUND EQUITY			
LIABILITIES			
Total liabilities	0.00	0.00	0.00
FUND EQUITY			
Assigned for capital projects		560.00	560.00
Total fund equity	0.00	560.00	560.00
Total liabilities and fund equity	\$ 0.00	\$ 560.00	\$ 560.00

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

CAPITAL PROJECT FUND TYPES
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 SEPTEMBER 30, 1998

	CAMP Housing Programs		
	CAMP 504	CAMP 506	Total
REVENUES			
Intergovernmental	\$ 0.00	\$ 40,480.00	\$ 40,480.00
Total Revenues	0.00	40,480.00	40,480.00
EXPENDITURES			
Capital expenditures	881.18	28,800.00	40,981.18
Total Expenditures	881.18	28,800.00	40,981.18
Business (activities) of revenues over (under) expenditures	(881.18)	560.00	(321.18)
FUND BALANCE, beginning of year	880.80	0.00	880.80
FUND BALANCE, end of year	\$ 0.00	\$ 560.00	\$ 560.00

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

FIDUCIARY FUNDS
COMBINING BALANCE SHEET
SEPTEMBER 30, 1996

	Agency Funds	
	Tenant Security Deposit Funds	Total Fiduciary Funds
ASSETS		
Cash and cash equivalents	\$ 4,790.00	\$ 4,790.00
Total Assets	\$ 4,790.00	\$ 4,790.00
LIABILITIES		
Due to tenants	\$ 4,790.00	\$ 4,790.00
Total Liabilities	\$ 4,790.00	\$ 4,790.00

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 FIDUCIARY FUNDS
 SCHEDULE OF CHANGES IN DEPOSITS DUE TO OTHERS
 SEPTEMBER 30, 1996

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
DEPOSIT BALANCES AT BEGINNING OF YEAR	\$ 5,445.00	\$ 5,445.00
REDUCTIONS		
Payments to tenants	<u>655.00</u>	<u>655.00</u>
Total Reductions	<u>655.00</u>	<u>655.00</u>
DEPOSIT BALANCES AT END OF YEAR	<u>\$ 4,790.00</u>	<u>\$ 4,790.00</u>

The Notes to Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

BALANCE SHEET -- STATUTORY BASIS
SEPTEMBER 30, 1988ANNUAL CONTRIBUTION CONTRACT
PN - 1278ASSETS

Cash - Exhibit F(1)	\$	28,150.00
Accounts receivable - tenants		3,287.09
Accounts receivable - other		1,408.42
Investments		18,115.50
Debt amortization funds		104,427.89
Deferred charges		5,918.64
Land, structures and equipment		<u>2,103,267.56</u>
Total Assets	\$	<u>2,264,673.19</u>

LIABILITIES AND SURPLUS

Accounts payable	\$	7,611.60
Accrued liabilities		6,014.30
Deferred credits		791.00
Fixed liabilities		<u>1,021,800.00</u>
Total Liabilities		1,026,316.92
Surplus - Exhibit G(1)		<u>1,228,356.27</u>
Total Liabilities and Surplus	\$	<u>2,264,673.19</u>

HOUSING AUTHORITY OF THE TOWN OF RAYMILLE

BALANCE SHEET — STATUTORY BASIS
SEPTEMBER 30, 1996ANNUAL CONTRIBUTION CONTRACT
PW — 2393ASSETS

Cash - Exhibit F(2)	\$	9,570.47
Accounts receivable - HUD - Exhibit D(2)		2,283.76
Land, structures and equipment		<u>2,204.28</u>
Total Assets	\$	<u>14,058.51</u>

LIABILITIES AND SURPLUS

Accounts payable - HUD - prior YE settlements	\$	10,239.64
Accounts payable		<u>1,406.42</u>
Total Liabilities		11,646.06
Surplus - Exhibit C(2)		<u>2,412.45</u>
Total Liabilities and Surplus	\$	<u>14,058.51</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 STATEMENT OF INCOME AND EXPENSES – STATUTORY BASIS
 ANNUAL CONTRIBUTION CONTRACT
PW – 1278

