

HOUSING AUTHORITY OF THE TOWN OF QUEYDAM  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 BUDGET (GAAP BASIS) AND ACTUAL  
 GENERAL FUND AND SPECIAL REVENUE FUNDS  
 YEAR ENDED JUNE 30, 1998

	General Fund			Special Revenue Funds		
	Budget	Actual	Over (Under) Budget	Budget	Actual	Over (Under) Budget
<b>REVENUES</b>						
Fees	\$ 20,280.00	\$ 20,743.80	\$ 463.80	\$	\$	\$ 0.00
Intergovernmental	18,284.00	18,284.00	0.00			0.00
Interest	20.00	428.84	408.84			0.00
Other income	800.00	889.70	89.70			0.00
<b>Total Revenues</b>	<b>\$7,184.00</b>	<b>\$2,316.34</b>	<b>\$1,120.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENDITURES</b>						
Administration	16,848.00	14,848.00	(1,181.00)			0.00
Utilities	51,258.00	51,871.82	1,600.50			0.00
Ordinary maintenance	7,428.00	6,204.78	(1,180.28)			0.00
Special expenditures	92,508.00	70,284.17	(22,223.83)			0.00
Capital expenditures	1,250.00	933.00	(1,187.00)			0.00
<b>Total Expenditures</b>	<b>\$1,190.00</b>	<b>46,686.57</b>	<b>14,809.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Excess (deficiency) of revenues over (under) expenditures	\$ (101.00)	\$ 5,552.84	\$ 5,700.84	\$ 0.00	\$ 0.00	\$ 0.00
Transfer of net income to unassigned deficit						
<b>FUND BALANCES, beginning of year</b>		<b>9,750.37</b>				
<b>FUND BALANCES, end of year</b>		<b>\$ 15,100.81</b>			<b>\$ 0.00</b>	

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

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

October 25, 1996

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN  
 COMBINED BALANCE SHEET  
 ALL FUND TYPES AND ACCOUNT GROUPS (Continued)  
 JUNE 30, 1998

	Governmental Fund Types				Primary Fund Types			Account Groups		
	General	Capital Revenue	Debt Service	Capital Projects	Total Fund Types	General Fund Assets	General Long-Term Debt	Total (Parenthetical Only)		
<b>LIABILITIES</b>										
Assured liabilities Due to Tenants	\$ 1,872.42	\$	\$	\$	\$	\$	\$	\$ 1,872.42		
Total Liabilities	1,872.42	0.00	0.00	0.00	1,725.80	0.00	0.00	1,725.80		
<b>FUND EQUITY</b>										
Investment in general fixed assets	18,108.01					1,042,998.12		1,042,998.12		
Fund balances: Unreserved Undesignated	18,108.01	0.00	0.00	0.00	0.00	0.00	0.00	15,180.01		
Total Fund Equity	18,108.01	0.00	0.00	0.00	0.00	1,042,998.12	0.00	1,042,998.12		
Total Liabilities and Fund Equity	\$ 18,980.43	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,725.80	\$ 1,042,998.12	\$ 0.00	\$ 1,867,791.58		

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

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

ANALYSIS OF SURPLUS — STATUTORY BASIS  
TWELVE MONTHS ENDED JUNE 30, 1996ANNUAL CONTRIBUTION CONTRACT  
PW — 122Cumulative HUD Contributions

Balance per prior audit at 06-30-95	\$	842,379.03
Adjustment for debt forgiveness		474,935.31
Annual contribution for year ended 06-30-96 - Exhibit D		0.00
Operating subsidy for year ended 06-30-96		19,264.00
Balance at 06-30-96		<u>1,336,578.34</u>

Cumulative HUD Grants

Balance per prior audit at 06-30-95		0.00
Advances for year ended 06-30-96		<u>2,400.00</u>
Balance at 06-30-96		<u>2,400.00</u>
Total Surplus - Exhibit A	\$	<u>1,368,504.33</u>

