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HOUSING AUTHORITY OF JEFFERSON PARISH
Marrero, Louisiana

General Purpose Financial Statements

September 30, 1997

Under provisions of state law, this report is a public document. A copy of this 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 4-22-98

Robert M. Wallbillich

C.R.A. + Capital Journal Member

P.O. Box 1288
Baton Rouge, LA, 70801-1288

HOUSING AUTHORITY OF JEFFERSON PARISH

Monroe, Louisiana

General Purpose Financial Statements

September 30, 1987

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Board of Commissioners
Housing Authority of Jefferson Parish
1718 Betty Street
Metairie, Louisiana 70002

HRD, New Orleans Office
Public Housing Division
541 Magazine Street - 9th Floor
New Orleans, Louisiana 70130

INDEPENDENT AUDITOR'S REPORT

I have audited the accompanying general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) as of and for the year ended September 30, 1997, as listed in the table of contents. These financial statements are the responsibility of the authority's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with generally accepted auditing standards, in accordance with Government Auditing Standards. I have also issued a report dated March 31, 1998 on my consideration of the Authority's internal control structure, and a report dated March 31, 1998 on its compliance with laws and regulations. These standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statements presentation. I believe that my audit provides a reasonable basis for my opinion.

As described in Note A, the Authority's policy is to prepare its financial statements on a prescribed basis of accounting that demonstrates compliance with the requirements of the United States Department of Housing and Urban Development, which is a comprehensive basis of accounting other than generally accepted accounting principles. The Authority does not have any proprietary fund types nor non-expendable trust funds and accordingly no cash flows are herein provided. In lieu of, and to assist the reader, a combined statement of changes in surplus has been placed herein. In addition, the necessary journal entries to convert the accounting of the Authority to be in conformity with generally accepted accounting principles have been made by this auditor to insure compliance with applicable laws and regulations.

In my opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of Jefferson Parish, as of September 30, 1997, and the results of its operations for the year then ended in conformity with generally accepted accounting principles.

My audit was made for the purpose of forming an opinion of the general purpose financial statements taken as a whole. The accompanying combining, and account group

Financial statements and schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the general purpose financial statement of the Housing Authority of Jefferson Parish. Such information has been subjected to the auditing procedures applied in the audit of the general purpose financial statements, and in my opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole on the basis of accounting described above.

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


Robert M. Walditch
Certified Public Accountant

March 31, 1988
Mandeville, Louisiana, U.S.A.

Housing Authority of Jefferson Parish
Metairie, Louisiana

COMBINED BALANCE SHEET
September 30, 1997

ASSETS

	<u>\$W-1531</u>
Cash (NOTE A)	\$ 2,296,000
Accounts receivable from tenants	6,691
Accounts receivable, net of allowance	0
Advances to other contracts (NOTE B, current)	31,314
Due from HUD, current	72,688
Debt service fund	131,865
Prepaid insurance	28,443
Deferred modernization costs	0
Land, structures and equipment (NOTE C)	7,814,468
Ineligible expenses	0
	<hr/>
Total Assets	\$ 8,662,969
	<hr/>

LIABILITIES AND SURPLUS (DEFICIT)

Accounts payable and accrued expenses	\$ 12,243
Accrued CIAP planning cost	0
Advances from other contracts (NOTE B), current	144,113
Due to HUD, current	0
Notes payable (NOTE B), current	0
Prepaid annual contributions	0
Fixed liabilities (current portion \$ 115,102)	
Permanent notes (NOTE B)	2,294,946
New housing bonds (NOTE D)	640,688
	<hr/>
Total Liabilities	\$ 3,102,988
Commitments and contingent liabilities (NOTE G)	\$ 0
Surplus (deficit)	\$ 5,470,481
	<hr/>
TOTAL LIABILITIES AND SURPLUS	\$ 8,662,969
	<hr/>

See notes to financial statements.

Contribution Contracts

FW-2014

LA48-0013-001, 3, 4, 5 7, 8, 9	LA48-0013-001	LA48-0045-004	LA48-0003-000	Total (Memorandum Only)
\$ 652,330	\$ 44,682	\$ 241,417	\$ 475,837	\$ 1,978,476
0	0	0	0	8,091
0	0	0	0	0
144,113	0	0	0	173,827
0	0	36,463	0	128,351
0	0	0	0	131,863
0	0	0	0	28,443
0	0	0	0	0
0	0	0	0	7,814,468
0	0	0	0	0
<u>\$ 796,643</u>	<u>\$ 44,682</u>	<u>\$ 287,880</u>	<u>\$ 475,837</u>	<u>\$ 10,278,021</u>
\$ - 44,139	\$ - 17,333	\$ - 7,079	\$ - 6,302	\$ - 48,330
0	0	0	0	0
32,394	1,711	3,838	4,099	173,827
592,601	30,190	0	238,134	881,133
0	0	0	0	0
0	0	0	0	0
0	0	0	0	2,394,946
0	0	0	0	640,686
\$ 578,656	\$ 30,516	\$ - 3,223	\$ 285,925	\$ 4,646,162
0	0	0	0	0
229,887	14,378	381,103	218,812	6,231,839
<u>\$ 796,643</u>	<u>\$ 44,682</u>	<u>\$ 287,880</u>	<u>\$ 475,837</u>	<u>\$ 10,278,021</u>

HOUSING AUTHORITY OF JEFFERSON PARISH
Monroe, Louisiana

COMBINED STATEMENT OF REVENUES AND EXPENSES
For the year ended September 30, 1987

REVENUE	FW-1988
Federal contributions	343,589
Dwelling rental	316,288
Excess utilities	46,273
Interest	22,133
Other income	17,822
	<hr/>
Total Revenue	\$ 946,225
	<hr/>
EXPENSES	
Housing assistance payments	\$ 0
Administration	137,567
Preliminary administrative	0
Tenant services	600
Taxes	7,699
Utilities	234,818
Ordinary maintenance	110,345
General expense	177,573
Accounting and legal fees	31,929
Interest on notes and bonds	0
	<hr/>
Total Expenses	\$ 789,343
	<hr/>
Excess of revenue over expenses (expenses over revenue)	\$ 256,882
	<hr/>

See notes to financial statements.