	Year Ended
	09-30-08
Operating Income	
Dwelling rental	\$ 93,373.06
Interest on general fund investments	737.00
Other income	212.20
Total Operating Income - Exhibit D(1)	94,322.27
Operating Expenses	
Administration	50,175.50
Tenant Expense	110.00
Utilities	16,662.06
Ordinary maintenance and operation	70,810.90
General expense	48,184.07
Nonroutine maintenance	2,062.70
Total Operating Expense - Exhibit D(1)	198,004.77
Net Operating Income (Loss)	(93,682.40)
Other Charges	
Interest on notes and bonds payable	61,229.20
Prior year adjustments - affecting residual receipts	252.00
Gain or loss from disposition of nonexpendable equipment	750.00
Total Other Charges	62,231.20
Net Loss - Exhibit C(1)	\$ (155,513.60)

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS
 ANNUAL CONTRIBUTION CONTRACT
FY — 2022

	Year Ended
	06-30-22
Operating Income	
Interest Income	\$ 624.39
Total Operating Income - Exhibit D(2)	624.39
Operating Expenses	
Administration	16,799.15
Housing assistance payments	324,899.00
Independent public accountant audit costs	600.00
Total Operating Expense - Exhibit D(2)	341,998.15
Net Operating Income (Loss)	(341,344.76)
Net Loss - Exhibit C(2)	\$ (341,344.76)

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED SEPTEMBER 30, 1996ANNUAL CONTRIBUTION CONTRACT
FW — 1276Unreserved Surplus

Balance per prior audit at 09-30-95	\$	(3,016,129.02)
Net loss for the year ended 09-30-96 - Exhibit D(1)		(155,913.69)
(Provision for) reduction of Operating Reserve for year ended 09-30-96 - Exhibit E(1)		(27,647.74)
Balance at 09-30-96		<u>(3,199,690.45)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 09-30-95		14,253.30
Provision for (reduction of) Operating Reserve for the year ended 09-30-96 - Exhibit D(1)		27,647.74
Balance at 09-30-96 - Exhibit F(1)	\$	<u>41,901.04</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED SEPTEMBER 30, 1996ANNUAL CONTRIBUTION CONTRACT
FW — 1276**Cumulative HUD Contributions**

Balance per prior audit at 09-30-95	\$	3,755,667.70
Adjustment by HUD		75,066.16
Annual contribution for year ended 09-30-96 - Exhibit D(1)		104,236.72
Operating subsidy for year ended 09-30-96		123,329.00
Balance at 09-30-96		<u>4,058,329.58</u>

Cumulative HUD Grants

Balance per prior audit at 09-30-95		287,100.72
Advances for year ended 09-30-96		<u>40,490.28</u>
Balance at 09-30-96		<u>327,591.00</u>
Total Surplus - Exhibit A(1)	\$	<u>1,225,353.27</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED SEPTEMBER 30, 1996ANNUAL CONTRIBUTION CONTRACT
FW — 2188Unreserved Surplus

Balance per prior audit at 09-30-95	\$	(5,071,051.72)
Net loss for the year ended 09-30-96 - Exhibit B(2)		(241,244.70)
(Provision for) reduction of Operating Reserve for year ended 09-30-96 - Exhibit D(2)		2,256.00
(Provision for) reduction of Project Account for year ended 09-30-96 - Exhibit D(2)		1,919.76
Balance at 09-30-96		<u>(5,408,330.72)</u>

Reserved Surplus - Operating Reserves

Balance per prior audit at 09-30-95		2,484.17
Provision for (reduction of) Operating Reserves for the year ended 09-30-96 - Exhibit D(2)		<u>(2,256.00)</u>
Balance at 09-30-96 - Exhibit F(2)	\$	<u>228.17</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED SEPTEMBER 30, 1995ANNUAL CONTRIBUTION CONTRACT
FW — 2152Project Account

Balance per prior audit at 09-30-95	\$	50,210.99
Provision for (reduction of) Project Account For the year ended 09-30-95 - Exhibit D(2)		(1,819.76)
Balance at 09-30-95		<u>56,399.23</u>

Cumulative H&M Contributions

Balance per prior audit at 09-30-95		5,013,047.01
Annual contribution for year ended 09-30-95 - Exhibit C(2)		<u>309,088.70</u>
Balance at 09-30-95		<u>5,362,135.71</u>
Total Surplus - Exhibit A(2)	\$	<u>2,412.45</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

ANNUAL CONTRIBUTION CONTRACT

JB - 1275

	<u>Year Ended</u>
	<u>09-30-86</u>
<u>Computation of Accruing Annual Contributions</u>	
Fixed annual contribution	\$ <u>104,220.73</u>
Total Annual Contribution - Exhibit C(1)	\$ <u>104,220.73</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND
 PROJECT ACCOUNT -- OPERATING RESERVE CHANGES
 HOUSING ASSISTANCE PAYMENTS PROGRAM