## HOUSING AUTHORITY OF THE TOWN OF QUEYDAN

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

ANNUAL CONTRIBUTION CONTRACT  
PW - 122

	Year Ended	Year Ended
		<u>09-30-86</u>
<u>Computation of Residual Receipts</u>		
<u>Operating Receipts</u>		
Operating Income - Exhibit B	\$	33,033.16
HUD operating subsidy		<u>19,284.00</u>
Total Operating Receipts		<u>52,317.16</u>
<u>Operating Expenditures</u>		
Operating expenses - Exhibit B		46,427.52
Capital expenditures:		
Replacement of nonexpendable equipment		<u>533.00</u>
Total Operating Expenditures		<u>46,960.52</u>
Residual receipts (deficit) per audit before provision for reserve		5,356.64
Audit adjustments (booked out)		<u>                    </u>
Residual receipts per PHA, before provision for reserve		5,356.64
(Provision for) or reduction of operating reserve - Exhibit C		<u>(5,356.64)</u>
Residual receipts per PHA	\$	<u>0.00</u>

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

## ANNUAL CONTRIBUTION CONTRACT

JW - 122

	<u>Year Ended</u>
	<u>06-30-06</u>
<u>Computation of Accruing Annual Contributions</u>	
Fixed annual contribution	\$ <u>0.00</u>
Total Annual Contribution - Exhibit C	\$ <u>0.00</u>

HOUSING AUTHORITY OF THE TOWN OF QUEYDAN  
 STATEMENT OF MODERNIZATION COSTS — UNCOMPLETED  
 JUNE 30, 1995

		Project 1995
Funds Approved	\$	<u>75,000.00</u>
Funds Expended		<u>2,400.00</u>
Excess of Funds Approved	\$	<u>72,600.00</u>
Funds Advanced	\$	2,400.00
Funds Expended		<u>2,400.00</u>
Excess of Funds Advanced	\$	<u>0.00</u>

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN  
 ANALYSIS OF GENERAL FUND CASH BALANCE  
 ANNUAL CONTRIBUTION CONTRACT  
FR - 122

Composition Before Adjustments

Not operating receipts retained			
Operating reserves - Exhibit C	\$		15,109.01
			15,109.01

Adjustments

Expenses/credits not paid			
Accounts payable			1,725.00
Accrued payments in lieu of taxes			1,872.48

Income not received:

Accounts receivable			(1,309.06)
---------------------	--	--	------------

General Fund Cash Available			17,307.39
-----------------------------	--	--	-----------

General Fund Cash:

Invested			(8,266.45)
Applied to deferred charges (prepaid insurance, inventories, etc.)			(3,724.30)

General Fund Cash - Exhibit A	\$		5,317.40
-------------------------------	----	--	----------



## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

## SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

YEAR ENDED JUNE 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	FW- 122	\$ 0.00	\$ 0.00
Operating Subsidy	14-850	FW- 122	19,294.00	19,294.00
NonMajor Program Total			19,294.00	19,294.00
Comprehensive Improvement Assistance Program				
Project 1995	14-852	FW- 122	2,400.00	2,400.00
NonMajor Program Total			2,400.00	2,400.00
Total HUD			\$ 21,694.00	\$ 21,694.00

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN  
 STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS  
 ANNUAL CONTRIBUTION CONTRACT  
FW — 122

		Year Ended
		06-30-96
Operating Income		
Dwelling rental	\$	23,821.03
Excess utilities		7,592.79
Interest on general fund investments		429.64
Other income		669.70
Total Operating Income - Exhibit D		32,483.16
Operating Expenses		
Administration		14,848.37
Utilities		13,019.82
Ordinary maintenance and operation		7,387.22
General expense		12,264.77
Nonroutine maintenance		(792.46)
Total Operating Expense - Exhibit D		48,427.52
Net Operating Income (Loss)		(15,944.36)
Net Loss - Exhibit C	\$	(15,944.36)

ESTER W. ASSOCIATES  
CERTIFIED PUBLIC ACCOUNTANTS  
8800 AIRPORT FREEWAY - SUITE 600  
DALLAS, TEXAS 75247

MEMPHIS OFFICE  
PHONE: 901-526-4444  
FAX: 901-526-4444

MEMPHIS  
MEMPHIS OFFICE OF COURTESY  
PHONE: 901-526-4444

MEMPHIS OFFICE

**Independent Auditor's 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 Gueydan, Louisiana, as of and for the twelve months ended June 30, 1996, and have issued our report thereon dated October 25, 1996.

We have applied procedures to test the Housing Authority of the Town of Gueydan, 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 June 30, 1996.

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 Audits 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 Gueydan, Louisiana had not complied, in all material respects, with those requirements.