Contribution Contracts

FY-2024

LA48-003-000, 3, 4, 5, 7, 8, 9	LA48-003-000	LA48-004-004	LA48-0013-000	Total (Monomail Only)
\$ 4,815,518	\$ 255,666	\$ 823,839	\$ 208,252	\$ 7,044,944
0	0	0	0	316,288
0	0	0	0	86,275
19,677	477	2,432	38,276	69,182
0	0	0	0	17,822
<u>\$ 4,835,195</u>	<u>\$ 256,143</u>	<u>\$ 826,271</u>	<u>\$ 228,528</u>	<u>\$ 7,569,563</u>
\$ 4,207,602	\$ 227,959	\$ 790,074	\$ 612,375	\$ 5,841,096
16,443	2049	3,287	3,334	66,780
0	0	0	0	0
0	0	0	0	690
2,423	435	463	794	11,802
0	0	0	0	234,810
0	0	0	0	119,365
499,380	18,781	1,491	87,428	746,454
68,483	2,004	8,244	11,053	121,812
0	0	0	0	0
<u>\$ 4,754,341</u>	<u>\$ 253,354</u>	<u>\$ 806,658</u>	<u>\$ 714,983</u>	<u>\$ 7,238,629</u>
\$ 88,854	\$ 2,809	\$ 18,813	\$ 12,545	\$ 123,965

Housing Authority of Jefferson Parish
Metairie, Louisiana

COMBINED STATEMENT OF CHANGES IN SURPLUS (DEFICIT)
For the Year Ended September 30, 1997

	<u>Annual</u>
	<u>FW-1351</u>
Surplus (Deficit) balance at October 1, 1996	\$ 3,188,968
Excess of revenue over (under) expenses for the year ended	236,882
Cash withdrawals	0
Prior period adjustments -	
Residual receipts	0
Audit	124,651
HED	0
	<u> </u>
Surplus (Deficit) balance at September 30, 1997	<u>\$ 5,430,481</u>

See notes to financial statements.

Contribution Contracts

FW-2004

LA48-0012- 001, 3, 4, 5 7, 8, 9	LA48-0013- 001	LA48-0045- 004	LA48-0013- 001	Total (Memorandum Only)
\$ 542,217	\$ 18,585	\$ 297,166	\$ 280,511	\$ 6,137,997
80,854	2,000	18,813	13,545	352,803
0	0	0	0	0
0	0	0	0	0
- 46,138	- 1,253	- 7,899	- 6,382	- 65,358
- 352,945	- 5,375	82,265	- 47,842	- 323,799
\$ 125,987	\$ 14,376	\$ 301,385	\$ 219,912	\$ 6,211,859

HOUSING AUTHORITY OF JEFFERSON PARISH
Baton Rouge, Louisiana

NOTES TO FINANCIAL STATEMENTS
September 30, 1997

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

I. Reporting Entity

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

The Authority has a nine-member appointed Board of Commissioners and is headed by Executive Director. It has the power to acquire management, the ability to significantly influence operations, and primary accountability for fiscal matters. This report includes all funds of the Authority. As of March 31, 1995, the Commissioners and Executive Director were as follows:

Barry Barlicker	Chairman
Gary Lala	Vice Chairman
Pascal Soudo	Commissioner
Joseph J. Morrongino	Commissioner
Franklin R. Price	Commissioner
Joseph Francois	Commissioner
Priscilla Wolfe	Commissioner
Joyce Austin	Commissioner
Daidria Woodson	Commissioner
Patricia Landry	Executive Director

As of September 30, 1997, the Authority had the following number of units under programs as follows:

Management Programs:

Contract	Programs	Number of Units
FW-2004	LA 12-1	200
FW-2004		
LA-88-0013-001,		
3, 4, 5, 7, 8, 9	Section 8	1,232
LA-88-0013-000	Section 8	58
LA-88-0045-004	Section 8	120
LA-88-0013-001	Housing Certificate Voucher	195
		<hr/>
Total		1,805

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

2. Fund Accounting

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

3. Basis of Accounting

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

4. Cash

Following is amount of total bank balance classified in three categories of credit risk:

a)	Insured by FDIC and SIPC	\$ 212,250
b)	Collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name	1,758,226
c)	Uncollateralized	0
		<hr/>
	Total carrying amount of bank balance	\$ 1,970,476

5. Accounts Receivable from Tenants

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

6. Debt Service Fund

The debts payable of the Authority are administered by HUD. Debt service funds are monies on deposit with a fiscal agent and collection is receivable from HUD to pay principal and interest on the notes payable and for such other purposes as may be provided in accordance with the ACC. The amount due from HUD is based on the maximum annual contribution during the fiscal year. The actual amount when received may differ depending on the amount required for payment of interest and principal. Accordingly, no allowance for uncollectible amount would be appropriate.

7. Land, Structures and Equipment

Land, structures and equipment are valued at historical cost. No depreciation has been provided in accordance with HUD accounting practices. Additions, improvements and expenses that add materially to operations or extend the life of an asset are capitalized. No depreciation is required for generally accepted accounting principles since the Authority has no proprietary (public or enterprise) funds.

The Authority owns various parcels of land with an approximate value of \$2.7 million. Any proceeds from the future sale of this land are required to be paid to HUD.

8. Notes Payable

Capital improvement projects are funded by the issuance of a series of short-term notes. These notes are to be retired through long-term financing provided through HUD ACCs. Reporting of notes payable are presented in accordance with HUD reporting practices, and accordingly do not show current and long-term maturities as required by generally accepted accounting principles. Note Payable are zero as of 9/30/97.

9. Bond Liabilities

The Authority is a member of a consolidated bond issue developed and administered by HUD. These bonds payable are to be retired through HUD ACCs. Reporting of bonds payable are presented in accordance with HUD reporting practices and accordingly do not

show current and long-term maturities as required by generally accepted accounting principles. For GAAP purposes the current portion of both fixed liabilities, permanent notes and new housing bonds, due in 1998 amounts to \$113,303.

10. Accumulated Annual and Sick Leave

The Authority is under the jurisdiction of the State Civil Service System, and as such employees accumulate annual and sick leave according to Civil Service computations. The amount earned increases at 3, 5, 10 and 15 years of employment, and cannot exceed the value of 308 hours computed on the basis of the wage being paid the employee at the time of his separation. The cost of these benefits are presented in accordance with HUD reporting practices and are recognized when payments are made to employees. No fiscal year-end accrual was required as the amount is not significant in the opinion of this auditor.

11. Pension Benefits

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

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

B. Employer contributions are two percent (2%) of basic employee compensation. Such contributions and all increments and decrements attributable thereto shall be non-forfeitable.

