

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

*Estes and Associates*

Fort Worth, Texas  
February 4, 1998

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HOUSING AUTHORITY OF THE

**Report on Compliance and on Internal Control Over Financial  
Reporting Based on an Audit of Financial Statements Performed in  
Accordance with Government Auditing Standards**

Housing Authority of the  
Town of Iowa  
Iowa, Louisiana

We have audited the financial statements of the Housing Authority of the Town of Iowa, Louisiana as of and for the year ended September 30, 1997, and have issued our report thereon dated February 4, 1998. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

### **Compliance**

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Iowa, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing a opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Housing Authority of the Town of Iowa, Louisiana's internal control over financial reporting 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 over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting 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 misstatements 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 over financial reporting and its operation that we consider to be material weaknesses.

In our opinion, the Housing Authority of the Town of Iowa, Louisiana 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.

### Internal Control Over Compliance

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

Our 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. We noted no matters involving the internal control over compliance and its operation that we 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.

### *Estes and Associates*

Fort Worth, Texas  
February 4, 1998

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MEMPHIS  
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PUBLIC ACCOUNTANTS

**Report on Compliance with Requirements Applicable to Each  
Major Program and Internal Control Over Compliance in  
Accordance with OMB Circular A-133**

Housing Authority of the  
Town of Iowa  
Iowa, Louisiana

**Compliance**

We have audited the compliance of the Housing Authority of the Town of Iowa, Louisiana with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement and HUD Notice PIH 98-53 that are applicable to each of its major federal programs for the year ended September 30, 1997. The Housing Authority of the Town of Iowa, Louisiana'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 Housing Authority of the Town of Iowa, Louisiana's management. Our responsibility is to express an opinion on the Housing Authority of the Town of Iowa, Louisiana's compliance based on our audit.

We conducted our 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, *Audits of States, Local Governments, and Non-Profit Organizations* and HUD Notice PIH 98-53. Those standards and OMB Circular A-133 require that we 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 Housing Authority of the Town of Iowa, Louisiana's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority of the Town of Iowa, Louisiana's compliance with those requirements.

HOUSING AUTHORITY OF THE TOWN OF KIWA  
 SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

YEAR ENDED SEPTEMBER 30, 1997

<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				
Operating Subsidy	14-890	FW- 2107	\$ <u>5,739.00</u>	\$ <u>5,739.00</u>
Major Program Total 1/			<u>5,739.00</u>	<u>5,739.00</u>
Comprehensive Improvement Assistance Program				
Project 1994	14-862	FW- 2107	<u>43,624.91</u>	<u>43,624.91</u>
Major Program Total			<u>43,624.91</u>	<u>43,624.91</u>
Total HUD			\$ <u>49,363.91</u>	\$ <u>49,363.91</u>

HOUSING AUTHORITY OF THE TOWN OF IOWA  
 ANALYSIS OF GENERAL FUND CASH BALANCE  
 ANNUAL CONTRIBUTION CONTRACT  
FW - 2187

<b>Composition Before Adjustments:</b>	
Net operating receipts retained:	
Operating reserves - Exhibit C	\$ 76,566.07
Excess of CIAP expenditures	<u>(249.00)</u>
	76,317.07
<b>Adjustments</b>	
Expenses/costs not paid:	
Accounts payable	13,787.64
Accrued payments in lieu of taxes	6,908.33
Income not received:	
Accounts receivable	<u>(834.36)</u>
General Fund Cash Available	90,168.79
<b>General Fund Cash:</b>	
Invested	(50,432.76)
Applied to deferred charges (prepaid insurance, inventories, etc.)	<u>(7,283.74)</u>
General Fund Cash - Exhibit A	<u>\$ 10,444.29</u>

HOUSING AUTHORITY OF THE TOWN OF IOWA  
 STATEMENT OF MODERNIZATION COSTS — UNCOMPLETED  
 SEPTEMBER 30, 1997

		Project 1994
Funds Approved	\$	300,000.00
Funds Expended		<u>156,700.00</u>
Excess of Funds Approved	\$	<u>143,300.00</u>
Funds Advanced	\$	156,451.00
Funds Expended		<u>156,700.00</u>
Excess of Funds Advanced	\$	<u>(249.00)</u>