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

BALANCE SHEET — STATUTORY BASIS  
JUNE 30, 1995ANNUAL CONTRIBUTION CONTRACT  
PW — 122ASSETS

Cash - Exhibit F	\$	5,217.40
Accounts receivable - tenants		1,209.08
Investments		9,255.43
Deferred charges		5,724.50
Land, structures and equipment		<u>1,245,295.12</u>
Total Assets	\$	<u>1,664,101.53</u>

LIABILITIES AND SURPLUS

Accounts payable	\$	1,725.00
Accrued liabilities		<u>1,872.42</u>
Total Liabilities		3,597.42
Surplus - Exhibit C		<u>1,000,504.11</u>
Total Liabilities and Surplus	\$	<u>1,664,101.53</u>

**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
4600 CAMPBELL FRIERWALK - SUITE 100  
FORT WORTH, TEXAS 76102

817 336-8300  
TELEFAX 817 336-8303  
F.A.O. 002 83-0300

NUMBER  
AMERICAN INSTITUTE OF CERTIFIED  
PUBLIC ACCOUNTANTS

MEMBER SINCE 1978

**Independent Auditor's 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 Gueydan, Louisiana, as of and for the twelve months ended June 30, 1996, and have issued our report thereon dated October 25, 1996.

In connection with our audit of the financial statements of the Housing Authority of the Town of Gueydan, Louisiana, as of and for the twelve months ended June 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-128, "Audit of State and Local Governments," we selected certain transactions applicable to certain nonmajor federal financial assistance programs for the twelve months ended June 30, 1996. As required by OMB Circular A-128, 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 cost; operating subsidy eligibility; 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 those 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 Gueydan, 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  
October 25, 1996

**ESTER & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
4000 AIRPORT FREEWAY - SUITE 100  
PLANTINGDA, TEXAS 77117

PH: (281) 282-0000  
FAX: (281) 282-0000  
TEL: (281) 282-0000

2025 2025 2025 2025

**ESTER & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
4000 AIRPORT FREEWAY - SUITE 100  
PLANTINGDA, TEXAS 77117

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 Gueydan, Louisiana, as of and for the twelve months ended June 30, 1996, and have issued our report thereon dated October 25, 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 Gueydan, 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 Gueydan, Louisiana, for the year ended June 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  
October 25, 1995

**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
7000 AIRPORT FREEWAY - SUITE 600  
DALLAS, TEXAS 75226

MEMORANDUM  
DATED WITH SUBJECT  
BY: [REDACTED]

MEMORANDUM  
FOR: [REDACTED]  
DATE: [REDACTED]

MEMORANDUM FOR: [REDACTED]

**Independent Auditor's Report on Internal Control  
Structure Used in Administering Federal  
Financial Assistance Programs --  
Ho Major Programs**

We have audited the financial statements of the Housing Authority of the Town of Gueydan, Louisiana, as of and for the year ended June 30, 1996, and have issued our report thereon dated October 25, 1996.

We conducted our audit 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-128, "Audits of State and Local Governments." Those standards and OMB Circular A-128 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 Gueydan, Louisiana, complied with laws and regulations, non-compliance with which would be material to a federal financial assistance program.

In planning and performing our audit for the year ended June 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 to report on the internal control structure in accordance with OMB Circular A-128. 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 October 25, 1996.

The management of the Housing Authority of the Town of Gueydan, 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, 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	Devis-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
	Cost 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 June 30, 1986, the Housing Authority of the Town of Greysden, Louisiana, had no major federal financial assistance programs and expended 100 percent of its total federal financial assistance under nonmajor federal financial assistance programs: Low Income Housing, GIAP.

We performed tests of controls, as required by OMB Circular A-128, to evaluate the effectiveness of the design and operation of internal control structure policies and procedures that we have 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 the aforementioned nonmajor programs. 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  
October 25, 1990

HOUSING AUTHORITY OF THE TOWN OF QUEYDAN

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 1986

Prior Audit Findings and Questioned Cost

There were no prior audit findings.

Current Audit Findings

None.

Questioned  
Cost

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

## SCHEDULE OF ADJUSTING JOURNAL ENTRIES

JUNE 30, 1993

	ACCT. # FOR AUDIT REPORT PURPOSES	CR	CR	ACCT. # FOR POSTING TO P&A BOOKS
c1> Project Loan Notes - HUD	2122	461,800.07		2122
Interest Payable	2121.1	13,074.04		2121.1
Cumulative HUD Cons.	2940		474,874.11	2940

To adjust for HUD debt forgiveness.