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

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

E. This defined contribution plan is administered by The Housing-Renewal & Local Agency Retirement Plan with the Bank of Louisville and Trust Company, a national investment banking firm; and they have full control of the funds on deposit in accordance with the above terms and conditions of the plan. No pension liability accrual was required at year end.

12. Total Column on Combined Statements - Overview

Total column on the combined financial statements - overview is captioned Memorandum Only to indicate that it is presented only to facilitate financial analysis. Data in this column does not present assets, liabilities and surplus of the Authority, or the results of its operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of the data. Accordingly, these memorandum amounts do not require adjustment for GAAP purposes.

NOTE B - ADVANCES TO/FROM OTHER CONTRACTS

The advances to/from other contracts as September 30, 1997 consist of the following:

Individual ACC	Advances to	Advances from
FW-111:		
LA48-0013-000, 3, 4, 5, 7, 8, 9	\$ 21,194	\$ 144,113
LA48-0013-001	1,071	0
LA48-0045-004	3,856	0
LA48-V013-000	4,083	0
	<u>\$ 31,104</u>	<u>\$ 144,113</u>
LA48-0013-000, 3, 4, 5, 7, 8, 9:		
FW-1101	\$ 144,113	\$ 21,194
LA48-0013-000	0	0
LA48-0045-004	0	0
LA48-V013-000	0	0
	<u>\$ 144,113</u>	<u>\$ 21,194</u>
LA-8813-001:		
FW-1150	\$ 0	\$ 1,071
LA48-0013-001, 3, 4, 5, 7, 8, 9	0	0
LA48-0045-004	0	0
LA48-V013-001	0	0
	<u>\$ 0</u>	<u>\$ 1,071</u>
LA48-0045-004:		
FW-1311	\$ 0	\$ 3,856
LA48-0013-000, 3, 4, 5, 7, 8, 9	0	0
LA48-0013-001	0	0
LA48-V003-001	0	0
	<u>\$ 0</u>	<u>\$ 3,856</u>
LA48-V013-001:		
FW-1311	\$ 0	\$ 4,083
LA48-0013-000, 3, 4, 5, 7, 8, 9	0	0
LA48-0013-001	0	0
LA48-0045-004	0	0
	<u>\$ 0</u>	<u>\$ 4,083</u>
Total	<u>\$ 175,917</u>	<u>\$ 173,957</u>

NOTE C - LAND, STRUCTURES, AND EQUIPMENT

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

	Balance October 1, 1996	Additions	Deletions	Balance September 30, 1997
Land	\$ 1,600,774	\$ 0	\$ 0	\$ 1,600,774
Structures	3,658,999	117,965	0	3,776,964
Equipment	432,330	0	0	432,330
	<u>\$ 5,492,103</u>	<u>\$ 117,965</u>	<u>\$ 0</u>	<u>\$ 5,610,068</u>

NOTE D - NOTES PAYABLE AND FIXED LIABILITIES

Administrative control over the consolidated fund base is vested in BUA. The following is a summary of changes in notes payable and fixed liabilities:

	Payable October 1, 1996	State Retired	New Issues	Payable September 30, 1997
Notes payable				
Temporary notes -				
LA 12-1	\$ 0	\$ 0	\$ 0	\$ 0
LA 12-154	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fixed liabilities:				
Permanent notes -				
LA 12-981	\$ 68,490	\$ 7,150	\$ 0	\$ 75,640
LA 12-982	3,140,406	0	0	3,140,406
New bonding bonds	750,800	112,116	0	862,916
	<u>\$ 3,159,696</u>	<u>\$ 119,266</u>	<u>\$ 0</u>	<u>\$ 3,278,962</u>
Total	<u>\$ 3,159,696</u>	<u>\$ 119,266</u>	<u>\$ 0</u>	<u>\$ 3,278,962</u>

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

	Authorized and Issued	Range of Annual Installments	Interest Rate (%)	Maturity Date	Outstanding
Fixed liabilities:					
L.A.(1-50)	\$ 100,000	1	8.75	11/01/91	\$ 82,040
L.A.(1-50)	100,000		8.0		2,342,486
New housing bonds	2,815,000	81,577	7.5	10/01/93	640,686
					\$ 3,065,212

As a result of passage of the "Housing and Community Development Reauthorization Amendments of 1985," enacted into United States Housing Act of 1987. The Secretary of Housing and Urban Development has been instructed to forgive certain notes and obligations, together with any unpaid interest that has accrued on such notes or obligations. The forgiveness of the following notes payable has been reflected in the financial statements as of September 30, 1991, as the Authority has, on September 13, 1991, been formally notified by HUD of the forgiveness of the following amounts:

Notes Payable	Amount
L.A. (1-1)	\$ 645,000
L.A. (1-104)	181,200
Total	\$ 826,200

Additionally, no interest has been accrued as of September 30, 1991 on the notes totaling \$ 812,200.

The annual requirements to retire fixed liability - LA 17 991 and the new floating bonds outstanding at September 30, 1997 is as follows:

Year	Total Amount	LA17-991	New Floating Bonds
1998	\$ 115,083	\$ 7,850	\$ 107,233
1999	119,568	7,850	111,718
2000	121,880	7,850	114,030
2001	128,097	7,850	120,247
2002 - 2003	288,228	20,740	167,488
Total	\$ 692,756	\$ 52,140	\$ 640,616

NOTE E - BOARD OF COMMISSIONER'S COMPENSATION

The members of the Board of Commissioners of the authority are compensated for serving on the Board as follows: The Chairman and the Vice-Chairman each receive \$200 per month, and all other commissioners receive \$100 per month.

NOTE F - PAYMENT IN LIEU OF PROPERTY TAXES

In accordance with a cooperation agreement with the Parish of Jefferson, the Authority is not required to pay property taxes. Instead, the Authority is required to make payments in lieu of property taxes if and when funds may become available. No payments in lieu of property taxes were required or have been made for the year ended September 30, 1997.

NOTE G - COMMITMENTS AND CONTINGENCIES

The Authority has entered into an administrative contract with the Louisiana Housing Development Corporation (LHDC). LHDC will furnish all materials and services to develop and implement a plan to carry out the ongoing programs under the Annual Contribution Contract #79-2054 - (Lower-Income Housing Program - Section 8 Contract (LA48-0013-001), 1, 4, 5, 7, 8, 9), Moderate Rehabilitation (LA44-0013-001), and Housing Voucher (LA48-9813-001). The administrative contract expires July 30, 2004. However, if LHDC elects to discontinue the programs, the Authority has the right to terminate the contract.