## HOUSING AUTHORITY OF THE TOWN OF IOWA

## COMPUTATION OF RESIDUAL, RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

ANNUAL CONTRIBUTION CONTRACT  
JW - 2187

	<u>Year Ended</u> <u>09-30-97</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 IOWA

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

## ANNUAL CONTRIBUTION CONTRACT

EW-2187

	Year Ended
	<u>09-30-97</u>
<u>Computation of Residual Receipts</u>	
<u>Operating Receipts</u>	
Operating income - Exhibit B	\$ 100,025.45
HUD operating subsidy	<u>5,739.00</u>
Total Operating Receipts	<u>105,764.45</u>
<u>Operating Expenditures</u>	
Operating expenses - Exhibit B	101,491.96
Capital expenditures:	
Replacement of nonexpendable equipment	4,716.00
Property betterments and additions	<u>652.48</u>
Total Operating Expenditures	<u>106,870.44</u>
Residual receipts (deficit) per audit before provision for reserve	(305.19)
Audit adjustments (booked out)	<u>                    </u>
Residual receipts per PHA before provision for reserve	(305.19)
(Provision for) or reduction of operating reserve - Exhibit C	<u>305.19</u>
Residual receipts per PHA	\$ <u>0.00</u>

## HOUSING AUTHORITY OF THE TOWN OF IOWA

ANALYSIS OF SURPLUS – STATUTORY BASIS  
TWELVE MONTHS ENDED SEPTEMBER 30, 1997

## ANNUAL CONTRIBUTION CONTRACT

FW – 2187Cumulative HUD Contributions

Balance per prior audit at 09-30-96	\$	3,095,805.89
Annual contribution for year ended 09-30-97 - Exhibit C		0.00
Operating subsidy for year ended 09-30-97		5,739.00
Balance at 09-30-97		<u>3,102,544.89</u>

Cumulative HUD Grants

Balance per prior audit at 09-30-96		112,826.09
Advances for year ended 09-30-97		<u>43,624.91</u>
Balance at 09-30-97		<u>156,451.00</u>
Total Surplus - Exhibit A	\$	<u>3,959,095.81</u>

## HOUSING AUTHORITY OF THE TOWN OF IOWA

ANALYSIS OF SURPLUS - STATUTORY BASIS  
TWELVE MONTHS ENDED SEPTEMBER 30, 1987ANNUAL CONTRIBUTION CONTRACT  
PW - 2187Unreserved Surplus

Balance per prior audit at 09-30-86	\$	(204,344.20)
Net loss for the year ended 09-30-87 - Exhibit B		(565.51)
(Provision for) reduction of Operating Reserve for year ended 09-30-87 - Exhibit D		365.19
Balance at 09-30-87		<u>(204,704.55)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 09-30-86		76,655.26
Provision for (reduction of) Operating Reserve for the year ended 09-30-87 - Exhibit D		(365.19)
Balance at 09-30-87 - Exhibit F	\$	<u>76,550.07</u>

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

	Year Ended
	09-30-21
Operating Income	
Dwelling rental	\$ 94,266.53
Excess utilities	3,771.02
Other income	2,688.90
Total Operating Income - Exhibit D	100,726.45
Operating Expenses	
Administration	32,228.96
Tenant Expense	99.09
Utilities	5,302.21
Ordinary maintenance and operation	27,511.11
General expense	38,248.99
Total Operating Expense - Exhibit D	141,491.96
Net Operating Income (Loss)	(605.51)
Net Loss - Exhibit C	\$ (605.51)

## HOUSING AUTHORITY OF THE TOWN OF IOWA

BALANCE SHEET - STATUTORY BASIS  
SEPTEMBER 30, 1997ANNUAL CONTRIBUTION CONTRACT  
PW - 2197ASSETS

Cash - Exhibit F	\$	90,444.20
Accounts receivable - (warrant)		547.92
Accounts receivable - other		287.00
Investments - Note B		80,432.78
Deferred charges		7,283.74
Land, structures and equipment		<u>2,874,540.34</u>
Total Assets	\$	<u>3,073,535.98</u>