**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
4000 WEST 401 STREET - SUITE 140  
FORT WORTH, TEXAS 76117

(817) 335-0881  
METRO: (817) 335-0880  
FAX: (817) 335-0880

**MEMBER**  
AMERICAN SOCIETY OF CERTIFIED  
PUBLIC ACCOUNTANTS

000 0000 COVER OF

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 Greysden, Louisiana, as of and for the twelve months ended June 30, 1996, and have issued our report thereon dated October 25, 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.

Compliance with laws, regulations, contracts, and grants applicable to the Housing Authority of the Town of Greysden, 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  
October 25, 1996

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

NOTES TO FINANCIAL STATEMENTS

(Continued)  
JUNE 30, 1995

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 Funds - 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.

## TABLE OF CONTENTS

	<u>EXHIBIT</u>	<u>PAGE</u>
ACCOUNTANT'S REPORT		1 - 2
GENERAL PURPOSE FINANCIAL STATEMENTS (COMBINED STATEMENTS - OVERVIEW)		
Combined Balance Sheet - All Fund Types and Account Groups		3 - 4
Combined Statement of Revenues, Expenditures and Changes in Fund Balances - All Governmental Fund Types		5
Combined Statement of Revenues, Expenditures and Changes in Fund Balances - Budget (GAAP Basis) and Actual - General Fund and Special Revenue Funds		6
Combined Statement of Revenues, Expenditures and Changes in Fund Balances - Budget (GAAP Basis) and Actual - Debt Service and Capital Projects Funds		7
Notes to Financial Statements		8 - 10
Capital Project Fund Types - Combining Balance Sheet		14
Capital Project Fund Types - Combining Statement of Revenues, Expenditures and Changes in Fund Balances		15
Fiduciary Funds - Combining Balance Sheet		16
Fiduciary Funds - Schedule of Changes in Deposits Due to Others		17

TABLE OF CONTENTS (Continued)

	<u>EXHIBIT</u>	<u>PAGE</u>
<b>SUPPLEMENTARY INFORMATION</b>		
Balance Sheet — Statutory Basis	A	18
Statement of Income and Expenses — Statutory Basis	B	19
Analysis of Surplus — Statutory Basis	C	20 - 21
Computation of Residual Receipts and Accruing Annual Contribution	D	22 - 23
Statement of Modernization Costs — Uncompleted	E	24
Analysis of General Fund Cash Balance	F	25
Schedule of Federal Financial Assistance		26
Independent Auditors' Compliance Report Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards		27
Independent Auditors' Report on Compliance with the General Requirements Applicable to Federal Financial Assistance Programs		28 - 29
Independent Auditors' Report on Compliance with Specific Requirements Applicable to Nonmajor Federal Financial Assistance Programs		30
Independent Auditors' Report on the Internal Control Structure in Accordance with Governmental Auditing Standards		31 - 32
Independent Auditors' Report on the Internal Control Structure Used in Administering Federal Financial Assistance programs — No Major Programs		33 - 35
Schedule of Findings and Questioned Costs		36
Adjusting Journal Entries		37



**BITTNER & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
4000 AIRBORNE FREIGHTWAY - SUITE 1400  
FORT BELLEVILLE, ILLINOIS 62239

(314) 631-0822  
METRO (314) 631-6000  
S.A. (314) 631-6960

MEMBER  
AMERICAN INSTITUTE OF CERTIFIED  
PUBLIC ACCOUNTANTS

ISSUE BEING COVERED BY

**Report of Independent Certified Public Accountants  
on Financial Statements and Financial Schedules**

**Board of Commissioners  
Housing Authority of the  
Town of Greyston  
Greyston, Louisiana**

**Regional Inspector General for Audit  
Office of Inspector General  
Department of Housing and Urban  
Development**

We have audited the accompanying general purpose financial statements and the combining and individual fund and account group financial statements of the Housing Authority of the Town of Greyston, Louisiana (the Authority) as of June 30, 1996, and for the year then ended, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit 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-133, "Audits of State and Local Governments." Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Greyston, Louisiana as of June 30, 1996, and the results of its operations for the year then ended in conformity with generally accepted accounting principles. Also, in our opinion, the combining and individual fund and account group financial statements referred to above present fairly, in all material respects, the financial position of each of the individual funds and account groups of the Housing Authority of the Town of Greyston, Louisiana as of June 30, 1996, and the results of operations of such funds for the year then ended in conformity with generally accepted accounting principles.

In accordance with *Government Auditing Standards*, we have also issued a report dated October 25, 1996, on our consideration of the Authority's system of internal control and a report dated October 25, 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 Greysden, 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  
October 25, 1996

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
JUNE 30, 1996

	Governmental Fund Types				Policy Fund Types		Account Groups		Total (Memoranda Only)
	General	Special Services	Debt Service	Capital Projects	Trust and Agency	Account Groups			
						General Fund Assets	General Long-Term Debt		
ASSETS									
Cash and cash equivalents	\$ 3,582.40	\$	\$	\$	\$ 1,728.00	\$	\$	\$	\$ 5,310.40
Investments	8,289.45								8,289.45
Receivables, net of allowances	1,209.08								1,209.08
Debt(s)	5,724.80					1,000,886.18			5,724.80
Prepaid expenditures									1,000,886.18
Property, plant and equipment									
Total Assets	\$ 18,805.73	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,728.00	\$ 1,000,886.18	\$ 0.00	\$ 0.00	\$ 2,061,791.95

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
ALL GOVERNMENTAL FUND TYPES  
YEAR ENDED JUNE 30, 1998

	Governmental Fund Types				Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	
<b>REVENUES</b>					
Fees	\$ 31,743.80	\$	\$	\$	\$ 31,743.80
Intergovernmental	10,084.00			2,400.00	21,684.00
Interest	478.84				478.84
Other	658.70				658.70
<b>Total Revenues</b>	<u>42,965.34</u>	<u>0.00</u>	<u>0.00</u>	<u>2,400.00</u>	<u>45,715.34</u>
<b>EXPENDITURES</b>					
Administration	14,846.37				14,846.37
Utilities	13,019.62				13,019.62
Ordinary maintenance	8,294.78				8,294.78
General expenditures	18,254.77				18,254.77
Capital expenditures	803.08			2,400.00	3,203.08
<b>Total expenditures</b>	<u>45,228.62</u>	<u>0.00</u>	<u>0.00</u>	<u>2,400.00</u>	<u>47,628.62</u>
Excess (deficiency) of revenues over (under) expenditures	5,336.84	0.00	0.00	0.00	5,336.84
<b>OTHER FINANCING SOURCES(USES)</b>					
Operating transfers in					0.00
Operating transfers out					0.00
<b>Total other financing sources(uses)</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>FUND BALANCE, beginning of year</b>	<u>9,753.37</u>				<u>9,753.37</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 15,108.01</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 15,108.01</u>

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

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

ANALYSIS OF SURPLUS - STATUTORY BASIS  
TWELVE MONTHS ENDED JUNE 30, 1996

## ANNUAL CONTRIBUTION CONTRACT

FW - 122Unreserved Surplus

Balance per prior audit at 06-30-95	\$	(274,852.22)
Net loss for the year ended 06-30-96 - Exhibit B		(13,385.56)
(Provision for) reduction of Operating Reserve for year ended 06-30-96 - Exhibit D		<u>(5,355.64)</u>
Balance at 06-30-96		<u>(293,603.32)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 06-30-95		9,753.37
Provision for (reduction of) Operating Reserve for the year ended 06-30-96 - Exhibit D		<u>5,355.64</u>
Balance at 06-30-96 - Exhibit F	\$	<u>15,109.01</u>

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

### NOTES TO FINANCIAL STATEMENTS JUNE 30, 1996

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Housing Authority of Gueydan, 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-rent 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 principally 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 Gueydan, Louisiana. Each member serves a five-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 June 30, 1996, 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:

4040

RECEIVED  
ESTES & ASSOCIATES  
5010N 12 ST 3-24

OFFICIAL  
FILE COPY

DO NOT SIGN OUT

Check company  
stamp from the  
copy that shall  
make it valid.

HOUSING AUTHORITY OF THE CITY OF QUEYDAN, LOUISIANA  
REPORT ON EXAMINATION OF  
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA  
TWELVE MONTHS ENDED JUNE 30, 1996

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

Release Date: **DEC 18 1996**

**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

NOTES TO FINANCIAL STATEMENTS  
(Continued)  
JUNE 30, 1995

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 accrual 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) **Budgetary 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 QUEYDAM

NOTES TO FINANCIAL STATEMENTS  
(Continued)  
JUNE 30, 1998

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 maintenance 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 June 30, 1998.