As compensation for the administrative services rendered, the Authority will pay LHDC eighty-two percent (82%) of the gross income allocated to the Authority as agreed upon in the 1983 approved budget. Compensation paid under the administrative contract for the year ended September 30, 1997 follows:

ACC	1997
LA48-0013-001, 1, 4, 5, 7, 8, 9	\$ 98,296
LA48-0013-001	21,200
LA48-9813-001	73,866
Total	\$ 193,362

The Authority entered into a housing assistance payments contract with Cosworth Limited Partnership (Cosworth) on May 11, 1983. The purpose of the contract was to provide housing assistance payments on behalf of eligible families (single, self and military units from Cosworth). The term of the contract is for twenty (20) years.

The Authority pledges to the payment of housing assistance payments the portion of annual contribution received under the Annual Contribution Contract (AW-2014 - Low-Income Housing Program - New Construction (LAW-0043-004). Payments for the year ended September 30, 1997 totaled \$ 793,004.

Pursuant to Board Resolution the Housing authority of Jefferson Parish contracted with SAT Development Company, LLC for the following reports:

- * Support Initiative and RentMarket Study dated December 1998. Payments for the year ended September 30, 1997 totaled \$ 95,000.
- * Lee Royal Palms Housing, Rehabilitation and HOME V1 Grant Application Fiscal Year 1997 dated July 1997. Payments for the year ended September 30, 1997 totaled \$ 98,126.
- * Comprehensive Market Access Assessment and Housing Agencies Legislative Report dated October 1995. Payments for the year ended September 30, 1997 totaled \$ 115,000.

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

Supplemental Information

HOUSING AUTHORITY OF JEFFERSON PARISH
 Monroe, Louisiana

COMBINED STATEMENT OF INCOME AND EXPENSES - HUD
 For the year ended September 30, 1997

	Amount
	(PW-128)
OPERATING INCOME	
Dwelling rental	\$ 316,288
Excess utilities	48,173
Total rental income	\$ 362,461
Interest	22,133
Other income	17,822
Total operating income	\$ 402,416
OPERATING EXPENSES	
Housing assistance payments	\$ 0
Administration	121,562
Preliminary administration	0
Tenant services	600
Travel	3,899
Utilities	294,819
Ordinary maintenance	118,365
General expenses	175,375
Accounting and legal fees	21,929
Total operating expenses	\$ 708,545
Net operating income (loss)	\$ - 306,127
OTHER INCOME (EXPENSES)	
Interest on notes and bonds	\$ 0
Five year adjustments affecting residual receipts	0
Total other income (expenses)	0
Net income (loss)	\$ - 306,127

See notes to financial statements.

**Contribution Contracts
FY-2004**

LA48-FB13- 004, 3, 4, 5, 7, 8, 9	LA48-0011- 001	LA48-0045 004	LA48-FB13 001	Total (Mononashua Only)
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18,877	471	2,431	38,276	62,195
\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,812
18,877	471	2,431	38,276	405,978
\$ 4,207,812	\$ 227,899	\$ 795,004	\$ 412,135	\$ 5,642,850
18,043	2,648	3,187	3,334	102,789
0	0	0	0	0
0	0	0	0	689
2,622	423	462	794	11,882
0	0	0	0	234,893
0	0	0	0	119,585
458,181	28,701	1,091	87,428	346,404
68,483	3,004	8,344	11,652	121,812
\$ 4,734,241	\$ 251,234	\$ 806,658	\$ 734,983	\$ 7,238,659
\$ - 4,734,664	\$ - 252,837	\$ - 804,236	\$ - 694,787	\$ - 6,793,681
0	0	0	0	0
0	0	0	0	0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ - 4,734,664	\$ - 252,837	\$ - 804,236	\$ - 694,787	\$ - 6,793,681

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HOUSING AUTHORITY OF JEFFERSON PARISH
Marrero, Louisiana

COMBINED STATEMENT OF ANALYSIS OF SURPLUS
For the year ended September 30, 1997

	FW-0301
<hr/>	
UNRESERVED SURPLUS	
Balance at October 1, 1996	\$ - 4,512,189
Net income (loss) for the year ended September 30, 1997	- 306,627
Provision for Operating Reserve for the year ended September 30, 1997	0
Provision for Project Account for the year ended September 30, 1997	39,689
CMP planning adjustment for prior year	0
HELD adjustment for year ended September 30, 1997	0
Audit adjustments and surplus closing entries	0
	<hr/>
Balance at September 30, 1997	\$ - 4,799,607

See notes to financial statements.

Contributions Contracts

FY-1994

LA45-0011- 001, 1, 4, 5, 7, 8, 9	LA46-0011- 001	LA45-0043- 004	LA46-5001- 001	Total (Memorandum Only)
\$ - 30,202,857	\$ - 3,727,061	\$ - 2,832,426	\$ - 6,827,095	\$ - 43,689,439
\$ - 4,734,668	\$ - 232,857	\$ - 864,126	\$ - 694,787	\$ - 6,793,981
0	0	0	0	0
0	0	0	0	38,899
0	0	0	0	0
0	0	0	0	0
194,232	- 14,945	19,172	- 14,364	181,877
<u>\$ - 34,342,389</u>	<u>\$ - 3,894,881</u>	<u>\$ - 3,715,680</u>	<u>\$ - 7,336,796</u>	<u>\$ - 59,293,150</u>

HOUSING AUTHORITY OF JEFFERSON PARISH
 Metairie, Louisiana

COMBINED STATEMENT OF ANALYSIS OF SURPLUS - continued
 For the year ended September 30, 1997

	<i>Annual</i>
	F9-1531
	<hr/>
RESERVED SURPLUS - OPERATING RESERVE	
Balance at October 1, 1996	\$ 213,676
Provision for Operating Reserve for the year ended September 30, 1997	0
Adjustments due HUD for reduction in prior year utilities, target investment income, and residual receipts	0
Cash withdrawal for payment to contract F9-1531	0
Audit adjustments	0
HUD adjustment	<u>39,504</u>
Balance at September 30, 1997	<u>\$ 303,180</u>
 RESERVED SURPLUS - PROJECT ACCOUNT	
Balance at October 1, 1996	\$ 0
Provision for Operating Reserve for the year ended September 30, 1997	0
Provision for Project Account for the year ended September 30, 1997	0
HUD adjustment for year ended September 30, 1997	0
Prior audit adjustment recorded in subject year	<u>0</u>
Balance at September 30, 1997	<u>\$ 0</u>

See notes to financial statements.

**Contribution Contracts
FY-1954**

<u>LA-48-ER13- 801, 3, 4, 5, 7, 8, 9</u>	<u>LA-48-8003- 001</u>	<u>LA-48-8040- 804</u>	<u>LA-48-8813- 801</u>	<u>Total (Minimums Only)</u>
\$ 345,208	\$ 18,440	\$ 0	\$ 375,244	\$ 1,073,618
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
1,802,625	0	0	- 32,180	- 345,381
<u>\$ 142,183</u>	<u>\$ 18,440</u>	<u>\$ 0</u>	<u>\$ 243,114</u>	<u>\$ 737,237</u>
\$ 28,981,281	\$ 642,688	\$ 1,608,812	\$ 3,483,291	\$ 26,645,602
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
<u>\$ 20,901,284</u>	<u>\$ 642,688</u>	<u>\$ 1,608,812</u>	<u>\$ 3,483,291</u>	<u>\$ 26,645,602</u>

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HOUSING AUTHORITY OF JEFFERSON PARISH
Monroe, Louisiana

COMBINED STATEMENT OF ANALYSIS OF SURPLUS - continued
For the Year Ended September 30, 1997

	(Amount)
	PW-1231
<hr/>	
CUMULATIVE HUD CONTRIBUTION	
Balance at October 1, 1996	\$ 9,807,881
Operating subsidy for the year ended September 30, 1997	131,883
CIAP planning adjustment prior year	0
Audit adjustment prior year	511,180
Basic annual contributions earned for year ended September 30, 1997	(131,883)
Audit adjustments and surplus clearing entries	7,657
HUD adjustment for annual contributions for year ended September 30, 1997	0
	<hr/>
Balance at September 30, 1997	\$ 9,046,808
	<hr/>
Total surplus (deficit)	\$ 5,470,440
	<hr/>

See notes to financial statements

**Contribution Contracts
17W-2024**

LA48-0313 001, 3, 4, 5, 7, 8, 9	LA48-0315 001	LA48-0945 004	LA487015 001	Total (Memorandum Only)
\$ 48,285,760	\$ 1,884,735	\$ 1,216,920	\$ 3,119,820	\$ 54,507,235
0	0	0	0	131,860
0	0	0	0	0
0	0	0	0	531,298
0	0	0	0	- 121,860
- 44,038	- 1,750	- 7,059	- 6,300	- 51,616
<u>4,676,976</u>	<u>265,134</u>	<u>886,130</u>	<u>707,524</u>	<u>6,535,764</u>
\$ 21,625,662	\$ 3,348,319	\$ 2,899,971	\$ 3,829,215	\$ 31,453,167
\$ 223,987	\$ 14,376	\$ 161,188	\$ 219,932	\$ 623,583

HOUSING AUTHORITY OF JEFFERSON PARISH
Monroe, Louisiana

STATEMENT OF MODERNIZATION COSTS NOT COMPLETED

For the year ended September 30, 1997

Classification	Annual Contribution Contract FW-1331 Project LA13-1, Phase LA13-00093
Management improvements	\$ 0
Fees and costs	0
Site improvement	0
Dwelling structure	0
Dwelling equipment - nonoperable	0
Nondwelling equipment	0
Relocation costs	0

Total costs realized to September 30, 1997	0

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See notes to financial statements.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Marrero, Louisiana

STATEMENT OF EXPENDITURES COMPARED TO BUDGET

Using HUD required prescribed basis of accounting
 For the year ended September 30, 1997

<u>CONTRACT #W-03M</u>	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>
Administration expenses	\$ 151,665	\$ 193,118	\$ 41,443
Tenant services	689	689	0
Utilities	253,389	254,789	1,399
Ordinary maintenance	118,385	136,599	17,213
Protect. services	0	0	0
General	158,417	199,230	40,813
	<u>\$ 699,356</u>	<u>\$ 764,736</u>	<u>\$ 65,379</u>

NOTE:

Budget for other contracts are not required by HUD.

See notes to financial statements.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Metairie, Louisiana

SCHEDULE OF ADJUSTING JOURNAL ENTRIES
 For the year ended September 30, 1997

Annual Contributions, Cont. - LFW-000

			Debit	Credit
	Account No.		-----	-----
1.	Unreserved surplus	2800-0-00	\$ 34,121.59	
	Cumulative HUD	2900-0-00		\$ 26,484.62
	Annual contributions	2940-0-00	26,484.62	
	Annual contributions	2940-0-00		34,121.59
	To close surplus accounts.			
2.	Accounts payable, vendors	2111-0-00	34,121.59	
	Legal	4120-0-00		2,580.00
	Salaries	4190-0-00		4,115.80
	Water	4310-0-00		2,282.36
	Electricity	4320-0-00		18,181.95
	Gas	4330-0-00		1,389.38
	Maintenance	4430-0-00		562.00
	Employee benefits	4580-0-00		1,970.10
	To adjust to GAAP by reversing 09/30/96 charges booked in 10/30/96.			
3.	Accounts payable, vendors	2111-0-00		26,484.62
	Legal	4120-0-00	0.00	
	Salaries	4190-0-00	1,647.91	
	Water	4310-0-00	3,783.12	
	Electricity	4320-0-00	17,266.67	
	Gas	4330-0-00	3,223.52	
	Maintenance	4430-0-00	562.00	
	Employee benefits	4580-0-00	0.00	
	To adjust to GAAP by accruing 8/31/97 charges booked in 10/31/97			

See notes to financial statements.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Monroe, Louisiana

SCHEDULE OF ADJUSTING JOURNAL ENTRIES - continued
 For the year ended September 30, 1997

Δ of Contributions Contract PW2084, LA 48-0013-000

			Debit	Credit
	Account No.			
1.	Unreserved surplus	2810-0-00	\$ 44,139.18	
	Cumulative HUD	2810-0-00		\$ 0.00
	Annual contribution	2840-0-00	0.00	
	Annual contribution	2840-0-00		44,139.18
	To close surplus account.			
2.	Accounting	4170-0-00		5,644.00
	Account payable, vendors	2110-0-00	44,139.18	
	Housing assistance payments	4715-0-00		38,495.18
	To adjust to GAAP by reversing 9/30/96 changes booked in 1030596.			
3.	Account payable, vendors	2110-0-00		0.00
	Accounting	4170-0-00	0.00	
	Housing assistance payments	4715-0-00	0.00	
	To adjust to GAAP by reversing 9/30/93 changes booked in 1030693.			

See notes to financial statements.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Monroe, Louisiana

For the year ended September 30, 1997

Annual Contribution Contract, FW-2854, L.A. #8-8012-001

	Account No.	Debit	Credit
1. Unreserved surplus	2818-0-00	\$ 1,753.89	
Cumulative R.F.D.	2818-0-00		\$ 6.00
Annual contributions	2848-0-00	0.00	
Annual contributions	2848-0-00		1,753.89
To close surplus account			
2. Accounts payable, vendors	2111-0-00	1,753.89	
Housing assistance payments	4715-0-00		1,753.89
To adjust to GAAP ² by reversing 9/30/96 charges booked in 10/31/96.			
3. Accounts payable, vendors	2111-0-00		0.00
Housing assistance payments	4715-0-00	0.00	
To adjust to GAAP by reversing 9/30/97 liability booked in 10/31/97.			

See notes to financial statements.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Metairie, Louisiana

SCHEDULE OF ADJUSTING JOURNAL ENTRIES - continued
 For the year ended September 30, 1997

Annual Contribution Contract, FW-2054, LA 44-0045-004

		Account No.	Debit	Credit
1.	Unreserved surplus	2818-0-00	\$ 71,199.00	
	Cumulative FUD	2818-0-00		\$ 64,120.00
	Annual contribution	2840-0-00	64,120.00	
	Annual contribution	2840-0-00		71,199.00
	To close surplus account.			
2.	Accounts payable, vendors	2111-0-00	71,199.00	
	Housing assistance payments	4715-0-00		71,199.00
	To adjust to GAAP by reversing 9/30/96 charges booked in 10/30/96.			
3.	Accounts payable, vendors	2111-0-00		64,120.00
	Housing assistance payments	4715-0-00	64,120.00	
	To adjust to GAAP by accrating 9/30/97 charges booked in 10/30/97.			

See notes to financial statements.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Monroe, Louisiana

SCHEDULE OF ADJUSTING JOURNAL ENTRIES - continued

For the year ended September 30, 1997

Annual Contribution Contract FW-2084, LA-88-5911-001

		<u>Debit</u>	<u>Credit</u>
1.	Unreserved surplus	2810-0-00 8,201.64	
	Cumulative HUD	2810-0-00	0.00
	Annual contributions	2800-0-00 0.00	
	Annual contributions	2800-0-00	8,201.64
	To close account.		
2.	Accounts payable, vendors	2111-0-00 6,500.64	
	Housing assistance payments	4715-0-00	6,500.64
	To adjust to GAAP by reversing 8/30/96 charges booked in 10/30/96.		
3.	Accounts payable, vendors	2111-0-00	0.00
	Housing assistance payments	4715-0-00 0.00	
	To adjust to GAAP by accruing 9/30/97 charges booked in 10/30/97.		

See notes to financial statements.

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

Board of Commissioners
Housing Authority of
Jefferson Parish
1718 Dety Street
Metairie, Louisiana 70002

HRID, New Orleans Office
Public Housing Division - 9th Floor
501 Magazine Street
New Orleans, Louisiana

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1997, and have issued my report thereon dated March 31, 1998. My audit was made in accordance with generally accepted auditing standards; the standards for financial and compliance audits contained in the Standards for Audit of Governmental Organizations, Programs, Activities, and Functions, issued by the U.S. General Accounting Office; the Single Audit Act of 1984, and the provisions of OMB Circulars A-128 and A-133, Audits of State and Local Governments, OMB Circular A-87, Cost Principles for State and Local Governments, OMB circular A-302, Grants and Cooperative Agreements with State and Local Governments, and the provisions of the United States Department of Housing and Urban Development (HUD) requirements contained in 24CFR Part 44, and, accordingly, included such tests of the accounting records and such other auditing procedures I considered necessary in the circumstances.

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

My testing of transactions and records selected from major federal financial assistance programs disclosed only immaterial instances of noncompliance with those laws

and regulations. I considered these instances of noncompliance in forming my opinion on compliance, which is expressed in the following paragraph. With respect to those transactions and items not tested, nothing came to my attention that caused me to believe that the Authority had not complied, in all material respects, with these laws and regulations.

In my opinion, for the year ended September 30, 1997, the Authority administered each of its major federal financial assistance programs in compliance with the requirements that would have a material effect on the observability of program expenditures.



Robert M. Wallfish
Certified Public Accountant

March 31, 1998
Mandeville, Louisiana, U.S.A.

Accountant's Report

To the Board of Commissioners
Housing Authority of Jefferson Parish

I have examined the Actual Modernization Cost Certificate (HUD Form 53801) through September 30, 1997, pertaining to the 1995 Modernization Project Number LA48P913-90595 in the FSI-1331 Conversion Program. My examination was made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as I considered necessary in the circumstances.

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

In my opinion, the certificate of actual modernization costs and the statement of modernization costs completed present fairly the actual costs of the Housing Authority of Jefferson Parish through September 30, 1997, on the basis of accounting described above.

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



Robert M. Wallfisch
Certified Public Accountant

March 31, 1998
Mandeville, Louisiana, U.S.A.

HOUSING AUTHORITY OF JEFFERSON PARISH
 Metairie, Louisiana
 Audit of 1995 Modernization Projects
 PW-1251 Conventional Program
 Comprehensive Improvement Assistance
 Program Completed

STATEMENT OF MODERNIZATION COSTS COMPLETED
 For the period ended September 30, 1997

Summary by Development Account		Total Funds Approved	Total Actual Funds Expended
1408	Management improvements	\$ 6,000	\$ 6,000
1410	Administration	0	0
1430	Fees and costs	14,400	14,400
1436	Site improvements	0	0
1460	Dwelling structures	159,600	159,600
1465.1	Dwelling equipment - nonexpendable	0	0
1470	Non-dwelling structures	0	0
1475	Non-dwelling equipment	0	0
1495.1	Relocation costs	0	0
Maximum modernization costs		<u>\$ 180,000</u>	<u>\$ 180,000</u>

See Form HUD-53000 for funds approved.

See notes to financial statements.

**Actual Modernization
Cost Certificate**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

APPENDIX 13

**Comprehensive Improvement
Assistance Program (CIAP)**

OMB Approval No. 2577-0044 (Exp. 4/1995)

Public Housing (other than the contractor administration) estimated average 20 years per lifetime, including the benefits including renovations, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the Paperwork Reduction Project (2577-0044), U.S. Department of Housing and Urban Development, Washington, DC 20512-2901 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0044), Washington, DC 20503. Do not send the completed form to either of these addresses.

HUD Case Authority of Jefferson Parish 1318 NOTTY STREET HARBOUR, LA 70071	Administrative Paper Number LA487P01-2-893-003 FY 1993 1993
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The PI hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total approved Modernization Cost (shown under the "Actual Modernization Cost") of this CIAP Grant, is as shown below:

A. Original Funds Approved	\$ 180,000
B. Reduced Funds Approved	\$
C. Funds Advanced	\$ 180,000
D. Funds Expended/Actual Modernization Cost	\$ 180,000
E. Amounts for Penalties (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

2. That all modernization work in connection with the CIAP Grant has been completed. YES

3. That the actual Modernization Cost or facilities therein incurred by the PI have been fully paid. YES

4. That there are no undischarged liabilities, claims, contracts, or interests hereof (with respect to such modernization work) by this PI or others where the claim should be paid in order to be valid against such modernization work, and NO

5. That the terms and conditions of this Grant have been accepted. YES

I hereby certify that all the information stated herein, as well as any information provided to the accompanying agencies, is true and accurate. Penalties under 18 USC 1001 apply for false statements. Cooperation may result in reduced or no penalties. (18 USC 1001, 1003, 1005, 1006, 1111, 1112, 1113, 1114, 1115, 1116, 1117)

Signature of Housing Agency PETER B. BROWN, THE ASSISTANT DIRECTOR x <i>Peter B. Brown</i>	Date 1/20/97
--	-----------------

For HUD Use Only This Cost Certificate is required for HUD Approval to Audit (HUD-010-010, Public Housing Agency)	Date DEC 19 1997
I, <i>[Signature]</i> The amount shown agrees with the amount shown on the HUD-010-010 Contract (Quarterly PIAP) Invoice	Date DEC 19 1997
I, <i>[Signature]</i> Assistant Area Office Manager or, in absence thereof, Regional Public Housing Director, or OIP Director	Date DEC 19 1997

FORM HUD-010-010 (REV. 10/95)
OR HUD-010-010 (REV. 10/95)

INDEPENDENT AUDITOR'S REPORT ON SCHEDULE
OF FEDERAL FINANCIAL ASSISTANCE

Board of Commissioners
Housing Authority of Jefferson Parish
2714 Betty Street
Metairie, Louisiana

HUD, New Orleans Office
Public Housing Division
301 Magazine Street - 9th Floor
New Orleans, Louisiana 70110

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1997 and have issued my report dated March 31, 1998. My audit of such general purpose financial statements was made in accordance with generally accepted auditing standards and the standards for financial and compliance audits contained in the Standards for Audit of Governmental Organizations, Programs, Activities, and Functions issued by the U.S. General Accounting Office, and accordingly, included such tests of the accounting records and such other auditing procedures as I considered necessary in the circumstances.

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

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


Robert M. Wellrich
Certified Public Accountant

March 31, 1998
Metairie, Louisiana

HOUSING AUTHORITY OF JEFFERSON PARISH
Monroe, Louisiana

SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE
For the year ended September 30, 1997

Federal Grantor Program Title	ACC Number	Federal CFDA Number	Funds (in \$000)	
			Balance at October 1, 1996	Federal Cash Received
Low-income housing				
Annual loan defaults	FW-0301	14,830	\$ 5,308,968	\$ 540,309
Operating subsidy		14,830	0	110,860
			<u>\$ 5,308,968</u>	<u>\$ 651,169</u>
Public Housing -				
Comprehensive Improvement Assistance Program:				
Project LA13-0, Phase LA13-902 (Note 3 below)	FW-1951	14,832	\$1,091,628	\$ 0*
Lower-income Housing Program -				
Section 8 Existing LA48-0813- 001, 3, 4, 5, 6, 8, 9	FW-2004	14,837	342,217	\$ 6,813,518

NOTES:

1. Includes spending of operating revenues and principal payments on notes payable and Bond Refundings of \$ 120,066.

2. The Authority is indebted to the Department of Housing and Urban Development for \$2,398,948 at September 30, 1997. Also, the Department of Housing and Urban Development has guaranteed through the Annual Contribution Contract the Authority bonded indebtedness. This bonded indebtedness was \$ 640,636.

3. Comprehensive Improvement Assistance Program represents the modernization program administered by the Authority.

4. See notes to financial statements.

* This is principal balance at September 30, 1997 of new issues of LA13-902 per the HUD Security Ledger in Washington, D.C. and expenditures if previous year issues paid off.

Revenues		Expenditures			Fund balance at September 30, 1993
Account (Deferred)	Total	Other			
\$ 261,513	\$ 985,822	\$ 0	\$ 543,589	\$ 3,478,881	
(Notes 1 and 2 below)	131,868	0	131,868	0	
0					
\$ 261,513	\$ 1,006,887	\$ 0	\$ 675,457	\$ 3,478,881	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,081,628	
\$ - 316,238	\$ 4,689,288	\$ 0	\$ 4,815,588	\$ 225,987	

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HOUSING AUTHORITY OF JEFFERSON PARISH
Monroe, Louisiana

SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE
For the year ended September 30, 1997

Federal Grantor Program Title	AEC Number	Federal CFDA Number	Fund (deficit)	
			Balance at October 1, 1996	Federal Cash Received
Moderm rehabilitation (LA-48-K013-001)	PW-2054	14.856	\$ 18,593	\$ 253,666
New construction LA 48-0045-004	PW-2054	14.182	307,166	823,009
Housing voucher program LA 48-0113-001	PW-2054	14.855	\$ 200,911	\$ 708,252
			\$ 7,228,825	\$ 7,273,849

See notes to financial statements.

<u>Revenue</u>			<u>Expenses</u>	<u>Fund Balance at September 30, 1997</u>
<u>Accrual (Deferred)</u>	<u>Total</u>	<u>Other</u>		
\$ - 4,219	\$ 251,447	\$ 0	\$ 243,666	\$ 14,376
83,897	417,038	0	823,019	399,100
- 40,599	663,653	0	708,232	219,912
<u>\$ 94,462</u>	<u>\$ 7,372,311</u>	<u>\$ 0</u>	<u>\$ 3,377,849</u>	<u>\$ 7,323,487</u>

HOUSING AUTHORITY OF JEFFERSON PARISH
MORNO, Louisiana

NOTES TO SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

September 30, 1997

NOTE A - SCOPE OF AUDIT PURSUANT TO OMB CIRCULAR A-128 and A-133, AUDITS OF STATE AND LOCAL GOVERNMENTS

All federal grant awards of the Housing Authority of Jefferson Parish are included in the scope of the OMB circular A-128 and A-133. The United States Department of Housing and Urban Development (HUD) is the Authority's *comptent* agency for the single audit.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

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

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1997, and have issued my report thereon dated March 31, 1998.