LIABILITIES AND SURPLUS

Accounts payable	\$	13,787.64
Accrued liabilities		<u>0,808.33</u>
Total Liabilities		22,595.97
Surplus - Exhibit C		<u>3,050,940.01</u>
Total Liabilities and Surplus	\$	<u>3,073,535.98</u>

HOUSING AUTHORITY OF THE TOWN OF IOWA  
 FIDUCIARY FUNDS  
 SCHEDULE OF CHANGES IN DEPOSITS DUE TO OTHERS  
 SEPTEMBER 30, 1997

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
DEPOSIT BALANCES AT BEGINNING OF YEAR	\$ 6,175.00	\$ 6,175.00
ADDITIONS		
Receipts from tenants	<u>200.00</u>	<u>200.00</u>
Total Additions	<u>200.00</u>	<u>200.00</u>
DEPOSIT BALANCES AT END OF YEAR	<u>\$ 6,375.00</u>	<u>\$ 6,375.00</u>

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

## HOUSING AUTHORITY OF THE TOWN OF IOWA

 FIDUCIARY FUNDS  
 COMBINING BALANCE SHEET  
 SEPTEMBER 30, 1997

	<u>Agency Funds</u>	
	Tenant Security Deposit Funds	Total Fiduciary Funds
<b>ASSETS</b>		
Cash and cash equivalents	\$ 6,375.00	\$ 6,375.00
Total Assets	<u>\$ 6,375.00</u>	<u>\$ 6,375.00</u>
<b>LIABILITIES</b>		
Due to tenants	\$ 6,375.00	\$ 6,375.00
Total Liabilities	<u>\$ 6,375.00</u>	<u>\$ 6,375.00</u>

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

HOUSING AUTHORITY OF THE TOWN OF IOWA

CAPITAL PROJECT FUND TYPES  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 SEPTEMBER 30, 1997

	CAP Housing Programs	
	CMF 1994	Total
REVENUES		
Intergovernmental	\$ 158,481.00	\$ 158,481.00
Total Revenues	<u>158,481.00</u>	<u>158,481.00</u>
EXPENDITURES		
Capital expenditures	158,708.00	158,708.00
Total Expenditures	<u>158,708.00</u>	<u>158,708.00</u>
Excess (deficiency) of revenues over (under) expenditures	(226.00)	(226.00)
FUND BALANCE, beginning of year		8.00
FUND BALANCE, end of year	\$ (226.00)	\$ (226.00)

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



HOUSING AUTHORITY OF THE TOWN OF IOWA

CAPITAL PROJECT FUND TYPES  
COMBINING BALANCE SHEET  
SEPTEMBER 30, 1997

	CAP Housing Programs	
	CAP 1994	Total
<b>ASSETS</b>		
Total Assets	\$ 0.00	\$ 0.00
<b>LIABILITIES AND FUND EQUITY</b>		
<b>LIABILITIES</b>		
Due to:		
Other Funds	249.00	(249.00)
Total liabilities	249.00	249.00
<b>FUND EQUITY</b>		
Reserved for capital projects	(249.00)	(249.00)
Total fund equity	(249.00)	(249.00)
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 IOWA

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1997

NOTE 1 - USE OF ESTIMATES IN THE PREPARATION OF FINANCIAL STATEMENTS

The preparation of these financial statements requires the use of estimates by management. No significant estimates have been made by management that require disclosure.

HOUSING AUTHORITY OF THE TOWN OF IOWA

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1997

NOTE F - RETIREMENT PLAN

The entity provides benefits for all of its full-time employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Employees are eligible to participate after a six-month exclusionary period. The employee contributes 6% and the entity contributes 8.5% of the employee's base salary each month. The entity's contributions for each employee (and interest allocated to the employee's account) are vested 50% annually for each year of participation. An employee is fully vested after 5 years of participation.

The entity's total payroll in fiscal year ended September 30, 1997 was \$ 37,664.00. The entity's contributions were calculated using the base salary amount of \$ 18,070.00. Contributions to the plan were \$ 1,064.20 and \$ 1,536.00 by the employee and the entity, respectively.

