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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH LAWS AND REGULATIONS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

TRUSTEES

IBERIA HOME MORTGAGE AUTHORITY

New Iberia, Louisiana

We have audited the financial statements of the **IBERIA HOME MORTGAGE AUTHORITY**, as of and for the year ended March 31, 1997, and have issued our report thereon dated August 29, 1997.

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 general purpose financial statements are free of material misstatement.

Compliance with laws, regulations, and contracts applicable to the **IBERIA HOME MORTGAGE AUTHORITY** is the responsibility of management. As part of obtaining reasonable assurance about whether the general purpose financial statements are free of material misstatement, we performed tests of the Authority's compliance with certain provisions of laws, regulations, and contracts. However, our objective was not to provide an opinion on overall compliance with such provisions.

The results of our tests indicate that, with respect to the items tested, the Authority, complied, in all material respects, with the provisions referred to in the preceding paragraph. With respect to items not tested, nothing came to our attention that caused us to believe that the Authority had not complied, in all material respects, with those provisions.

This report is intended for the information of the audit committee, management, and the Louisiana Legislative Auditor's office. This restriction is not intended to limit the distribution of this report, which is a matter of public record.

New Iberia, Louisiana

August 29, 1997

Templeton & Blanchard

TRUSTEES
IBERIA HOME MORTGAGE AUTHORITY
Page 2

For the purpose of this report, we have detailed the significant internal control structure policies and procedures in the following categories:

Treasury and Investing
Cash Receipts
Cash Disbursements

For all of the internal control structure categories listed above, 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.

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 operations that we consider to be material weaknesses as defined above.

This report is intended for the information of the audit committee, management, and others within the organization and the Louisiana Legislature Auditor's office. This restriction is not intended to limit the distribution of this report, which is a matter of public record.

New Iberia, Louisiana
August 28, 1997

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INDEPENDENT AUDITORS REPORT ON INTERNAL CONTROL BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

TRUSTEES
BETHA HOME MORTGAGE AUTHORITY
New Orleans, Louisiana

We have audited the financial statements of the BETHA HOME MORTGAGE AUTHORITY as of and for the year ended March 31, 1997, and have issued our report thereon dated August 28, 1997.

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.

In planning and performing our audit of the financial statements of BETHA HOME MORTGAGE AUTHORITY for the year ended March 31, 1997, we considered its internal control structure in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

The trustees of BETHA HOME MORTGAGE AUTHORITY are 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 objective 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. 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.

ITENA HOME MORTGAGE AUTHORITY
NOTES TO FINANCIAL STATEMENTS, CONTINUED
 March 31, 1997 and 1996

NOTE 6: BONDS PAYABLE, Continued

The Authority completed the refinancing to reduce its total debt service payments over the next 17 years by \$2.9 million.

The bonds are secured by an assignment and pledge of and security interest in all mortgage loans acquired with bond proceeds and the income therefrom, all monies and investments held under the indenture, and all of the Authority's rights and interest.

Scheduled bond maturities through 2002 are as follows:

1997	\$ -
1998	\$245,000
1999	\$270,000
2000	\$295,000
2001	\$320,000
2002	\$345,000

The Authority's trust instrument contains certain provisions requiring that should excess funds be accumulated by the Authority, they be used to redeem a mandatory early retirement of the Authority's bonds payable. This situation existed in 1996 and 1997 and in addition to the scheduled maturities, \$685,000 and \$710,000 was retired in 1996 and 1997 respectively.

NOTE 7: ACCRUED EXPENDITURES

	<u>1997</u>	<u>1996</u>
Accrued expenditures consist of the following:		
Accrued interest	\$ 88,000	\$ 99,000
Other accrued expenditures	4,165	4,290
Totals	\$ 92,165	\$ 103,290

NOTE 8: COMPENSATION OF BOARD MEMBERS

During the years ended March 31, 1997 and 1996, no per diem were paid to the trustees of the Authority.