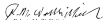
I have also audited the Authority's compliance with the requirements governing types of services allowed or unallowed; eligibility, matching, level of effort, or cost-sharing; reporting; tests of case files to determine that rental and utility subsidy payments were made to eligible participants; that admission procedures, maintenance of waiting lists and annual reviews of eligibility determinations as well as PHFA inspections of units and necessary corrective actions were completed; and, by testing the expenditures and related records as well as by obtaining representation letters from oversight agencies that deficiencies, if any, had been resolved; test Annual Contribution Voucher (HUD-52683) for computation of the administrative fee and trace units months used as well as ensuring that any HUD adjustments to prior years have been recognized; claims for advances and reimbursements; and amounts claimed or used for matching that are applicable to each of its major federal financial assistance programs which are identified in the accompanying schedule of federal financial assistance for the year ended September 30, 1997. The management of the Authority is responsible for compliance with these requirements. My responsibility is to express an opinion on compliance with these requirements based on my audit.

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

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

In my opinion, the Authority complied, in all material respects, with the requirements governing types of services allowed or unallowed, eligibility, matching, level of effort, no earmarking, reporting, claims for advances and reimbursements, and amounts claimed or used for matching that are applicable to each of its major federal financial assistance programs for the year-ended September 30, 1997.

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



Robert M. Walkovich
Certified Public Accountant

March 31, 1998
Mandeville, Louisiana

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

Board of Commissioners
Housing Authority of Jefferson Parish
1718 Betty Street
Metairie, Louisiana 70002

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1997, and have issued my report thereon dated March 31, 1998.

I have applied procedures to test for Authority's compliance with the following requirements applicable to its federal financial assistance programs, which are identified in the schedule of federal financial assistance, for the year ended September 30, 1997. The general requirements applicable to the entity's federal financial assistance programs are political activity, Davis-Bacon Act, civil rights, cash management, relocation assistance, and real property acquisition, federal financial reports, allowable cost/cost principles, Drug-free Workplace Act, or administrative requirements.

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

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

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


Robert M. Wolfelich
Certified Public Accountant

March 31, 1998
Mandeville, Louisiana

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

Board of Commissioners
Housing Authority
of Jefferson Parish
1718 Betty Street
Metairie, Louisiana 70002

HUD, New Orleans Office
Public Housing Division
9th Floor
391 Magazine Street
New Orleans, LA 70138

I have audited the general purpose financial statements of the Housing Authority of Jefferson Parish (the Authority) for the year ended September 30, 1997, and have issued my report thereon dated March 31, 1998. As part of my audit I made a study and evaluation of the system of internal accounting control and the applicable internal control systems used in administering federal financial assistance programs of the Authority, to the extent I considered necessary to evaluate the systems as required by generally accepted auditing standards; for financial and compliance audits contained in the Standards for Audit of Governmental Organizations, Programs, Activities, and Functions, issued by the U.S. General Accounting Office, the Single Audit Act of 1984, and the provisions of OMB Circular A-128, Audit of State and Local Governments, and the provisions of the United States Department of Housing and Urban Development (HUD) requirements contained in 24CFR, Part 44.

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

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

Internal Accounting Controls

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

Administrative - Federal Financial Assistance Programs

General Requirements

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

Specific Requirements

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

With respect to internal control systems for which my study was extended beyond the preliminary review phase, my study and evaluation included considering the types of errors and irregularities that could occur, determining the internal control procedures that should prevent or detect such procedures are prescribed and are being followed satisfactorily, and evaluating any weaknesses. Such study and evaluation included the significant internal

accounting and administrative controls used in administering major Federal financial assistance programs and the following non-major Federal Financial Assistance Programs:

Comprehensive Improvement Assistance Program

During the year ended September 30, 1997, the Authority expended ninety-nine percent (99%) of its federal financial assistance under these major and non-major federal financial assistance programs.

With respect to the internal control systems for which my study and evaluation was limited to preliminary reviews, I merely obtained an understanding of the control environment, the accounting system, and control procedures. Accordingly, my audit would not necessarily disclose all material weaknesses in these systems.

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

My study and evaluation and my audit disclosed no findings for the year ended September 30, 1997.


Robert M. Wallick
Certified Public Accountant

March 31, 1998
Manchester, Louisiana

REPORT OF COMPLIANCE WITH REQUIREMENTS APPLICABLE
TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER
COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
Housing Authority
of Jefferson Parish
1718 Holly Street
Metairie, Louisiana 70002

Compliance

I have audited the compliance of the Housing Authority of Jefferson Parish (the Authority) described in the *UN Cycle of management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended September 30, 1997. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. My responsibility is to express an opinion of the Authority's compliance based on my audit.

I conducted my audit of compliance in accordance with generally accepted auditing standards; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audit of States, Local Governments and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination on the Authority's compliance with those requirements.

In my opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 1997. The results of auditing procedures disclosed no instances of noncompliance with those requirements that are required to be reported in accordance with OMB Circular A-133.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing audits, I considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

My consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. I noted no matters involving the internal control over compliance and its operation that I consider to be material weaknesses.

This report is intended for the information of the audit committee, management and federal awarding agencies and pass-through entities. However, this report is a matter of public record and its distribution is not limited.



Robert M. Walbilleh
Certified Public Accountant

March 31, 1998
Nashville, Louisiana

HOUSING AUTHORITY OF JEFFERSON PARISH
Marrero, Louisiana

STATUS OF PRIOR AUDIT FINDINGS

September 30, 1997

The prior Certified Public Accountant's report on the Authority for the twelve-month period ended September 30, 1996 and issued on March 21, 1997 included no unresolved prior findings.

HOUSING AUTHORITY OF JEFFERSON PARISH
Bossier, Louisiana

EXIT CONFERENCE

September 30, 1993

The draft of the complete Audit Report for the above audit and recommendations mentioned were discussed at an exit conference with the following representatives of the Authority held on March 31, 1993:

Barry Boudelon
Gary Lala
Patricia Landry