NOTE G - DISCLOSURES ABOUT FAIR VALUE OF FINANCIAL INSTRUMENTS

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value:

Cash and Investments

The carrying amount approximates fair value because of the short maturity of these instruments.

Long Term Debt

It is not possible to estimate the fair value of long term debt owed to the federal government by this governmental entity, a housing authority. The housing authority is unable, by law, to secure long term financing from any other source. FASB 107 describes fair value of a financial instrument as the amount at which the instrument could be exchanged in a current transaction between willing parties.

NOTE H - ACCOUNTING FOR THE IMPAIRMENT OF LONG - LIVED ASSETS

The full amount of the carrying value of buildings and land improvements are deemed recoverable from future cash flows.

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

## HOUSING AUTHORITY OF THE TOWN OF IOWA

## NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1997

## NOTE C - ACTIVITIES OF THE PHA

At September 30, 1997, the PHA was managing 60 units of lowrent in one project under Program PW - 2187.

## NOTE D - CONTINGENCIES

The entity is subject to possible examinations by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refund by the entity to federal grantors and/or program beneficiaries.

## NOTE E - PROPERTY, PLANT AND EQUIPMENT

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

	<u>Beg. of Period</u>	<u>Additions</u>	<u>Deletions</u>	<u>End of Period</u>
Land, land improvements	\$ 518,777.00	\$	\$	\$ 518,777.00
Buildings	2,167,580.00			2,167,580.00
Equipment	155,152.11	5,376.88		160,529.00
Total	<u>\$ 2,815,489.00</u>	<u>\$ 5,376.88</u>	<u>\$ 0.00</u>	<u>\$ 2,817,840.04</u>

All land and building are encumbered by a Declaration of Trust in favor of the United States of America as security for obligations guaranteed by the government and to protect other interests of the government.

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

HOUSING AUTHORITY OF THE TOWN OF ICWA

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1997

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

(10) General Long-Term Debt

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

(11) Compensated Absences

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

(12) Total Columns on Combined Statements

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

NOTE B - CASH AND INVESTMENTS

At September 30, 1997, the Authority had invested excess funds as follows:

	<u>Amount</u>
Certificate of Deposits	\$ 80,432.78
	<u>\$ 80,432.78</u>

Cash and investments are insured as follows:

FDIC Insurance	\$ 90,876.00
	<u>\$ 90,876.00</u>

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

HOUSING AUTHORITY OF THE TOWN OF IOWA

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1987

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

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

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

(6) **Cash and Cash Equivalents**

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

(7) **Tenant Receivables**

Receivables for rentals and service charges are reported in the General Fund, net of allowances for doubtful accounts amounting to \$0 at September 30, 1987.

(8) **Interfund Transactions**

During the course of normal operations, the Authority has numerous transactions between funds to provide services, construct assets, and service debt. Those 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.

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

HOUSING AUTHORITY OF THE TOWN OF IOWA

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1997

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 Programs, 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.

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

HOUSING AUTHORITY OF THE TOWN OF IDWA

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1997

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(2) 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.

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



## HOUSING AUTHORITY OF THE TOWN OF IOWA

### NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 1997

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

The Housing Authority of Iowa, 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 Iowa, 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 September 30, 1997, and for the fiscal year then ended, the Authority had no discretely presented component units or any component units required to be blended in these financial statements.

#### (2) Fund Accounting

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

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

## HOUSING AUTHORITY OF THE TOWN OF IOWA

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 BUDGET (GAAP BASIS) AND ACTUAL  
 DEBT SERVICE AND CAPITAL PROJECTS FUNDS  
 YEARS ENDED SEPTEMBER 30, 1987

	Debt Service Fund		Capital Projects Funds		Over (Under) Budget
	Budget	Actual	Budget	Actual	
REVENUES					
Intergovernmental	\$	\$	\$ 43,684.81	\$ 43,684.81	\$ 0.00
Total Revenues	0.00	0.00	43,684.81	43,684.81	0.00
EXPENDITURES					
Capital expenditures			43,684.81	43,684.81	(43,684.81)
Total Expenditures	0.00	0.00	43,684.81	43,684.81	(43,684.81)
Excess (deficiency) of revenues over (under) expenditures	\$	\$	\$ 0.00	\$ 0.00	\$ 0.00
Transfer of resources to unreserved debt					
FUND BALANCES, beginning of year					
FUND BALANCES, end of year		\$ 0.00		\$ (43,684.81)	