ANNUAL CONTRIBUTION CONTRACT

FR - 2169

	Year Ended
	<u>09-30-99</u>
Maximum Contribution Available	
Maximum annual contribution authorized	\$ 337,968.00
Project account balance at beginning of fiscal year	60,218.99
Total Annual Contribution Available	<u>397,487.99</u>
Annual Contribution Required	
Housing assistance payments	324,039.00
Administrative fee	14,371.50
Independent public accountant audit costs	600.00
	<u>339,010.50</u>
Project receipts other than annual contribution	501.44
Total Contribution Required - Exhibit C(2)	<u>338,509.06</u>
Excess in Annual Contribution Available	\$ <u>58,978.93</u>
Year-end Settlement	
Annual contribution due for fiscal year	338,509.06
Total partial payments received by PHA for fiscal year	<u>335,655.00</u>
(Over) Under Payment Due (HUD) PHA	\$ <u>2,854.06</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND
PROJECT ACCOUNT — OPERATING RESERVE CHANGES
HOUSING ASSISTANCE PAYMENTS PROGRAMANNUAL CONTRIBUTION CONTRACT
PW — 2199

		Year Ended
		<u>09-30-96</u>
Status of Project Account		
Project account balance at the beginning of fiscal year	\$	60,318.99
Increase (decrease) during fiscal year - Exhibit C(2)		<u>(1,819.76)</u>
		<u>58,499.23</u>
Provision for Operating Reserve		
Operating receipts		
Operating income - Exhibit B(2)		624.59
Annual contributions earned		<u>339,088.76</u>
		<u>339,713.35</u>
Operating Expenditures		
Operating expenses - Exhibit B(2)		<u>341,988.15</u>
		<u>341,988.15</u>
Residual receipts (deficit) before provision for operating reserve		<u>(2,274.80)</u>
Audit adjustments - backed out		
(Provision for) reduction of operating reserve - Exhibit C(2)		<u>2,274.80</u>
Residual receipts (deficit) per PHA	\$	<u>0.00</u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST
 ANNUAL CONTRIBUTION CONTRACT
FR - 1278

1. The Actual Modernization Costs of are as follows:

		<u>Project 804</u>
Funds Approved	\$	271,081.00
Funds Expended		<u>271,081.00</u>
Excess of Funds Approved	\$	<u>0.00</u>
Funds Advanced	\$	271,081.00
Funds Expended		<u>271,081.00</u>
Excess of Funds Advanced	\$	<u>0.00</u>

2. The distribution of costs by project as shown on the Final Statement of Modernization Cost accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 STATEMENT OF MODERNIZATION COSTS — UNCOMPLETED
 SEPTEMBER 30, 1996

		Project 1995
Funds Approved	\$	<u>797,421.00</u>
Funds Expended		<u>39,936.00</u>
Excess of Funds Approved	\$	<u><u>757,485.00</u></u>
Funds Advanced	\$	40,496.00
Funds Expended		<u>39,936.00</u>
Excess of Funds Advanced - Exhibit F(1)	\$	<u><u>560.00</u></u>

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 ANALYSIS OF GENERAL FUND CASH BALANCE
 ANNUAL CONTRIBUTION CONTRACT
JR - 1235

Composition Before Adjustments

Net operating receipts retained:

Operating reserves - Exhibit C(1)	\$	41,001.04
Deferred credits		791.00
Excess modernization funds - Exhibit E(2)		<u>500.00</u>
		43,292.04

Adjustments

Expenses/costs not paid:

Accounts payable		7,011.00
Accrued payments in lieu of taxes		6,014.30

Income not received:

Accounts receivable		<u>(4,000.00)</u>
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General Fund Cash Available		52,194.44
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General Fund Cash:

Invested		(10,110.00)
Applied to deferred charges (prepaid insurance, inventories, etc.)		<u>(5,918.64)</u>

General Fund Cash - Exhibit A(1)	\$	<u>26,165.80</u>
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HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
 ANALYSIS OF GENERAL FUND CASH BALANCE
 ANNUAL CONTRIBUTION CONTRACT
FW - 2168

Composition Before Adjustments:

Net operating receipts retained:

Operating reserves - Exhibit C(2)	\$	<u>208.17</u>
		208.17

Adjustments

Expenses/costs not paid:

Accounts payable		11,646.06
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Income not received:

Accounts receivable		<u>(2,280.76)</u>
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General Fund Cash Available

		<u>9,570.47</u>
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General Fund Cash - Exhibit A(2)

	\$	<u>9,570.47</u>
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HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

YEAR ENDED SEPTEMBER 30, 1996

<u>FEDERAL GRANTOR</u> <u>PROGRAM TITLE</u>	<u>CDFA</u> <u>NO.</u>	<u>GRANT</u> <u>ID. NO.</u>	<u>AWARD</u> <u>AMOUNT</u>	<u>PROGRAM</u> <u>EXPENDITURES</u>
U.S. Department of Housing and Urban Development				
Direct Programs:				
Low-Income Housing				
Annual Contribution	14.850	PW- 1276	\$ 104,236.72	\$ 104,236.72
Operating Subsidy	14.850	PW- 1276	123,329.00	123,329.00
Major Program Total 1/			227,565.72	227,565.72
Section 8 Hap -				
New Construction	14.156	PW- 2169	339,088.76	339,088.76
Major Program Total			339,088.76	339,088.76
Comprehensive Improvement Assistance Program				
Project 904	14.852	PW- 1276	0.28	0.28
Project 1995	14.852	PW- 1276	40,490.00	40,490.00
Nonmajor Program Total			40,490.28	40,490.28
Total HUD			\$ 607,144.76	\$ 607,144.76

1/ The Department of Housing and Urban Development has guaranteed through the Annual Contribution Contract of the Housing Authority of Rayville's bonded indebtedness. This bonded indebtedness was \$ 1,021,503.02 at September 30, 1995. Considered a major program due to debt to the federal government being greater than \$1 million.

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400 WEST CHASE, CP

STATE
AMERICAN SOCIETY OF CERTIFIED
PUBLIC ACCOUNTANTS

**Independent Auditors' Compliance Report Based on an
Audit of Financial Statements Performed
in Accordance with Government Auditing Standards**

We have audited the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the twelve months ended September 30, 1995, and have issued our report thereon dated November 22, 1995.

We conducted our audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Compliance with laws, regulations, contracts, and grants applicable to the Housing Authority of the Town of Rayville, Louisiana is the responsibility of the Authority's management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of the Authority's compliance with certain provisions of laws, regulations, contracts, and grants. However, our objective was not to provide an opinion on overall compliance with such provisions. Accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance that are required to be reported herein under *Government Auditing Standards*.

This report is intended for the information of the Board of Commissioners, management, and U.S. Department of Housing & Urban Development. This report is a matter of public record, and its distribution is not limited.

Estes and Associates

Fort Worth, Texas
November 22, 1995

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807 834-0000
MEMPHIS 807 264-0000
SAC 807 834-0000

NUMBER
AMERICAN INSTITUTE OF CERTIFIED
PUBLIC ACCOUNTANTS

MEMPHIS OFFICE, CP

Independent Auditor's Opinion on Compliance with
Specific Requirements Applicable to Major
Federal Financial Assistance Programs

We have audited the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the twelve months ended September 30, 1996, and have issued our report thereon dated November 22, 1996.

We have also audited the Housing Authority of the Town of Rayville, Louisiana's compliance with the requirements governing types of services allowed or unallowed; eligibility; reporting; cost allocation; analysis of general fund cash; operating subsidy eligibility; fair market rent ceiling on housing assistance payments; rent reasonableness; housing quality standards property inspections; and annual rent adjustment limits 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 twelve months ended September 30, 1996. The management of the Housing Authority of the Town of Rayville, Louisiana is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our 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-126, "Audits of State and Local Governments." Those standards and OMB Circular A-126 require that we 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. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Housing Authority of the Town of Rayville, Louisiana complied, in all material respects, with the requirements referred to in the second paragraph that are applicable to each of its major federal financial assistance programs for the twelve months ended September 30, 1996.

This report is intended for the information of the Board of Commissioners, management, and U.S. Department of Housing & Urban Development. However, this report is a matter of public record, and its distribution is not limited.

Estes and Associates

Fort Worth, Texas
November 22, 1998

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HOUSING AUTHORITY

HOUSING
AUTHORITY OF THE TOWN OF
RAYVILLE, LOUISIANA

**Independent Auditors' Report on Compliance with the
General Requirements Applicable to
Federal Financial Assistance Programs**

We have audited the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the twelve months ended September 30, 1995, and have issued our report thereon dated November 22, 1995.

We have applied procedures to test the Housing Authority of the Town of Rayville, Louisiana's compliance with the following requirements applicable to each of its federal financial assistance programs, which are identified in the schedule of federal financial assistance, for the twelve months ended September 30, 1995.

Political Activity
Davis-Bacon Act
Civil Rights
Cash Management
Federal Financial Reports (Claims for Advances
and Reimbursements)
Allowable Costs/Cost Principles
Drug Free Workplace Act
Administrative Requirements

Our procedures were limited to the applicable procedures described in the Office of Management and Budget's *Compliance Supplement for Single Audit of State and Local Governments*. Our 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, we 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 our attention that caused us to believe that the Housing Authority of the Town of Rayville, Louisiana had not complied, in all material respects, with those requirements.

This report is intended for the information of the Board of Commissioners, management, and U.S. Department of Housing & Urban Development. However, this report is a matter of public record, and its distribution is not limited.

Esler and Associates

Fort Worth, Texas
November 22, 1995

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SALVADORE, TEXAS

MEMPHIS, TENNESSEE

MEMPHIS
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PUBLIC ACCOUNTANTS

**Independent Auditors' Report on Compliance with
Specific Requirements Applicable to Non-Major Federal
Financial Assistance Program Transactions**

We have audited the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the twelve months ended September 30, 1996, and have issued our report thereon dated November 22, 1996.

In connection with our audit of the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the twelve months ended September 30, 1996, and with our consideration of the Authority's control structure used to administer federal financial assistance programs, as required by Office of Management and Budget Circular A-126, "Audits of State and Local Governments," we selected certain transactions applicable to certain non-major federal financial assistance programs for the twelve months ended September 30, 1996. As required by OMB Circular A-126, we have performed auditing procedures to test compliance with the requirements governing types of services allowed or unallowed; eligibility; reporting; cost allocation; analysis of general fund cash; prohibition of the use of lead based paint in construction contracts; and CIAP procurement compliance that are applicable to those transactions. Our 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 these requirements. Accordingly, we 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 preceding paragraph. With respect to items not tested, nothing came to our attention that caused us to believe that the Housing Authority of the Town of Rayville, Louisiana, had not complied, in all material respects, with those requirements.

This report is intended for the information of the Board of Commissioners, management, and U.S. Department of Housing & Urban Development. However, this report is a matter of public record, and its distribution is not limited.

Estes and Associates

Fort Worth, Texas
November 22, 1996

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MEMBER
AMERICAN INSTITUTE OF CERTIFIED
PUBLIC ACCOUNTANTS

Independent Auditors' Report on the Internal
Control Structure in Accordance with
Governmental Auditing Standards

We have audited the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the twelve months ended September 30, 1996, and have issued our report thereon dated November 22, 1996.

We conducted our audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

The management of the Housing Authority of the Town of Rayville, Louisiana is responsible for establishing and maintaining an internal control structure. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control structure policies and procedures. The objectives of an internal control structure are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles, and that federal financial assistance programs are managed in compliance with applicable laws and regulations. Because of inherent limitations in any internal control structure, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

In planning and performing our audit of the financial statements of Town of Rayville, Louisiana, for the year ended September 30, 1996, we obtained an understanding of the internal control structure. With respect to the internal control structure, we obtained an understanding of the design of relevant policies and procedures and whether they have been placed in operation, and we assessed control risk in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide an opinion on the internal control structure. Accordingly, we do not express such an opinion.

Our consideration of the internal control structure would not necessarily disclose all matters in the internal control structure that might be material weaknesses under standards established by the American Institute of Certified Public Accountants. A material weakness is a reportable condition

in which the design or operation of one or more of the specific internal control structure elements does not reduce to a relatively low level the risk that errors or irregularities in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control structure and its operation that we consider to be material weaknesses as defined above.

This report is intended for the information of the Board of Commissioners, management, and U.S. Department of Housing & Urban Development. This report is a matter of public record, and its distribution is not limited.

Estes and Associates

Fort Worth, Texas
November 22, 1996

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NEW ORLEANS, LOUISIANA

MEMPHIS
ADMINISTRATIVE CENTER
FIRST FLOOR

**Independent Auditors' Report on Internal Control
Structure Used in Administering Federal
Financial Assistance Programs**

We have audited the financial statements of the Housing Authority of the Town of Rayville, Louisiana, as of and for the year ended September 30, 1996, and have issued our report thereon dated November 22, 1996. We have also audited the Housing Authority of the Town of Rayville, Louisiana's compliance with requirements applicable to major federal financial assistance programs and have issued our report thereon dated November 22, 1996.

We conducted our audits 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 (OMB) Circular A-136, "Audits of State and Local Governments." These standards and OMB Circular A-136 require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement and about whether the Housing Authority of the Town of Rayville, Louisiana complied with laws and regulations, non-compliance with which would be material to a major federal financial assistance program.

In planning and performing our audits for the year ended September 30, 1996, we considered the Authority's internal control structure in order to determine our auditing procedures for the purpose of expressing our opinions on the Authority's financial statements and on its compliance with requirements applicable to major programs and to report on the internal control structure in accordance with OMB Circular A-136. This report addresses our consideration of internal control structure policies and procedures relevant to compliance with requirements applicable to federal financial assistance programs. We have addressed internal control structure policies and procedures relevant to our audit of the financial statements in a separate report dated November 22, 1996.

The management of the Housing Authority of the Town of Rayville, Louisiana is responsible for establishing and maintaining internal control structure. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control structure policies and procedures. The objectives of an internal control structure are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles, and that federal financial assistance programs are managed in compliance with applicable laws and regulations. Because of inherent limitations in any internal control structure, errors, irregularities, or instances of noncompliance may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future

periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

For the purpose of this report, we have classified the significant internal control structure policies and procedures used in administering federal financial assistance programs in the following categories:

Accounting Controls	Administrative Controls
Revenues, receivables, and cash receipts	Political activity
Procurement, payables, and cash disbursement	Davis-Bacon Act
Property and equipment	Civil rights
Payroll	Cash management
Finance, debt, debt service	Federal financial reports
	Allowable costs/Cost principles
	Drug Free Workplace Act
	Administrative requirements
	Types of services - allowability
	Eligibility
	Reporting
	Costs allocation
	Special requirements

For all of the internal control structure categories listed above, we obtained an understanding of the design of relevant policies and procedures and determined whether they have been placed in operation, and we assessed control risk.

During the year ended September 30, 1990, the Housing Authority of the Town of Rayville, Louisiana expended 93 percent of its total federal financial assistance under major federal financial assistance programs: Low Income Housing, Section 8 New Construction.

We performed tests of controls, as required by OMB Circular A-126, to evaluate the effectiveness of the design and operation of internal control structure policies and procedures that we considered relevant to preventing or detecting material noncompliance with specific requirements, general requirements, and requirements governing claims for advances and reimbursements and amounts claimed or used for matching that are applicable to each of the Authority's major federal financial assistance programs, which are identified in the accompanying Schedule of Federal Financial Assistance. Our procedures were less in scope than would be necessary to render an opinion on these internal control structure policies and procedures. Accordingly, we do not express such an opinion.

Our consideration of the internal control structure policies and procedures used in administering federal financial assistance would not necessarily disclose all matters in the internal control structure that might constitute material weaknesses under standards established by the American Institute of Certified Public Accountants. A material weakness is a condition in which the design or operation of one or more of the internal control structure elements does not reduce to a relatively low level the risk that noncompliance with laws and regulations that would be material to a federal financial

assistance program may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control structure and its operations that we consider to be material weaknesses as defined above.

This report is intended for the information of the Board of Commissioners, management, and U.S. Department of Housing & Urban Development. This report is a matter of public record, and its distribution is not limited.

Estes and Associates

Fort Worth, Texas
November 22, 1998

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 1998

Prior Audit Findings and Questioned Cost

There were no prior audit findings.

Current Audit Findings

None.

Questioned
Cost

HOUSING AUTHORITY OF THE TOWN OF RAYVILLE

SCHEDULE OF ADJUSTING JOURNAL ENTRIES

SEPTEMBER 30, 1996

		ACCT. # FOR AUDIT PURPOSES			ACCT. # FOR POSTING TO PHA BOOKS
			DR	CR	
<1>	Permanent notes - HUD	2311	75,000.18		2311
	Cumulative HUD Contributions	2640		75,000.18	2640

To write off notes forgiven by HUD.