(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 recorded 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 GUEYDAN

NOTES TO FINANCIAL STATEMENTS

(Continued)  
JUNE 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 June 30, 1996, the Authority had invested excess funds as follows:

	<u>Amount</u>
Certificate of Deposits	\$ <u>6,355.45</u>
	\$ <u>6,355.45</u>

Cash and investments are insured as follows:

FDIC Insurance	\$ <u>11,672.85</u>
	\$ <u>11,672.85</u>

HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

NOTES TO FINANCIAL STATEMENTS

(Continued)  
JUNE 30, 1996

NOTE C - ACTIVITIES OF THE PHA

At June 30, 1996, the PHA was managing 24 units of low-rent in two projects under Program PW - 122.

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:

	Beg. of Period	Additions	Deletions	End of Period
Land, land impvts.	\$ 200,418.08	\$	\$	\$ 200,418.08
Buildings	804,042.75			804,042.75
Equipment	28,603.81	553.08		29,156.89
Total	\$ 1,042,462.12	\$ 553.08	\$ 0.00	\$ 1,042,995.12

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 SUEYDAM  
 CAPITAL PROJECT FUND TYPES  
 COMBINED BALANCE SHEET  
 JUNE 30, 1999

	CMP Housing Programs	
	CMP 1998	Total
<b>ASSETS</b>		
Total Assets	\$ 0.00	\$ 0.00
<b>LIABILITIES AND FUNDS EQUITY</b>		
<b>LIABILITIES</b>		
Total liabilities	0.00	0.00
<b>FUNDS EQUITY</b>		
Total fund equity	0.00	0.00
Total liabilities and fund equity	\$ 0.00	\$ 0.00

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

HOUSING AUTHORITY OF THE TOWN OF QUETZOWN

CAPITAL PROJECT FUND TYPES  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 JUNE 30, 1996

	CAP Housing Programs	
	CHAP 1995	Total
REVENUES		
Intergovernmental	\$ 2,480.00	\$ 2,480.00
Total Revenues	<u>2,480.00</u>	<u>2,480.00</u>
EXPENDITURES		
Capital expenditures	2,480.00	2,480.00
Total Expenditures	<u>2,480.00</u>	<u>2,480.00</u>
Excess (deficiency) of revenues over (under) expenditures	0.00	0.00
FUND BALANCE, beginning of year		0.00
FUND BALANCE, end of year	<u>\$ 0.00</u>	<u>\$ 0.00</u>

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

## HOUSING AUTHORITY OF THE TOWN OF GUEYDAN

FIDUCIARY FUNDS  
COMBINING BALANCE SHEET  
JUNE 30, 1998

---

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ <u>1,725.00</u>	\$ <u>1,725.00</u>
Total Assets	\$ <u>1,725.00</u>	\$ <u>1,725.00</u>
<b>LIABILITIES</b>		
Due to tenants	\$ <u>1,725.00</u>	\$ <u>1,725.00</u>
Total Liabilities	\$ <u>1,725.00</u>	\$ <u>1,725.00</u>

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

HOUSING AUTHORITY OF THE TOWN OF GUEYDON  
 FIDUCIARY FUNDS  
 SCHEDULE OF CHANGES IN DEPOSITS DUE TO OTHERS  
 JUNE 30, 1998

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
DEPOSIT BALANCES AT BEGINNING OF YEAR	\$ 1,900.00	\$ 1,900.00
REDUCTIONS		
Payment to tenants	<u>175.00</u>	<u>175.00</u>
Total Reductions	<u>175.00</u>	<u>175.00</u>
DEPOSIT BALANCES AT END OF YEAR	\$ <u>1,725.00</u>	\$ <u>1,725.00</u>

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

HOUSERS AUTHORITY OF THE TOWN OF GUEYDAN  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 BUDGET (GAAP BASIS) AND ACTUAL  
 DEBT SERVICE AND CAPITAL PROJECTS FUNDS  
 YEAR ENDED JUNE 30, 1998

	Debt Service Fund		Capital Projects Fund		Over (Under) Budget
	Budget	Actual	Budget	Actual	
REVENUES					
Intergovernmental	\$	\$	\$	\$	\$
Total Revenues	0.00	0.00	2,400.00	2,400.00	0.00
EXPENDITURES					
Capital expenditures					
Total Expenditures	0.00	0.00	2,400.00	2,400.00	0.00
Excess (deficiency) of revenues over (under) expenditures	0.00	0.00	0.00	0.00	0.00
Transfer of net income to unassigned fund	0.00	0.00	0.00	0.00	0.00
FUND BALANCES, beginning of year					
FUND BALANCES, end of year	\$	\$	\$	\$	\$
		0.00		0.00	0.00

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