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

## HOUSING AUTHORITY OF THE TOWN OF KOWA

**COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
BUDGET (SWAP BASIS) AND ACTUAL  
GENERAL FUND AND SPECIAL REVENUE FUNDS  
YEAR ENDED SEPTEMBER 30, 1997**

	General Fund			Special Revenue Funds		
	Budget	Actual	Over/Under Budget	Budget	Actual	Over/Under Budget
<b>REVENUES:</b>						
Barracks	\$ 98,200.00	\$ 94,200.00	\$ (4,000.00)	\$	\$	\$ 0.00
Enterprise/expense	5,750.00	5,750.00	0.00			0.00
Interest	3,200.00	3,775.00	475.00			0.00
Other Income	2,850.00	2,850.00	0.00			0.00
<b>Total Revenues</b>	<b>100,000.00</b>	<b>106,575.00</b>	<b>6,575.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENDITURES:</b>						
Administration	32,700.00	32,000.00	(700.00)			0.00
Utilities	4,850.00	5,000.00	150.00			0.00
Ordinary maintenance	32,700.00	37,971.71	5,271.71			0.00
Tenant services	900.00	90.00	(810.00)			0.00
General expenditures	20,000.00	26,250.00	6,250.00			0.00
Capital expenditures	5,800.00	5,200.00	(600.00)			0.00
<b>Total Expenditures</b>	<b>111,200.00</b>	<b>138,000.00</b>	<b>26,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Excess (shortage) of revenues over (under) expenditures	\$ 14,800.00	\$ 28,575.00	\$ 13,775.00	\$ 0.00	\$ 0.00	\$ 0.00
Transfer of net income to unassigned deficit						
<b>FUND BALANCES, beginning of year</b>		<b>70,000.00</b>				
<b>FUND BALANCES, end of year</b>		<b>\$ 70,000.00</b>			<b>\$ 0.00</b>	

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

## HOUSING AUTHORITY OF THE TOWN OF IOWA

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
ALL GOVERNMENTAL FUND TYPES  
YEAR ENDED SEPTEMBER 30, 1997

	Governmental Fund Types				Total
	General	Special Revenues	Debt Service	Capital Projects	(Miscellaneous Only)
<b>REVENUES</b>					
Rentals	\$ 84,268.03	\$	\$	\$	\$ 84,268.03
Intergovernmental	5,758.08			43,624.81	49,382.89
Interest	5,771.08				3,711.08
Other	2,688.00				2,688.00
<b>Total Revenues</b>	<u>100,685.19</u>	<u>0.00</u>	<u>0.00</u>	<u>43,624.81</u>	<u>148,190.00</u>
<b>EXPENDITURES</b>					
Administration	32,328.88				32,328.88
Utilities	5,302.21				5,302.21
Ordinary maintenance	27,511.11				27,511.11
Tenant services	88.88				88.88
General expenditures	30,258.88				30,258.88
Capital expenditures	5,278.68			43,873.91	49,152.59
<b>Total expenditures</b>	<u>100,870.64</u>	<u>0.00</u>	<u>0.00</u>	<u>43,873.91</u>	<u>150,744.55</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(205.45)</u>	<u>0.00</u>	<u>0.00</u>	<u>(249.10)</u>	<u>(254.19)</u>
<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>76,885.20</u>				<u>76,885.20</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 76,680.75</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ (249.10)</u>	<u>\$ 76,331.65</u>

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

## HOUSING AUTHORITY OF THE TOWN OF IOWA

COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS (Continued)  
SEPTEMBER 30, 1997

