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**Housing Authority of the Town of Patterson
Patterson, Louisiana**

Financial Statements and Supplemental Financial Information
Year Ended June 30, 1999
with
Reports of Certified Public Accountants
on Financial and Compliance Examination

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

Release Date 1-19-2000 .

VanRheenen & Miller, Ltd.
Certified Public Accountants
1309 East Race Avenue
Searcy, Arkansas 72143

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FINANCIAL SECTION

Independent Auditors' Report

Board of Commissioners
Housing Authority of the Town of Patterson
P.O. Box 329
Patterson, LA 70392

We have audited the accompanying general purpose and combining financial statements of Housing Authority of the Town of Patterson as of June 30, 1999, and for the year then ended, as listed in the table of contents. These general purpose and combining financial statements, the schedule of expenditures of governmental awards, and the supplemental financial information - statutory basis referred to below are the responsibility of the authority's management. Our responsibility is to express an opinion on these general purpose and combining 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 general purpose and combining financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general purpose and combining financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall general purpose and combining financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general purpose and combining financial statements referred to above present fairly, in all material respects, the financial position of Housing Authority of the Town of Patterson as of June 30, 1999, and the results of its operations for the year then ended in conformity with generally accepted accounting principles.

In accordance with Government Auditing Standards, we have also issued a report dated November 3, 1999 on our consideration of Housing Authority of the Town of Patterson's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

The accompanying schedule of expenditures of governmental awards is presented for purposes of additional analysis as required by Louisiana Legislative Auditor, and is not a required part of the general purpose and combining financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general purpose and combining financial statements, and, in our opinion, is fairly stated, in all material respects, in relation to the general purpose and combining financial statements, taken as a whole.

The accompanying financial information listed as supplemental financial information - statutory basis in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements of Housing Authority of the Town of Patterson. As described in Note 1, the supplemental financial information - statutory basis was prepared in conformity with the accounting practices prescribed by the U.S. Department of Housing and Urban Development, which is a comprehensive basis of accounting other than generally accepted accounting principles. Such supplemental financial information - statutory basis has been subjected to the auditing procedures applied in the audit of the general purpose and combining financial statements and, in our opinion, is fairly presented in all material respects in conformity with the comprehensive basis of accounting described in Note 1.

The supplemental financial information-GASB required information is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and do not express an opinion on it. In addition, we do not provide assurance that Housing Authority of the Town of Patterson is or will become year 2000 compliant, that Housing Authority of the Town of Patterson's year 2000 remediation efforts will be successful in whole or in part, or that parties with which Housing Authority of the Town of Patterson does business are or will become year 2000 compliant.

November 3, 1999

VanRheenen & Miller, Ltd.
VanRheenen & Miller, Ltd.
Certified Public Accountant

GENERAL PURPOSE FINANCIAL STATEMENTS

Housing Authority of the Town of Patterson
Patterson, Louisiana

Combined Balance Sheet - All Fund Types and Account Groups
June 30, 1999

	Governmental Fund Types		Account Groups		Memo Totals 1999
	Special Revenue	Debt Service	General Fixed Assets	General Long-term Debt	
Assets and Other Debits					
Assets:					
Cash	\$ 133,655.67	\$ -	\$ -	\$ -	\$ 133,655.67
Investments	50,785.24	-	-	-	50,785.24
Receivables:					
Accounts	3,124.54	-	-	-	3,124.54
Other governments	-	179,948.40	-	-	179,948.40
Other	1,153.80	-	-	-	1,153.80
Inventories (FIFO cost)	3,286.95	-	-	-	3,286.95
Prepaid items	24,663.50	-	-	-	24,663.50
Restricted assets:					
Cash	-	97.04	-	-	97.04
Fixed assets	-	-	3,927,984.29	-	3,927,984.29
Other debits:					
Amount available in debt service fund	-	-	-	180,045.44	180,045.44
Amount to be provided for retirement of general long term debt	-	-	-	706,073.32	706,073.32
Total Assets and Other Debits	\$ 216,669.70	\$ 180,045.44	\$ 3,927,984.29	\$ 886,118.76	\$ 5,210,818.19
Liabilities, Equity, and Other Credits					
Liabilities:					
Accounts payable:					
Trade	\$ 7,028.81	\$ -	\$ -	\$ -	\$ 7,028.81
Other governments	5,808.00	-	-	-	5,808.00
Payroll taxes withheld and accrued	840.28	-	-	-	840.28
Security deposits	10,770.00	-	-	-	10,770.00
Accrued PILOT	14,396.31	-	-	-	14,396.31
Fixed liabilities	-	-	-	886,118.76	886,118.76
Total liabilities	38,843.40	-	-	886,118.76	924,962.16
Equity and Other Credits:					
Investment in general fixed assets	-	-	3,927,984.29	-	3,927,984.29
Fund balances:					
Reserved for debt service	-	180,045.44	-	-	180,045.44
Reserved for prepaids	24,663.50	-	-	-	24,663.50
Reserved for inventories	3,286.95	-	-	-	3,286.95
Unreserved, undesignated	149,875.85	-	-	-	149,875.85
Total Equity and Other Credits	177,826.30	180,045.44	3,927,984.29	-	4,285,856.03
Total Liabilities, Equity and Other Credits	\$ 216,669.70	\$ 180,045.44	\$ 3,927,984.29	\$ 886,118.76	\$ 5,210,818.19

The accompanying notes are an integral part of the financial statements.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Combined Statement of Revenues, Expenditures, and Changes in Fund Balances -
All Governmental Fund Types
Year Ended June 30, 1999**

	Governmental Fund Types			Memo Totals 1999
	Special Revenue	Debt Service	Capital Projects	
Revenues:				
Rents	\$ 153,720.22	\$ -	\$ -	\$ 153,720.22
Charges for services	11,772.08	-	-	11,772.08
Operational subsidies/grants	181,296.00	110,485.86	1,366.20	293,148.06
Interest	2,872.75	-	-	2,872.75
Miscellaneous	1,212.66	-	-	1,212.66
Total Revenues	350,873.71	110,485.86	1,366.20	462,725.77
Expenditures				
Current:				
Housing operations				
Administration	66,275.14	-	-	66,275.14
Tenant services	3,341.40	-	-	3,341.40
Utilities	75,286.91	-	-	75,286.91
Ordinary maintenance and operations	102,868.85	-	-	102,868.85
General expense	72,087.62	-	-	72,087.62
Capital outlay	16,395.00	-	1,366.20	17,761.20
Debt service				
Principal	-	56,383.95	-	56,383.95
Interest	-	52,932.68	-	52,932.68
Total Expenditures	336,254.92	109,316.63	1,366.20	446,937.75
Excess of Revenues over (under) Expenditures	14,618.79	1,169.23	-	15,788.02
Fund balances, beginning of period	163,207.51	178,876.21	-	342,083.72
Fund Balance, end of period	\$ 177,826.30	\$ 180,045.44	\$ -	\$ 357,871.74

The accompanying notes are an integral part of the financial statements.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Combined Statement of Revenues, Expenditures, and Changes in Fund Balances -
Budget and Actual - All Governmental Fund Types
Year Ended June 30, 1999**

	Special Revenue Funds		Variance Favorable (Unfavorable)
	Budget	Actual	
Revenues:			
Rents	\$ 150,460.00	\$ 153,720.22	\$ 3,260.22
Charges for services	11,840.00	11,772.08	(67.92)
Operational subsidies/grants	181,296.00	181,296.00	-
Interest	2,550.00	2,872.75	322.75
Miscellaneous	-	1,212.66	1,212.66
	<u>346,146.00</u>	<u>350,873.71</u>	<u>4,727.71</u>
Total Revenues			
Expenditures			
Current:			
Administrative salaries	48,460.00	48,182.77	277.23
Professional fees	7,800.00	9,295.00	(1,495.00)
Staff training	650.00	489.00	161.00
Travel	1,870.00	1,188.61	681.39
Sundry administration	8,260.00	7,119.76	1,140.24
Tenant services	-	3,341.40	(3,341.40)
Utilities	81,120.00	75,286.91	5,833.09
Maintenance salaries	32,800.00	35,492.95	(2,692.95)
Maintenance materials	20,120.00	18,258.53	1,861.47
Other maintenance costs	41,940.00	49,117.37	(7,177.37)
Insurance	41,850.00	40,858.33	991.67
PILOT	5,070.00	7,678.63	(2,608.63)
Employee benefits	26,860.00	21,203.23	5,656.77
Collection losses	1,000.00	2,347.43	(1,347.43)
Capital expenditures	17,460.00	16,395.00	1,065.00
	<u>335,260.00</u>	<u>336,254.92</u>	<u>(994.92)</u>
Total Expenditures			
Excess of Revenues over (under) Expenditures	<u>\$ 10,886.00</u>	<u>14,618.79</u>	<u>\$ 3,732.79</u>
Fund balances, beginning of period		<u>163,207.51</u>	
Fund Balance, end of period		<u>\$ 177,826.30</u>	

The accompanying notes are an integral part of the financial statements.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements
June 30, 1999**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Introduction.

The financial statements of the entity have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The entity is chartered as a public corporation for the purpose of administering housing programs for low income families.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low income housing programs in the United States. Accordingly, HUD has contracted with the entity to administer certain HUD funds.

The following is a summary of significant accounting policies:

A. Reporting Entity.

The entity is a public corporation, legally separate, fiscally independent and governed by Board of Commissioners. As required by generally accepted accounting principles, these financial statements present the financial position and results of operations of Housing Authority of the Town of Patterson, a primary government. There are no component units to be included herewith, but this report does include all funds, account groups, and programs which are controlled by the entity's governing body.

B. Basis of Presentation.

1. **Funds and Account Groups.** The accounts of the entity are organized on the basis of funds or account groups, each of which is considered to be a separate accounting unit. The operations of each fund are reported as a separate set of self-balancing accounts which are comprised of each fund's assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Resources are allocated to and for individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various accounts are grouped, in the financial statements in this report, into the following categories:

Governmental Fund Types

Special revenue fund - The special revenue funds are used to account for specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes.

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

Capital projects fund - The capital projects fund is used to account for financial resources to be used for the acquisition, construction, and major renovation of major capital facilities.

Account Groups

The account groups are used to account for fixed assets and long-term liabilities which are not reported in the respective governmental funds.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements (Continued)
June 30, 1999**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2. Total Columns on Combined Statements. Total columns on the combined statements are captioned Memo Totals 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. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.
3. Land, Structures, and Equipment. Land, structures and equipment used in governmental fund type operations are accounted for in the General Fixed Assets Account Group. No depreciation has been provided on such assets. All fixed assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their estimated fair value on the date donated. The entity does capitalize any "infrastructure" assets (streets, curbs, sidewalks, drainage system, and similar assets that are immovable) which are paid for by the entity.
4. Capitalized Interest. During project development, interest expenditures were capitalized under pre-1987 financing arrangements. Post-1986 capital projects are being financed by grants from HUD. Consequently, there are no interest expenditures to capitalize. Subsequent to financed developments, interest expenditures are not accrued but are recorded when paid.
5. Long-term Liabilities. Long-term liabilities expected to be financed from governmental fund types are accounted for in the General Long-Term Debt Account Group. Expenditures related to such debt are reflected in the Debt Service Fund.
6. Fund Balance Reservations. Special reporting treatment is also applied in governmental funds when inventories and prepaid items are present to indicate that they do not represent "available spendable resources", even though they are a component of net current assets. Such amounts are offset by fund balance reserve accounts.

C. Basis of Accounting.

1. Modified Accrual Basis of Accounting. All governmental fund types are accounted for using the modified accrual basis of accounting. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectible within the current period or soon enough thereafter to pay current liabilities. All significant revenue sources are susceptible to accrual.

Expenditures in governmental fund types are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include: (1) accumulated unpaid vacation and sick pay which are not accrued, and (2) principal and interest on general long-term debt which is reported as expenditures in the year due.

The entity does not utilize encumbrance accounting.

2. Supplemental Financial Information - Statutory Basis. The supplemental financial information - statutory basis has been prepared in conformity with the accounting practices prescribed by HUD, which differ from generally accepted accounting principles as follows:
 - a. Governmental fund accounting principles are not utilized.
 - b. Accounts receivable are stated without an allowance for doubtful accounts. Accounts are written off as collection losses only after the tenant has vacated the unit and the entity has taken reasonable actions to collect.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements (Continued)
June 30, 1999**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- c. Annual Contributions and subsidies earned and/or received from HUD are recorded as contributions to surplus and are not included in the Statement of Income and Expenses.
- d. Items of routinely recurring expenses are recognized when paid and are therefore not accrued.
- e. Premiums and/or discounts on bonds are recognized in income or expense in the year bonds are sold.
- f. The cost of accumulated unpaid vacation and sick leave is not accrued.
- g. Financial statement formats vary from GAAP.
- h. Expenditures under HUD's Public Housing Drug Elimination Program (PHDEP) are recorded on a project-life basis. Upon fulfillment of the grant agreement, noncapitalized expenditures are closed into surplus.
- i. The entity does not utilize encumbrance accounting.
- j. Expenditures under HUD's Comprehensive Improvements Assistance Program (CIAP) and similar forerunner programs are fully capitalized, notwithstanding the fact that expenditures are normally a mixture of repairs, replacements and improvements. Consequently, some amounts represented as Fixed Assets may include costs substantially in excess of value.
- k. During project development, interest expenditures are capitalized under pre-1987 financing agreements. Post-1986 capital projects are being financed by grants from HUD. Consequently, there are no interest expenditures to capitalize. Subsequent to completion of Pre-1987 financed developments, interest expenditures are not accrued but are recognized when paid.

D. Budgetary Data.

- 1. Budget Policy and Practice. The entity follows these procedures in establishing the budgetary data reflected in the financial statements:
 - a. The entity prepares annual budgets for each fund (except Debt Service Fund and the Capital Projects Fund). Prior to the beginning of each budget year, the entity's annual budget is approved by the entity's governing body. Budgetary amendments require approval by the governing body. Budget amounts shown in the financial statements are the final authorized amounts for the year. All budgetary appropriations lapse at the end of each fiscal year.
 - b. Budgets for the Capital Projects Fund are prepared on a project-life basis rather than on an annual basis and, therefore, have been omitted from the accompanying financial statements.
 - c. Budgets for the Debt Service Fund are not prepared inasmuch as all revenues and expenditures of this fund are controlled by and processed by HUD. The entity records Debt Service Fund transactions from documents supplied by HUD.
- 2. Encumbrances. Encumbrance accounting is not utilized by the entity.
- 3. Budget Basis of Accounting. The budgets are prepared on the statutory basis of accounting as prescribed by HUD.

E. Assets, Liabilities and Fund Equity.

- 1. Cash and Cash Equivalents. The entity defines cash to include certificates of deposit, money market funds, savings accounts, demand deposits, and other short-term securities with maturities of three months or less. Consequently, the cost, carrying value, and market value are equivalent.
- 2. Investments. The entity defines investments to include certificates of deposit with maturities of greater than three months. Consequently, the cost, carrying value, and market value are equivalent.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements (Continued)
June 30, 1999**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

3. Inventories. Inventories consists primarily of maintenance materials and supplies stated at cost, first-in first-out method.

F. Revenue, Expenditures and Expenses.

1. Compensated Absences. Vested and earned vacation and sick leave are reported in the general long-term debt account group. No expenditure is reported for those amounts. No liability is recorded for nonvesting accumulating rights to receive sick pay benefits.

2. Income Taxes. The entity is not subject to federal or state income taxes.

NOTE 2 - DEPOSITS AND INVESTMENTS

A. Deposits

It is the entity's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation (FDIC) insurance. The entity's deposits are categorized to give an indication of the level of risk assumed by the entity at June 30, 1999. The categories are described as follows:

Category 1 - Insured or collateralized with securities held by the entity or by its agent in the entity's name.

Category 2 - Collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name.

Category 3 - *Uncollateralized. (This includes bank balances that are collateralized with securities held by the pledging financial institution, or by its trust department or agent but not in the entity's name.)*

Cash Deposits, categorized by level of risk, are:

	Category		
Total Bank Balances	1	2	3
\$ 173,239.26	\$ 173,239.26	\$.00	\$.00

B. Investments

Investing is performed in accordance with HUD regulations and State Statues. Funds may be invested in the following type of investments:

1. Direct obligations of the United States pledged by its full faith and credit
2. Obligations of Federal government agencies and government sponsored agencies
3. Demand, savings, money-market, certificates of deposit, and Super NOW deposits at commercial banks, mutual savings banks, savings and loan associations and credit unions provided that the entire deposit be insured by the FDIC or the National Credit Union Share Insurance Fund (NCUSIF) and any deposits in excess of insured amounts are adequately collateralized.
4. Certain municipal depository funds and local government investment pools provided that all investments made by these funds or pools are on the HUD-approved list of investment securities. The entity must limit its investments in this category to no more than 30 percent of the entity's available investment funds.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements (Continued)
June 30, 1999**

NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)

5. Repurchase agreements for a term of 30 days or less entered into with Federally insured depository institutions for purchase and sale of securities identified in 1 and 2 above.
6. Certain no-load, open-end mutual funds investing in only HUD-approved investment securities. The entity must limit its investment in this category to no more than 20 percent of the entity's available investment funds.

The entity's investments are categorized to give an indication of the level of risk assumed by the entity at June 30, 1999. The categories are:

- Category 1 - Insured or registered, with securities held by the entity or its agent in the entity's name
- Category 2 - Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the entity's name
- Category 3 - Uninsured and Unregistered, with securities held by the counterparty, or its trust department or agent but not in the entity's name

Investments, categorized by level of risk, are:

Types of Investments	Category			Fair Value/ Carrying Value	Cost
	1	2	3		
Deposits at federally insured depositories	\$ 50,567.02	\$.00	\$.00	\$ 50,567.02	\$ 50,567.02

NOTE 3 - RESTRICTED CASH

Restricted cash consists of the following:

	Owned Housing Program
Debt Service Fund	\$ 97.04

NOTE 5 - FIXED ASSETS

Changes in fixed assets are as follows:

	Beg. of Period	Additions	Deletions	End of Period
Land, land impvts.	\$ 427,737.57	\$.00	\$.00	\$ 427,737.57
Building	3,216,576.43	.00	.00	3,216,576.43
Equipment	142,275.29	16,395.00	.00	158,670.29
Const. in progress	123,633.80	1,366.20	.00	125,000.00
Total	\$ 3,910,223.09	\$ 17,761.20	\$.00	\$ 3,927,984.29

Construction in progress is composed of expenditures related to major renovation of certain buildings owned by the entity, said renovation having a planned total cost of \$125,000.00 to be fully financed by grants from HUD.

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

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements (Continued)
June 30, 1999**

NOTE 5 - FIXED LIABILITIES

Fixed liabilities consist of the following:

	Interest Rate	Principal Balance
Payroll related costs		\$ 8,941.00
FFB note dated September 14, 1981	various	45,016.11
Bonds payable, August 1, 1970 series	6.60%	832,161.65
Total	5.75%	\$ 886,118.76

The Federal Financing Bank note is payable in annual installments of \$17,030.08, including principal and interest. All annual installments to maturity are payable by HUD. The note matures November 1, 2001.

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

Changes in fixed liabilities are as follows:

	FFB Notes	Bonds	Payroll Related Costs
Balance, beginning of period	\$ 58,204.68	\$ 875,357.03	\$ 900.00
Principal retirement	(13,188.57)	(43,195.38)	.00
Net Change	.00	.00	8,041.00
Balance, end of period	\$ 45,016.11	\$ 832,161.65	\$ 8,941.00

Scheduled retirements of fixed liabilities are as follows:

	FFB Notes	Bonds	Interest	Total
Within first year	\$ 14,059.02	\$ 45,537.30	\$ 50,820.36	\$ 110,416.68
Within second year	14,981.31	48,139.43	47,274.07	110,394.81
Within third year	15,975.78	51,001.78	43,517.28	110,494.84
Within fourth year	.00	53,864.12	39,530.28	93,394.40
Within fifth year	.00	57,246.89	36,433.09	93,679.98
Thereafter	.00	576,372.13	156,071.30	732,443.43

NOTE 6 - RETIREMENT PLAN

The entity provides pension benefits for all of its full-time employees through The Housing-Renewal and Local Agency Retirement Plan (the "Plan"). The Plan is a single-employer defined contribution plan and is administered by the Housing Authority of the Town of Patterson. The Plan was established July 1, 1998 and is authorized and may be amended by the entity's Board of Commissioners.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Employees are eligible to participate after a three month exclusionary period. The employee contributes 4.0% and the entity contributes 6.5% 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 20% annually for each year of participation. An employee is fully vested after 5 years of participation.

The entity's total payroll in fiscal year ended June 30, 1999 was \$83,675.72. The entity's contributions were calculated using the base salary amount of \$46,355.52. Contributions to the plan were \$1,854.22 and \$3,013.11 by the employee and the entity, respectively.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Notes to the Financial Statements (Continued)
June 30, 1999**

NOTE 7 - CONTINGENCIES

The entity is subject to possible examinations made 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 refunds by the entity to federal grantors and/or program beneficiaries.

COMBINING STATEMENTS

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Combining Balance Sheet - All Special Revenue Funds
June 30, 1999**

	<u>Owned Housing A-3770</u>	<u>PHDEP A-3770</u>	<u>Totals</u>
Assets and Other Debits			
Assets:			
Cash	\$ 133,655.67	\$ -	\$ 133,655.67
Investments	50,785.24	-	50,785.24
Receivables:			
Accounts	3,124.54	-	3,124.54
Other	1,153.80	-	1,153.80
Inventories	3,286.95	-	3,286.95
Prepaid items	<u>24,663.50</u>	<u>-</u>	<u>24,663.50</u>
Total Assets and Other Debits	<u>\$ 216,669.70</u>	<u>\$ -</u>	<u>\$ 216,669.70</u>
Liabilities, Equity, and Other Credits			
Liabilities:			
Accounts payable:			
Trade	\$ 7,028.81	\$ -	\$ 7,028.81
Other governments	5,808.00	-	5,808.00
Payroll taxes withheld and accrued	840.28	-	840.28
Security deposits	10,770.00	-	10,770.00
Accrued PILOT	<u>14,396.31</u>	<u>-</u>	<u>14,396.31</u>
Total liabilities	<u>38,843.40</u>	<u>-</u>	<u>38,843.40</u>
Equity and Other Credits:			
Fund balances:			
Reserved for prepaids	24,663.50	-	24,663.50
Reserved for inventories	3,286.95	-	3,286.95
Unreserved, undesignated	<u>149,875.85</u>	<u>-</u>	<u>149,875.85</u>
Total Equity and Other Credits	<u>177,826.30</u>	<u>-</u>	<u>177,826.30</u>
Total Liabilities, Equity and Other Credits	<u>\$ 216,669.70</u>	<u>\$ -</u>	<u>\$ 216,669.70</u>

The accompanying notes are an integral part of the financial statements.

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Combining Statement of Revenue, Expenditures, and Changes in Fund Balances -
All Special Revenue Funds
Year Ended June 30, 1999**

	Owned Housing A-3770	PHDEP A-3770	Totals
Revenues:			
Rents	\$ 153,720.22	-	153,720.22
Charges for services	11,772.08	-	11,772.08
Operational subsidies/grants	178,026.00	3,270.00	181,296.00
Interest	2,872.75	-	2,872.75
Miscellaneous	1,212.66	-	1,212.66
	<u>347,603.71</u>	<u>3,270.00</u>	<u>350,873.71</u>
Total Revenues			
Expenditures			
Current:			
Administrative salaries	48,182.77	-	48,182.77
Professional fees	9,295.00	-	9,295.00
Staff training	489.00	-	489.00
Travel	1,188.61	-	1,188.61
Sundry administration	7,119.76	-	7,119.76
Tenant services	71.40	3,270.00	3,341.40
Utilities	75,286.91	-	75,286.91
Maintenance salaries	35,492.95	-	35,492.95
Maintenance materials	18,258.53	-	18,258.53
Other maintenance costs	49,117.37	-	49,117.37
Insurance	40,858.33	-	40,858.33
PILOT	7,678.63	-	7,678.63
Employee benefits	21,203.23	-	21,203.23
Collection losses	2,347.43	-	2,347.43
Capital Expenditures:	16,395.00	-	16,395.00
	<u>332,984.92</u>	<u>3,270.00</u>	<u>336,254.92</u>
Total Expenditures			
Excess of Revenues (over) (under) Expenditures	14,618.79	-	14,618.79
Fund Balance, beginning of period	<u>163,207.51</u>	<u>-</u>	<u>163,207.51</u>
Fund Balance, end of period	<u>\$ 177,826.30</u>	<u>\$ -</u>	<u>\$ 177,826.30</u>

The accompanying notes are an integral part of the financial statements.

SUPPLEMENTAL FINANCIAL INFORMATION - STATUTORY BASIS

Housing Authority of the Town of Patterson
Patterson, Louisiana

Balance Sheet - Statutory Basis
June 30, 1999

Annual Contributions Contract FW-1426

Assets

Cash-checking and on hand	\$ 133,655.67
Investments	50,785.24
Accounts receivable-tenants	3,124.54
Accounts receivable-other	1,153.80
Prepaid insurance	24,663.50
Materials inventory (FIFO cost)	3,286.95
Debt amortization funds	180,045.44
Public housing drug elimination program	3,270.00
Fixed assets	<u>3,927,984.29</u>
Total Assets	<u>\$ 4,327,969.43</u>

Liabilities and Surplus

Tenants' security deposits	\$ 10,770.00
Accounts payable-HUD	5,808.00
Accounts payable-other	7,028.81
Accrued and withheld payroll taxes	840.28
Accrued PILOT	14,396.31
Fixed liabilities	<u>877,177.76</u>
Total liabilities	916,021.16
Surplus	<u>3,411,948.27</u>
Total Liabilities and Surplus	<u>\$ 4,327,969.43</u>

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Statement of Income and Expenses - Statutory Basis
Owned Housing Program
Year Ended June 30, 1999**

Annual Contributions Contract FW-1426

Operating income	
Dwelling rental	\$ 153,720.22
Excess utilities	4,844.74
Interest on general fund investments	2,872.75
Other Income	<u>6,927.34</u>
Total operating income	<u>168,365.05</u>
Operating Expenses	
Administration	66,275.14
Tenant services	71.40
Utilities	75,286.91
Ordinary maintenance and operations	95,868.85
General expense	72,087.62
Nonroutine maintenance	<u>7,000.00</u>
Total operating expenses	<u>316,589.92</u>
Net operating income (loss) before other items	(148,224.87)
Other charges (credits)	
Interest expense	52,932.68
Prior year adjustments affecting residual receipts	8,424.45
Prior year adjustments not affecting residual receipts	<u>56,161.05</u>
Total other charges (credits)	<u>117,518.18</u>
Net Income (Loss)	<u>\$ (265,743.05)</u>

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Analysis of Surplus - Statutory Basis
June 30, 1999**

Annual Contributions Contract FW-1426

Unreserved surplus	
Balance per 6-30-98 audit	\$ (4,196,894.46)
Prior audit AJEs subsequently booked	65,798.13
Close 95 PHDEP	(52,000.00)
Net income (loss) FYE 6-30-99	(265,743.05)
OR provision FYE 6-30-99	<u>(4,805.00)</u>
Balance at 6-30-99	<u>(4,453,644.38)</u>
Reserved Surplus	
Balance per 6-30-98 audit	172,844.62
OR provision FYE 6-30-99	<u>4,805.00</u>
Balance at 6-30-99	<u>177,649.62</u>
Cumulative contributions from HUD	
Balance per 6-30-98 audit	5,712,641.40
Contribution FYE 6-30-99	110,485.89
Operating subsidy FYE 6-30-99	<u>178,026.00</u>
Balance at 6-30-99	<u>6,001,153.29</u>
Grants from HUD	
Balance per 6-30-98 audit	1,683,519.74
PHDEP subsidy FYE 6-30-99	<u>3,270.00</u>
Balance at 6-30-99	<u>1,686,789.74</u>
Total Surplus	<u>\$ 3,411,948.27</u>

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Computation of Residual Receipts and Accruing Annual Contributions
Owned Housing Program
Year Ended June 30, 1999**

Annual Contributions Contract FW-1426

Computation of Residual Receipts	
Operating receipts	
Operating income	\$ 168,365.05
HUD operating subsidy	<u>178,026.00</u>
Total operating receipts	<u>346,391.05</u>
Operating expenditures	
Operating expenses	316,589.92
Prior year adjustments affecting residual receipts	8,424.45
Capital expenditures	<u>16,395.00</u>
Total operating expenditures	<u>341,409.37</u>
Residual Receipts before provision for reserve, per audit	4,981.68
Audit adjustments (backed out)	<u>(176.68)</u>
Residual Receipts before provision for reserve, per PHA	4,805.00
Provision for operating reserve	<u>(4,805.00)</u>
Residual receipts per PHA	<u>\$ 0.00</u>
Computation of Accruing Annual Contributions	
Fixed annual contributions*	\$ 111,353.70
Less interest savings	<u>(867.81)</u>
Total annual contribution accrued	110,485.89
Less amount available for reduction of annual contribution - Residual Receipts above	<u>0.00</u>
Accruing annual contribution	<u>\$ 110,485.89</u>

* Subject to adjustment by HUD.

Housing Authority of the Town of Patterson
Patterson, Louisiana

Schedule of PHDEP Costs
June 30, 1999

Annual Contributions Contract FW-1426

	<u>PHDEP 98</u>
1. Funds approved	\$ 31,200.00
Funds expended	<u>3,270.00</u>
Excess of funds approved	<u>\$ 27,930.00</u>
2. Funds advanced	\$ 3,270.00
Funds expended	<u>3,270.00</u>
Excess (deficiency) of funds advanced	<u>\$ -</u>

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Schedule and Certification of Actual Modernization Costs
June 30, 1999**

Annual Contributions Contract FW-1426

	<u>Project # 904-95</u>
1. Funds approved	\$ 125,000.00
Funds expended	<u>125,000.00</u>
Excess of funds approved	<u>\$ -</u>
2. Funds advanced	\$ 125,000.00
Funds expended	<u>125,000.00</u>
Excess (deficiency) of funds advanced	<u>\$ -</u>

3. The distribution of costs by project as shown on the Final Statement of Modernization Cost accompanying the Actual Cost Certificate submitted to HUD for approval is in agreement with the PHA records.

4. All modernization costs have been paid and all related liabilities have been discharged through payment.

Housing Authority of the Town of Patterson
Patterson, Louisiana

Analysis of General Fund Cash Balance
June 30, 1999

Annual Contributions Contract FW-1426

Assets and Other Items

Cash-checking and on hand	\$	133,655.67
Investments		50,785.24
Accounts receivable-tenants		3,124.54
Accounts receivable-other		1,153.80
Prepaid insurance		24,663.50
Materials inventory		<u>3,286.95</u>
Total	\$	<u>216,669.70</u>

Liabilities, Reserves, and Other Items

Tenants' security deposits	\$	10,770.00
Accounts payable-HUD		5,808.00
Accounts payable-other		7,028.81
Accrued and withheld payroll taxes		840.28
Accrued PILOT		14,396.31
Operating reserve per PHA		177,649.62
Adjustments affecting Operating Reserve (backed out)		<u>176.68</u>
Total	\$	<u>216,669.70</u>

GOVERNMENTAL AWARDS

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Schedule of Expenditures of Governmental Awards
Year Ended June 30, 1999**

<u>Federal Grantor/Program Title</u>	<u>Grant ID Number</u>	<u>Current Year Program or Award Amount</u>	<u>Balance Beginning of Year - Cash/ Receivable/ (Payable)</u>	<u>Grant Receipts or Revenue Recognized</u>	<u>Grant Disbursements/ Expenditures</u>	<u>Balance End of Year Cash/ Receivable (Payable)</u>
U.S. Department of Housing and Urban Development						
Direct Programs:						
Low Income Housing - Operating subsidy	A-3770	\$ 178,026.00	\$ -	\$ 178,026.00	\$ 178,026.00	\$ -
PHDEP Subsidy	98	31,200.00	-	3,270.00	3,270.00	-
CIAP	904-95	-	(1,366.20)	-	1,366.20	-
Total HUD and Grand Total		<u>\$ 209,226.00</u>	<u>\$ (1,366.20)</u>	<u>\$ 181,296.00</u>	<u>\$ 182,662.20</u>	<u>\$ -</u>

See Note 1 to Financial Statements for a discussion of accounting principles applied to this statement.

See Notes to Financial Statements.

SUPPLEMENTAL FINANCIAL INFORMATION -
GASB REQUIRED INFORMATION

**Housing Authority of the Town of Patterson
Patterson, Louisiana**

**Year 2000 Supplementary Information
June 30, 1999**

GASB Technical Bulletin No. 98-1 requires certain information to be disclosed regarding the impact of the Year 2000 (Y2K) on the processing of date dependent information by the computerized information systems being utilized by governmental entities.

GASB Technical Bulletin No. 99-1 further expounded on the disclosure requirements and methods of reporting. The disclosures that follow are intended to comply with these requirements:

It appears that the Housing Authority of the Town of Patterson has addressed the potential impact of the Year 2000 (Y2K) on the processing of date-dependent information by the computerized information systems being utilized by the Authority. The PHA is in the implementation stage of compliance. All application software, operating systems, and computer hardware appear to be Y2K compliant. The Y2K issue is the result of computer programs being written using two digits (rather than four) to define a year. This could result in miscalculations or system failures. No significant additional costs will be required to make computer systems and other equipment Y2K compliant.

NON-FINANCIAL SECTION

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

Board of Commissioners
Housing Authority of the Town of Patterson
P.O. Box 329
Patterson, LA 70392

We have audited the general purpose and combining financial statements of Housing Authority of the Town of Patterson as of and for the year ended June 30, 1999, and have issued our report thereon dated November 3, 1999. 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 Housing Authority of the Town of Patterson's general purpose and combining 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 an 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 Housing Authority of the Town of Patterson's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the general purpose and combining 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.

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

November 3, 1999

VanRheenen & Miller, Ltd.
VanRheenen & Miller, Ltd.
Certified Public Accountants