IBERIA HOME MORTGAGE AUTHORITY
NOTES TO FINANCIAL STATEMENTS, CONTINUED
 March 31, 1997 and 1996

NOTE 4: MORTGAGE LOANS RECEIVABLE

Mortgage loans receivable consist of 9-14% real estate notes secured by first liens on residential properties located in Iberia Parish, Louisiana. These loans were originated by participating mortgage lending institutions in accordance with the then current standards established by FHMA and FIMC guides. The participants are now servicing these loans which mature by the year 2031. All loans are considered to be collectible at March 31, 1997 and 1996. These mortgage loans receivable are pledged as security for the Authority's bonds payable.

NOTE 5: BOND ISSUANCE COSTS

Bond issuance costs consist of the following:

	<u>1997</u>	<u>1996</u>
Underwriters' Fees	\$104,025	\$104,025
Other (Printing, legal, rating fees)	_117,144	_117,144
Total	312,000	312,000
Accumulated Amortization	_118,000	_80,221
Unamortized Bond Issuance Costs	\$193,161	\$22,829

NOTE 6: BONDS PAYABLE

On July 7, 1993, the Authority issued \$7,020,000 in Iberia Home Mortgage Authority Single Family Mortgage Revenue Bonds dated July 1, 1993, with interest ranging from 3.75% to 7.24% to refund \$6,025,000 of the outstanding 1979 Series Bonds. The proceeds of \$7,020,000 including a premium of \$250,000 (after payment of \$312,000 in underwriting fees, insurance and other issuance costs) plus proceeds from sale of investments were used to retire the 1979 Series Bonds.

The refunding resulted in a difference of \$246,001 between the reacquisition price and the net carrying amount of the old debt (deferred amount on refunding). This difference, reported in the accompanying financial statements as a deduction from bonds payable, is being charged to operations through the year 2010 using the allocated cost method.

FEDERAL HOME MORTGAGE AUTHORITY
NOTES TO FINANCIAL STATEMENTS, CONTINUED
 March 31, 1987 and 1986

NOTE 3: CASH AND INVESTMENTS

Cash and investments at March 31, 1987 consist of the following:

	Cash	Investments at Cost	Total
Trustee's Accounts:			
Debt Reserve Account	\$ -	\$235,750	\$235,750
Principal Prepayment Account	-	-	-
Bond Account	128,475	282,058	411,433
Expense Account	8,500	-	8,500
Totals	\$137,025	\$517,798	\$654,823

Cash and investments at March 31, 1986 consist of the following:

	Cash	Investments at Cost	Total
Trustee's Accounts:			
Debt Reserve Account	\$ -	\$271,000	\$271,000
Principal Prepayment Account	37,830	-	37,830
Bond Account	80,750	205,525	286,275
Expense Account	7,810	-	7,810
Totals	\$126,390	\$476,525	\$602,915

The indenture restricts the funds in the various accounts to be used for certain, specific purposes. In addition, minimum balances in cash and investments amounting to \$457,000 and \$471,044 were required at March 31, 1987 and 1986 by the indenture.

The investments consist of:

	Face Amount (Maturity Value)	
	1987	1986
Guaranteed Investment Certificates at 4% to 5.05% interest with final maturity in 2010	\$510,798	\$250,525

Market value of the above securities at March 31, 1986 and 1987 approximated cost.

The above cash and securities are pledged as security for the Authority's bonds payable.

The Authority's cash as of March 31, 1987 and 1986 is fully insured and collateralized by securities held by the Authority.

IBERIA HOME MORTGAGE AUTHORITY
NOTES TO FINANCIAL STATEMENTS, CONTINUED
March 31, 1997 and 1996

Note 3: SIGNIFICANT ACCOUNTING POLICIES, Continued

Funds are classified into three categories: governmental, proprietary and fiduciary. Each category, in turn, is divided into separate "fund types". The Authority's current operations require only the use of one fund, the proprietary fund. The Proprietary Fund is the general operating fund of the Authority. It is used to account for all financial resources of the Authority.

Method of Accounting-The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Since the Authority only has one operating cycle, the Balance Sheets are non-classified. The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transactions can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the related fund liability is incurred.

Budgetary Practices-Because no financial activity was planned for the year, the Authority did not adopt a budget for the years ended March 31, 1997 and 1996. Therefore these financial statements do not contain a comparison of actual to budgeted activity.

Investments-Investments are stated at cost, plus discount adjustments. Because these securities are purchased for investment purposes, and the quoted market values fluctuate during the investment period, gains and losses are recognized (based on the specific identification method) either upon realization, or when securities' values are deemed to have been permanently impaired.

Intangible Assets-The costs of issuing the bonds and the deferred amount on refunding are being amortized over the life of the bonds using the allocated cost method. The premium received from the refunding bonds is being amortized over the life of the bonds using the effective interest method.

Use of Estimates-Management uses estimates and assumptions in preparing financial statements. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. The use of estimates and assumptions is a normal practice followed by all entities preparing financial statements in accordance with generally accepted accounting principles.

IBERIA HOME MORTGAGE AUTHORITY
NOTES TO FINANCIAL STATEMENTS
March 31, 1987 and 1986

NOTE 1: GENERAL INFORMATION

The **IBERIA HOME MORTGAGE AUTHORITY** is a Louisiana Public Trust created pursuant to Chapter 2-A of Title 9 of the Louisiana Revised Statutes of 1990, as amended, and a Trust Indenture dated January 16, 1979 with the City of New Iberia, Iberia Parish, Louisiana as beneficiary. The Authority was formed for the purpose of issuing bonds to provide funds to acquire mortgage notes secured by first mortgage liens on certain residential properties located in Iberia Parish, Louisiana. The financial statements of Iberia Home Mortgage Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority's accounting and procedures also follow the guidelines set forth in the *Louisiana Municipal Audit and Accounting Guide* and the industry audit guide, *Audits of State and Local Governments* published by the American Institute of Certified Public Accountants. The more significant of the Authority's accounting policies are disclosed below.

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity-In evaluating how to define the governmental unit, for financial reporting purposes, consideration has been given to the following criteria as set forth by GASB Statement No. 14:

- a. Financial interdependence
- b. Selection of governing authority
- c. Accountability for fiscal matters

Based on the above criteria, the Authority is considered to be a component unit, and an integral part of the City of New Iberia, Louisiana (the reporting entity). These financial statements include only the operations of the Authority.

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

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

HEFMA HOME MORTGAGE AUTHORITY
 STATEMENTS OF CASH FLOWS
 For the Years Ended March 31, 1997 and 1996

	<u>1997</u>	<u>1996</u>
Cash Flows From Operating Activities:		
Excess (Deficiency) of Revenues over Expenditures	\$ (30,834)	\$ (23,578)
Adjustments to Reconcile Net Income To		
Net Cash Provided By Operating Activities:		
Amortization of Bond Issuance Costs	28,877	28,268
Amortization of Premium on Bonds Payable	(53,456)	(52,883)
Amortization of Deferred Amount on Refunding	33,990	33,498
Decrease in Mortgage Loans Receivable	877,590	815,681
Decrease in Accrued Interest Receivable	5,222	4,840
Decrease (Increase) in Prepaid Expenditures	521	510
(Decrease) in Accrued Expenditures	(8,032)	(17,994)
Net Cash Provided By Operating Activities	<u>673,268</u>	<u>587,730</u>
Cash Flows From Investing Activities:		
Proceeds from Sale of Investments	1,054,200	1,100,074
Purchases of Investments	(1,018,443)	(1,147,221)
Net Cash Provided By Investing Activities	<u>35,757</u>	<u>52,853</u>
Cash Flows From Financing Activities:		
Bonds Paid and Redeemed	<u>(259,000)</u>	<u>(289,000)</u>
Net Increase (Decrease) in Cash	11,075	(49,517)
Cash, Beginning of Year	<u>128,300</u>	<u>175,817</u>
Cash, End of Year	<u>\$ 137,375</u>	<u>\$ 126,300</u>
Supplemental Cash Flow Information:		
Cash Paid During the Year for Interest	<u>\$ 379,720</u>	<u>\$ 433,343</u>

See accompanying notes to financial statements.

BERN HOME MORTGAGE AUTHORITY
STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For the Years Ended March 31, 1997 and 1996

	<u>1997</u>	<u>1996</u>
REVENUES		
Interest Income - Mortgage Loans	\$384,745	\$424,938
Interest Income - Investments	27,548	39,228
Total Revenues	<u>412,293</u>	<u>464,166</u>
EXPENDITURES		
Interest	313,358	367,808
Servicing Fees	22,852	23,718
Trustee's Fees	3,804	4,816
Insurance	12,937	15,007
Amortization of Issuance Costs	25,877	29,288
Amortization of Deferred Amount on Refunding	33,890	33,425
Legal and Accounting	3,800	3,300
Foreclosure Expenses	3,812	-
Total Expenditures	<u>428,928</u>	<u>477,362</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(16,635)	(13,196)
FUND BALANCE, Beginning of Year	<u>208,798</u>	<u>222,304</u>
FUND BALANCE, End of Year	\$192,163	\$209,108

See accompanying notes to financial statements.

NEHA HOME MORTGAGE AUTHORITY
BALANCE SHEETS
 March 31, 1997 and 1998

	<u>1997</u>	<u>1998</u>
ASSETS		
Cash	\$ 197,505	\$ 129,000
Investments (At Cost)	518,708	646,020
Mortgage Loans Receivable	4,592,760	4,169,060
Bond Insurance Costs, Less Accumulated Amortization of \$50,231 in 1998 and \$118,800 in 1997	189,161	221,658
Accrued Interest Receivable	34,668	28,888
Prepaid Expenditures	3,154	3,620
TOTAL ASSETS	\$5,135,794	\$5,078,226
LIABILITIES AND FUND BALANCE		
Accrued Expenditures	\$ 95,888	\$ 104,120
Bonds Payable, including Unamortized Premium of \$415,522 in 1998 and \$385,068 in 1997 and Less Unamortized Deferred Amount on Refunding of \$292,994 in 1998 and \$208,184 in 1997	4,845,182	5,285,658
TOTAL LIABILITIES	4,941,270	5,389,778
FUND BALANCE	194,524	688,448
TOTAL LIABILITIES AND FUND BALANCE	\$5,135,794	\$5,878,226

See accompanying notes to financial statements.

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INDEPENDENT AUDITORS REPORT

TRUSTEES,
IBERIA HOME MORTGAGE AUTHORITY
New Iberia, Louisiana

We have audited the accompanying general purpose financial statements of IBERIA HOME MORTGAGE AUTHORITY (A Louisiana Public Trust), a component unit of the City of New Iberia, Louisiana, at March 31, 1997 and 1996, and for the years then ended as listed in the financial information section of the foregoing table of contents. These financial statements are the responsibility of the management of the IBERIA HOME MORTGAGE AUTHORITY. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with generally accepted auditing standards. 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 audits provide 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 IBERIA HOME MORTGAGE AUTHORITY at March 31, 1997 and 1996, and the results of its operations and cash flows for the years then ended, in conformity with generally accepted accounting principles.

New Iberia, Louisiana
August 29, 1997

Templeton & Blanchard

IBERIA HOME MORTGAGE AUTHORITY
TABLE OF CONTENTS
March 31, 1997 and 1996

FINANCIAL INFORMATION SECTION

Independent Auditor's Report	1
Component Unit General Purpose Financial Statements	
Balance Sheets	2
Statements of Revenues, Expenditures and Changes in Fund Balance	3
Statements of Cash Flows	4
Notes to Financial Statements	2-9

INTERNAL ACCOUNTING CONTROL AND COMPLIANCE SECTION

Independent Auditor's Report on Internal Control Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	10-11
Independent Auditor's Report on Compliance with Laws and Regulations Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	12

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IBERIA HOME MORTGAGE AUTHORITY

**COMPONENT UNIT
FINANCIAL STATEMENTS
(Partial)**

March 31, 1987 and 1988

Under provisions of state law, this report is a public document. A copy of the report was being submitted to the Auditor for review, and for use of other governmental 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 APR 05 1989

APR 05 1989
10:00 AM
LEGISLATIVE AUDITOR
BATON ROUGE, LA