	Governmental Fund Types				Specialty Fund Types		Account Groups		Total (Microcomputer Only)
	Special Revenue		Debt Service		Capital Projects		Trust and Agency		
	General	Special Revenue	Debt Service	Capital Projects	General Fund Assets	General Long-Term Debt	General Fund Assets	General Long-Term Debt	
<b>LIABILITIES</b>									
Accounts payable	\$ 7,412.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,412.84
Accrued liabilities	8,868.50	-	-	-	-	-	-	-	8,868.50
Due to:									
Towns									
Other funds				848.00					848.00
Total Liabilities	16,281.34	0.00	0.00	848.00	0.00	0.00	0.00	0.00	17,129.34
<b>FUND EQUITY</b>									
Investment in general fund assets					2,811,848.04				2,811,848.04
Fund balances:									
Reserved for capital projects				248.00					248.00
Unreserved									
Undesignated	76,880.07								76,880.07
Total Fund Equity	76,880.07	0.00	0.00	248.00	2,811,848.04	0.00	0.00	0.00	2,888,976.11
Total Liabilities and Fund Equity	\$ 16,281.34	\$ 0.00	\$ 0.00	\$ 1,096.00	\$ 2,811,848.04	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,897,885.29

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

HOUSING AUTHORITY OF THE TOWN OF IOWA  
 COMBINED BALANCE SHEET  
 ALL FUND TYPES AND ACCOUNT GROUPS  
 SEPTEMBER 30, 1997

	Governmental Fund Types			Municipal Fund Types		Account Groups		Total (Miscellaneous Only)	
	General	Special Revenue	Debt Service	Capital Projects	Fund Types		General Fund Assets		Special Long-Term Debt
					Trust and Agency				
<b>ASSETS</b>									
Cash and cash equivalents	\$ 4,269.20	\$	\$	\$	\$ 6,375.00	\$	\$	\$ 10,644.20	
Investments	50,452.19							50,452.19	
Receivables, net of allowances									
Rentals	547.32							547.32	
Other	567.00							567.00	
Due from:									
Other funds	849.00							849.00	
Prepaid expenditures	7,203.14							7,203.14	
Property, plant and equipment						2,617,848.04		2,617,848.04	
<b>Total Assets</b>	<b>\$ 32,868.06</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 6,375.00</b>	<b>\$ 2,617,848.04</b>	<b>\$ 0.00</b>	<b>\$ 2,917,091.20</b>	

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

In accordance with Government Auditing Standards, we have also issued a report dated February 4, 1998 on our consideration of Housing Authority of the Town of Iowa's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

Our audit was performed for the purpose of forming an opinion on the general-purpose financial statement of the Housing Authority of the Town of Iowa, taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audit of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the general-purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general-purpose financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the general-purpose financial statements taken as a whole.

*Estes and Associates*

Fort Worth, Texas

February 4, 1998

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### Independent Auditor's Report

Board of Commissioners  
Housing Authority of the  
Town of Iowa  
Iowa, 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 Iowa, Louisiana as and for the year ended September 30, 1997, as listed in the table of contents. These general-purpose financial statements are the responsibility of the Housing Authority of the Town of Iowa, Louisiana's management. Our responsibility is to express an opinion on these general-purpose financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *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. 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.

As described in Note A, the authority's policy is to prepare its financial statements on the basis of accounting practices prescribed or permitted by the Department of Housing and Urban Development, which is a comprehensive basis of accounting other than generally accepted accounting principles. This report is intended solely for filing with the Department of Housing and Urban Development and is not intended for any other purpose.

In our opinion, the general-purpose financial statements and the combining and individual fund and account group financial statements, referred to above present fairly, in all material aspects, the financial position of the Housing Authority of the Town of Iowa, Louisiana as of September 30, 1997 and the results of its operations and changes in its surplus for the year then ended, on the basis of accounting described in Note A.



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**HOUSING AUTHORITY OF THE TOWN OF IOWA, LOUISIANA**

**REPORT ON EXAMINATION OF  
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED SEPTEMBER 30, 1997**

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the audited, or reviewed, entity and other appropriate public officials. The report is available for public inspection at the Baton Rouge office of the Legislative Auditor and, where appropriate, at the office of the parish clerk of court.

Printing Date MAR 04 1998

**Estes & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS