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HOUSING AUTHORITY OF THE CITY OF SULPHUR, LOUISIANA

REPORT ON EXAMINATION OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA

TWELVE MONTHS ENDED DECEMBER 31, 1998

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

JUL 14 1999

MIKE ESTES, P.C.
A PROFESSIONAL ACCOUNTING CORPORATION

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HOUSING AUTHORITY OF THE CITY OF SULPHUR
SUMMARY OF AUDITOR'S RESULTS AND
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Summary of Auditor's Results

- A. We issued an unqualified opinion on the Housing Authority of Sulphur, Louisiana for the audit of its financial statements for the year ended December 31, 1998.
- B. No reportable conditions in internal control are disclosed by our audit report of the financial statements that are considered to be material weaknesses.
- C. The audit did not disclose any noncompliance which is material to the financial statements.
- D. No reportable conditions in internal control are disclosed by our audit report over federal awards that are considered to be material weaknesses.
- E. We issued an unqualified opinion on compliance for major programs.
- F. Our audit disclosed three audit findings that we are required to report under 510(a) of OMB Circular A-133. Our audit procedures also included those of HUD Notice PIH 96-53.
- G. Major programs are as follows, and see Schedule of Federal Expenditures for CFDA numbers and amounts:
 - 1. Low Income Housing
 - 2. Section 8 HAP — Existing
 - 3. Section 8 HAP — Mod Rehab
 - 4. CIAP
- H. The dollar threshold to distinguish Type A and Type B programs is \$ 300,000.
- I. The Housing Authority of Sulphur, Louisiana qualified for the year ended December 31, 1998 as a low-risk auditee.

Schedule of Findings and Questioned Costs

- J. There are three findings in these financial statements that are required to be reported in accordance with GAGAS.
- K. There are three audit findings or questioned costs for Federal awards which shall include audit findings as described in 510(a) of OMB Circular A-133. Our audit procedures also included those of HUD Notice PIH 96-53.

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MEMBER
AMERICAN BOARD CERTIFIED
PUBLIC ACCOUNTANTS

Independent Auditor's Report

Board of Commissioners
Housing Authority of the
City of Sulphur
Sulphur, 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 City of Sulphur, Louisiana at and for the year ended December 31, 1998, as listed in the table of contents. These general-purpose financial statements are the responsibility of the Housing Authority of the City of Sulphur, Louisiana' 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, and provisions of the Louisiana Governmental Audit Guide. 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. In our opinion, the general-purpose financial statements referred to above do not present fairly, the PHA's financial position in accordance with generally accepted accounting principles.

However, the general-purpose financial statements do present fairly the financial position of the Housing Authority of the City of Sulphur, Louisiana as of December 31, 1998 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.

In accordance with *Government Auditing Standards*, we have also issued a report dated May 18, 1999 on our consideration of Housing Authority of the City of Sulphur'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 City of Sulphur, 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, *Audits 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.

Mike Estes P. C.

Fort Worth, Texas
May 18, 1999

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 COMBINED BALANCE SHEET
 ALL FUND TYPES AND ACCOUNT GROUPS
 DECEMBER 31, 1998

	Governmental Fund Types			Fiduciary Fund Types		Account Groups		Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	Trust and Agency	General Fixed Assets	General Long-Term Debt	
ASSETS								
Cash and cash equivalents	\$ 23,984.70	\$ 116,158.91	\$	\$	\$ 19,060.00	\$	\$	\$ 159,203.61
Investments	127,217.56							127,217.56
Debt amortization and bond funds								0.00
Receivables, net of allowances:								
Rentals	1,505.16							1,505.16
Other	885.47							885.47
Due from:								
Other funds	45,884.73	55,369.80						101,254.53
Other governments		14,570.42	17,135.53					31,705.95
Prepaid expenditures	16,382.76							16,382.76
Property, plant and equipment						7,078,910.76		7,078,910.76
Amount to be provided for retirement of general long-term debt							130,909.09	130,909.09
Total Assets	<u>\$ 215,860.38</u>	<u>\$ 186,099.13</u>	<u>\$ 17,135.53</u>	<u>\$ 0.00</u>	<u>\$ 19,060.00</u>	<u>\$ 7,078,910.76</u>	<u>\$ 130,909.09</u>	<u>\$ 7,647,974.89</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

COMBINED BALANCE SHEET
ALL FUND TYPES AND ACCOUNT GROUPS (Continued)
DECEMBER 31, 1998

	Governmental Fund Types				Fiduciary Fund Types		Account Groups		Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	Trust and Agency	General Fixed Assets	General Long-Term Debt		
LIABILITIES AND FUND EQUITY									
LIABILITIES									
Accounts payable	\$ 2,609.74	\$	\$	\$	\$	\$	\$	\$	2,609.74
Accrued liabilities	5,786.62								5,786.62
Due to:									
Tenants					19,060.00				19,060.00
Other funds		101,208.18		46.35					101,254.53
Other governments		45,814.00							45,814.00
Deferred revenue		35,930.00							35,930.00
General obligation bonds payable and other liabilities						130,909.09		130,909.09	130,909.09
Total Liabilities	<u>8,396.36</u>	<u>182,952.18</u>	<u>0.00</u>	<u>46.35</u>	<u>19,060.00</u>	<u>0.00</u>	<u>130,909.09</u>	<u>0.00</u>	<u>341,363.98</u>
FUND EQUITY									
Investment in general fixed assets						7,078,910.76			7,078,910.76
Fund balances:									
Reserved for capital projects				(46.35)					(46.35)
Reserved for debt service			17,135.53						17,135.53
Unreserved:									
Undesignated	<u>207,464.02</u>	<u>3,146.95</u>							<u>210,610.97</u>
Total Fund Equity	<u>207,464.02</u>	<u>3,146.95</u>	<u>17,135.53</u>	<u>(46.35)</u>	<u>0.00</u>	<u>7,078,910.76</u>	<u>0.00</u>	<u>0.00</u>	<u>7,306,610.91</u>
Total Liabilities and Fund Equity	<u>\$ 215,860.38</u>	<u>\$ 186,099.13</u>	<u>\$ 17,135.53</u>	<u>\$ 0.00</u>	<u>\$ 19,060.00</u>	<u>\$ 7,078,910.76</u>	<u>\$ 130,909.09</u>	<u>\$</u>	<u>\$ 7,647,974.89</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUND TYPES
YEAR ENDED DECEMBER 31, 1998

	Governmental Fund Types				Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	
REVENUES					
Rentals	\$ 331,313.33	\$	\$	\$	\$ 331,313.33
Intergovernmental	108,821.00	659,894.55		263,490.77	1,032,206.32
Interest	7,221.66	1,565.90			8,787.56
Other	70,927.22				70,927.22
Total Revenues	<u>518,283.21</u>	<u>661,460.45</u>	<u>0.00</u>	<u>263,490.77</u>	<u>1,443,234.43</u>
EXPENDITURES					
Administration	102,328.33	80,389.37			182,717.70
Utilities	84,358.30				84,358.30
Ordinary maintenance	167,293.42				167,293.42
General expenditures	128,253.15				128,253.15
Housing assistance payments		587,124.27			587,124.27
Capital expenditures				263,537.12	263,537.12
Total expenditures	<u>482,233.20</u>	<u>667,513.64</u>	<u>0.00</u>	<u>263,537.12</u>	<u>1,413,283.96</u>
Excess (deficiency) of revenues over (under) expenditures	<u>36,050.01</u>	<u>(6,053.19)</u>	<u>0.00</u>	<u>(46.35)</u>	<u>29,950.47</u>
OTHER FINANCING SOURCES(USES)					
Operating transfers in					0.00
Operating transfers out					0.00
Total other financing sources(uses)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FUND BALANCE, beginning of year	<u>171,414.01</u>	<u>8,200.14</u>	<u>17,135.53</u>		<u>196,749.68</u>
FUND BALANCE, end of year	<u>\$ 207,464.02</u>	<u>\$ 2,146.95</u>	<u>\$ 17,135.53</u>	<u>\$ (46.35)</u>	<u>\$ 226,700.15</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET (GAAP BASIS) AND ACTUAL
 GENERAL FUND AND SPECIAL REVENUE FUNDS
 YEAR ENDED DECEMBER 31, 1998

	General Fund			Special Revenue Funds		
	Budget	Actual	Over (Under) Budget	Budget	Actual	Over (Under) Budget
REVENUES						
Rentals	\$ 348,730.00	\$ 331,313.33	\$ (17,416.67)	\$	\$	\$ 0.00
Intergovernmental	108,821.00	108,821.00	0.00	673,822.00	659,894.55	(13,927.45)
Interest	9,030.00	7221.66	(1,808.34)		1,565.90	1,565.90
Other income	26,040.00	70927.22	44,887.22		0.00	0.00
Total Revenues	492,621.00	518,283.21	25,662.21	673,822.00	661,460.45	(12,361.55)
EXPENDITURES						
Administration	99,020.00	102,328.33	3,308.33	73,044.00	80,389.37	7,345.37
Utilities	87,300.00	84,358.30	(2,941.70)			0.00
Ordinary maintenance	192,760.00	167,293.42	(25,466.58)			0.00
General expenditures	137,850.00	128,253.15	(9,596.85)			0.00
Extraordinary maintenance	4,290.00		(4,290.00)			0.00
Housing assistance payments			0.00	600,778.00	587,124.27	(13,653.73)
Capital expenditures	9,590.00		(9,590.00)			0.00
Total Expenditures	530,810.00	482,233.20	(48,576.80)	673,822.00	667,513.64	(6,308.36)
Excess (deficiency) of revenues over (under) expenditures	\$(38,189.00)	36,050.01	\$ 74,239.01	\$ 0.00	(6,053.19)	\$ (6,053.19)
Transfer of net income to unreserved deficit						
FUND BALANCES, beginning of year		171,413.51			9,200.14	
FUND BALANCES, end of year		\$207,463.52			\$ 3,146.95	

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET (GAAP BASIS) AND ACTUAL
 DEBT SERVICE AND CAPITAL PROJECTS FUNDS
 YEAR ENDED DECEMBER 31, 1998

	Debt Service Fund			Capital Projects Funds		
	Budget	Actual	Over (Under) Budget	Budget	Actual	Over (Under) Budget
REVENUES						
Intergovernmental	\$	\$	0.00	\$263,490.77	\$263,490.77	0.00
Total Revenues	0.00	0.00	0.00	263,490.77	263,490.77	0.00
EXPENDITURES						
Capital expenditures			0.00	263,490.77	263,537.12	(46.35)
Total Expenditures	0.00	0.00	0.00	263,490.77	263,537.12	(46.35)
Excess (deficiency) of revenues over (under) expenditures	\$	0.00	0.00	\$	0.00	0.00
Transfer of net income to unreserved deficit					(46.35)	(46.35)
FUND BALANCES, beginning of year		17,135.53				
FUND BALANCES, end of year		\$ 17,135.53			\$ (46.35)	

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 1998

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Housing Authority of Sulphur, 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 City of Sulphur, 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 December 31, 1998, 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:

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS

(Continued)

DECEMBER 31, 1998

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(3) Fund Accounting (continued)

GOVERNMENTAL FUNDS

Governmental Funds are those through which most governmental functions of the Authority are financed. The measurement focus is on determination of financial position and changes in financial position rather than on net income determination. The following are the Authority's governmental fund types:

General Fund - The General Fund is the general operating fund of the Authority. The General Fund is used to account for all revenues and expenditures applicable to the general operations of the Authority which are not properly accounted for in another fund. All general operating revenues which are not restricted or designated as to their use by outside sources are recorded in the General Fund.

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than major capital projects) requiring separate accounting because of legal or regulatory provisions or administrative action.

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

Capital Projects Funds - Capital Projects Funds are used to account for financial resources to be used for the acquisition, construction, or rehabilitation of major capital facilities.

FIDUCIARY FUNDS

Fiduciary Funds are used to account for assets held by the Authority as an agent for individuals, private organizations, other governmental units, and/or other funds. The following is the Authority's fiduciary fund type:

Agency Funds - Agency Funds include Tenant Security Deposit Fund. Agency Funds are custodial in nature (assets equal liabilities) and do not involve measurement of result of operations.

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS

(Continued)

DECEMBER 31, 1998

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 normal time of receipt. Certain grant revenues are accrued when funds are expended. Revenues susceptible to accrual are federal grants, interest on investments, and other miscellaneous revenues which are both measurable and available to finance expenditures of the current period. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

Agency Funds are custodial in nature and do not measure results of operations. They are clearing accounts whose assets at all times are equally offset by related liabilities.

(5) Budgetary Data

The Authority is required by its HUD Annual Contributions Contracts to adopt annual budgets for the Low-Rent Housing Program, included in the General Fund, and all Assisted Housing (Section 8) Programs, included in Special Revenue Funds. Annual budgets are not required for Capital Projects Funds as their budgets are approved for the length of the project. Both annual and project length budgets require grantor approval.

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS
(Continued)
DECEMBER 31, 1998

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Authority is under a limited budget review from HUD with the control category of total operating expenditures. If there are no overruns of the total operating expenditures, then HUD does not require budget revisions other than when there are substantial additions to 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 December 31, 1998.

(8) Interfund Transactions

During the course of normal operations, the Authority has numerous transactions between funds to provide services, construct assets, and service debt. These transactions are generally reflected as operating transfers except for transactions reimbursing a fund for expenditures made by it for the benefit of another fund. Such transactions are recorded as expenditures in the disbursing fund and as a reduction of expenditures in the receiving fund.

(9) General Fixed Assets

General Fixed Assets have been acquired for general governmental purposes. Assets purchased are recorded as expenditures in the Governmental Funds and capitalized at cost in the General Fixed Assets Account Group. Contributed fixed assets are recorded at estimated fair market value at the time received. Depreciation is not recorded on general fixed assets. Public domain general fixed assets (infrastructure) consisting of certain improvements other than buildings, including roads, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems, are capitalized along with other general fixed assets.

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS

(Continued)

DECEMBER 31, 1998

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 DEPOSITS WITH FINANCIAL INSTITUTIONS

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 insurance. The entity's deposits are categorized to give an indication of the level of risk assumed by the entity at December 31, 1998. 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, uninsured and unregistered, but with securities held by the bank, its trust department, or its agent, pledged to the PHA, but not in the PHA's name.

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS

(Continued)

DECEMBER 31, 1998

Cash Deposits, categorized by level of risk, (at cost, which approximates market) are:

Total Bank Balances	Category		
	1	2	3
\$ <u>286,421.17</u>	\$ <u>100,000.00</u>	\$ <u>0.00</u>	\$ <u>186,421.17</u>

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 3, Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within 10 days of being notified by the Housing Authority that the fiscal agent has failed to pay deposited funds upon demand.

NOTE C - ACTIVITIES OF THE PHA

At December 31, 1998, the PHA was managing 213 units of low-rent in three projects under Program FW — 907, 80 units of Section 8 Existing, and 99 units of Mod Rehab under Program FW — 2096.

NOTE D - CONTINGENCIES

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

NOTE E - PROPERTY, PLANT AND EQUIPMENT

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

	Beg. of Period	Additions	Deletions	End of Period
Land, land impvts.	\$ 2,482,716.45	\$	\$	\$ 2,482,716.45
Buildings	4,297,310.66			4,297,310.66
Equipment	298,883.65			298,883.65
Total	\$ <u>7,078,910.76</u>	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>7,078,910.76</u>

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS
(Continued)
DECEMBER 31, 1998

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.

NOTES F - LONG-TERM DEBT

Long-term debt consists of the following:

	<u>Principal Balance</u>
Bond payable	\$ <u>130,909.09</u>

The bonds mature in series annually in varying amounts. 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.

Long-term debt is secured by the land and buildings of the entity.

Changes in long-term debt is as follows:

	<u>Bonds</u>
Balance, beginning of period	\$ <u>130,909.09</u>
Balance, end of period	\$ <u>130,909.09</u>

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS

(Continued)

DECEMBER 31, 1998

Schedule retirements of long-term debt is as follows:

1999	\$	16,200.00
2000		18,300.00
2001		20,400.00
2002		22,600.00
2003		24,800.00
Thereafter		28,609.09

NOTE G - 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 months exclusionary period. The employee contributes 6% and the entity contributes 8% 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 12-31-98 was \$ 195,242.98. The entity's contributions were calculated using the base salary amount of \$ 146,800.00. Contributions to the plan were \$ 8,808.00 and \$ 11,518.00 by the employee and the entity, respectively.

NOTE H - 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.

HOUSING AUTHORITY OF THE CITY OF SULPHUR

NOTES TO FINANCIAL STATEMENTS
(Continued)
DECEMBER 31, 1998

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. 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 I - 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.

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

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE K - YEAR 2000 COMPUTER CONVERSION

The PHA utilizes a fee accountant. The fee accountant has assessed the Year 2000 computer conversion issues. The fee accountant has recently purchased new computer hardware and software in anticipation of Year 2000. The software providers for the PHA's in-house software also appear to have addressed the Y2K issues.

HOUSING AUTHORITY OF THE CITY OF SULPHUR

SPECIAL REVENUE FUND TYPES
COMBINING BALANCE SHEET
DECEMBER 31, 1998

	Assisted Housing Programs		
	Existing Units Program	Moderate Rehabilitation Program 1	Total
ASSETS			
Cash and cash equivalents	\$	\$ 116,158.91	\$ 116,158.91
Due from:			
Other funds		55,369.80	55,369.80
Other governments	8,274.42	6,296.00	14,570.42
Total Assets	\$ 8,274.42	\$ 177,824.71	\$ 186,099.13
LIABILITIES AND FUND EQUITY			
LIABILITIES			
Due to:			
Other funds	101,208.18		101,208.18
Other governments	10,031.00	35,783.00	45,814.00
Deferred revenue	35,930.00		35,930.00
Total liabilities	147,169.18	35,783.00	182,952.18
FUND EQUITY			
Unreserved and undesignated	(138,894.76)	142,041.71	3,146.95
Total fund equity	(138,894.76)	142,041.71	3,146.95
Total liabilities and fund equity	\$ 8,274.42	\$ 177,824.71	\$ 186,099.13

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

SPECIAL REVENUE FUND TYPES

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
DECEMBER 31, 1998

	Assisted Housing Programs		
	Existing Units Program	Moderate Rehabilitation Program 1	Total
REVENUES			
Intergovernmental	\$ 307,243.68	\$ 352,650.87	\$ 659,894.55
Interest	447.59	1,118.31	1,565.90
Total Revenues	<u>307,691.27</u>	<u>353,769.18</u>	<u>661,460.45</u>
EXPENDITURES			
Administration	36,197.88	44,191.49	80,389.37
Housing assistance payments	276,361.27	310,763.00	587,124.27
Total Expenditures	<u>312,559.15</u>	<u>354,954.49</u>	<u>667,513.64</u>
Excess (deficiency) of revenues over (under) expenditures	(4,867.88)	(1,185.31)	(6,053.19)
FUND BALANCE, beginning of year	<u>(134,026.88)</u>	<u>143,227.02</u>	<u>9,200.14</u>
FUND BALANCE, end of year	<u>\$ (138,894.76)</u>	<u>\$ 142,041.71</u>	<u>\$ 3,146.95</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

CAPITAL PROJECT FUND TYPES
COMBINING BALANCE SHEET
DECEMBER 31, 1998

	CIAP Housing Programs			
	CIAP 1995	CIAP 1997	CIAP 1998	Total
ASSETS				
Due from:				
Other funds	\$ 499.98	\$	\$	\$ 499.98
Total Assets	\$ 499.98	\$ 0.00	\$ 0.00	\$ 499.98
LIABILITIES AND FUND EQUITY				
LIABILITIES				
Due to:				
Other funds		546.33		546.33
Total liabilities	0.00	546.33	0.00	546.33
FUND EQUITY				
Reserved for capital projects	499.98	(546.33)		(46.35)
Total fund equity	499.98	(546.33)	0.00	(46.35)
Total liabilities and fund equity	\$ 499.98	\$ 0.00	\$ 0.00	\$ 499.98

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

CAPITAL PROJECT FUND TYPES
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 DECEMBER 31, 1998

	CIAP Housing Programs			Total
	CIAP 1995	CIAP 1997	CIAP 1998	
REVENUES				
Intergovernmental	\$ 29,000.00	\$ 227,068.77	\$ 7,422.00	\$ 263,490.77
Total Revenues	<u>29,000.00</u>	<u>227,068.77</u>	<u>7,422.00</u>	<u>263,490.77</u>
EXPENDITURES				
Capital expenditures	<u>28,500.02</u>	<u>227,615.10</u>	<u>7,422.00</u>	<u>263,537.12</u>
Total Expenditures	<u>28,500.02</u>	<u>227,615.10</u>	<u>7,422.00</u>	<u>263,537.12</u>
Excess (deficiency) of revenues over (under) expenditures	499.98	(546.33)	0.00	(46.35)
FUND BALANCE, beginning of year				0.00
FUND BALANCE, end of year	<u>\$ 499.98</u>	<u>\$ (546.33)</u>	<u>\$ 0.00</u>	<u>\$ (46.35)</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

FIDUCIARY FUNDS
 COMBINING BALANCE SHEET
 DECEMBER 31, 1998

	<u>Agency Funds</u>	
	Tenant Security Deposit Funds	Total Fiduciary Funds
	<u> </u>	<u> </u>
ASSETS		
Cash and cash equivalents	\$ 19,060.00	\$ 19,060.00
Total Assets	<u>\$ 19,060.00</u>	<u>\$ 19,060.00</u>
LIABILITIES		
Due to tenants	\$ 19,060.00	\$ 19,060.00
Total Liabilities	<u>\$ 19,060.00</u>	<u>\$ 19,060.00</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 FIDUCIARY FUNDS
 SCHEDULE OF CHANGES IN DEPOSITS DUE TO OTHERS
 DECEMBER 31, 1998

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
DEPOSIT BALANCES AT BEGINNING OF YEAR	\$ 21,345.00	\$ 21,345.00
REDUCTIONS		
<u>Payments to tenants</u>	2,285.00	2,285.00
_____		0.00
_____		0.00
_____		0.00
_____		0.00
Total Reductions	<u>2,285.00</u>	<u>2,285.00</u>
DEPOSIT BALANCES AT END OF YEAR	<u>\$ 19,060.00</u>	<u>\$ 19,060.00</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

BALANCE SHEET — STATUTORY BASIS
DECEMBER 31, 1998ANNUAL CONTRIBUTION CONTRACT
FW — 907ASSETS

Cash - Exhibit F	\$	43,044.70
Accounts receivable - tenants		1,505.16
Accounts receivable - Existing		45,838.38
Accounts receivable - other		885.47
Investments - Note B		127,217.56
Debt amortization funds		17,135.53
Deferred charges		16,382.76
Land, structures and equipment		<u>7,481,853.46</u>
Total Assets	\$	<u>7,733,863.02</u>

LIABILITIES AND SURPLUS

Accounts payable	\$	21,669.74
Accrued liabilities		5,786.62
Fixed liabilities		<u>130,909.09</u>
Total Liabilities		158,365.45
Surplus - Exhibit C		<u>7,575,497.57</u>
Total Liabilities and Surplus	\$	<u>7,733,863.02</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

BALANCE SHEET — STATUTORY BASIS
DECEMBER 31, 1998ANNUAL CONTRIBUTION CONTRACT
FW — 2096 EXISTINGASSETS

Accounts receivable - HUD - Prior YE settlements	8,274.42
Land, structures and equipment	17,387.13
	<hr/>
Total Assets	\$ <u>25,661.55</u>

LIABILITIES AND SURPLUS

Accounts payable - Low Rent	\$ 45,838.38
Accounts payable - Mod Rehab	55,369.80
Accounts payable - HUD - Exhibit D(2)	10,031.00
Prepaid annual contribution	35,930.00
	<hr/>
Total Liabilities	147,169.18
Surplus - Exhibit C	<u>(121,507.63)</u>
	<hr/>
Total Liabilities and Surplus	\$ <u>25,661.55</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

BALANCE SHEET — STATUTORY BASIS
DECEMBER 31, 1998ANNUAL CONTRIBUTION CONTRACT
FW — 907ASSETS

Cash - Exhibit F(2)	\$	51,442.77
Accounts receivable - Existing		55,369.80
Accounts receivable - HUD - Prior YE settlements		6,296.00
Investments		64,716.14
Land, structures and equipment		12,218.67
		<hr/>
Total Assets	\$	<u>190,043.38</u>

LIABILITIES AND SURPLUS

Accounts payable - HUD - Exhibit D(3)	\$	3,896.00
Accounts payable - HUD - Prior YE settlements		31,887.00
		<hr/>
Total Liabilities		35,783.00
Surplus - Exhibit C(3)		154,260.38
		<hr/>
Total Liabilities and Surplus	\$	<u>190,043.38</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
STATEMENT OF INCOME AND EXPENSES – STATUTORY BASIS

ANNUAL CONTRIBUTION CONTRACT
FW – 907

	Year Ended
	12-31-98
Operating Income	
Dwelling rental	\$ 327,847.68
Excess utilities	3,465.65
Interest on general fund investments	7,221.66
Other income	53,511.95
Total Operating Income - Exhibit D(1)	392,046.94
Operating Expenses	
Administration	102,433.33
Tenant Expense	(105.00)
Utilities	84,358.30
Ordinary maintenance and operation	167,679.25
General expense	128,253.15
Nonroutine maintenance	(12,664.82)
Total Operating Expense - Exhibit D(1)	469,954.21
Net Operating Income (Loss)	(77,907.27)
Other Credits	
Prior year adjustments - affecting residual receipts	17,415.27
Total Other Credits	17,415.27
Net Loss - Exhibit C(1)	\$ (60,492.00)

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS

ANNUAL CONTRIBUTION CONTRACT
FW — 2096
EXISTING

	Year Ended
	12-31-98
Operating Income	
Interest on general fund investments	447.59
Total Operating Income - Exhibit D(2)	447.59
Operating Expenses	
Administration	36,197.88
Housing assistance payments	276,176.74
Independent public accountant audit costs	184.53
Total Operating Expense - Exhibit D(2)	312,559.15
Net Operating Income (Loss)	(312,111.56)
Net Loss - Exhibit C(2)	\$ (312,111.56)

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS

ANNUAL CONTRIBUTION CONTRACT

FW -- 2096
MOD REHAB

	Year Ended
	12-31-98
Operating Income	
Interest on general fund investments	1,118.31
Total Operating Income - Exhibit D(3)	1,118.31
Operating Expenses	
Administration	43,956.62
Housing assistance payments	310,763.00
Independent public accountant audit costs	234.87
Total Operating Expense - Exhibit D(3)	354,954.49
Net Operating Income (Loss)	(353,836.18)
Net Loss - Exhibit C(3)	\$ (353,836.18)

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

ANALYSIS OF SURPLUS – STATUTORY BASIS
TWELVE MONTHS ENDED DECEMBER 31, 1998ANNUAL CONTRIBUTION CONTRACT
FW – 907

<u>Unreserved Surplus</u>	
Balance per prior audit at 12-31-97	\$ (4,396,427.67)
Prior audit adjustments	
Net loss for the year ended 12-31-98 - Exhibit B(1)	(60,492.00)
(Provision for) reduction of Operating Reserve for year ended 12-31-98 - Exhibit D(1)	(36,050.01)
Balance at 12-31-98	<u>(4,492,969.68)</u>
<u>Reserved Surplus - Operating Reserve</u>	
Balance per prior audit at 12-31-97	171,413.99
Provision for (reduction of) Operating Reserve for the year ended 12-31-98 - Exhibit D(1)	36,050.01
Balance at 12-31-98 - Exhibit F(1)	\$ <u>207,464.00</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

ANALYSIS OF SURPLUS – STATUTORY BASIS
TWELVE MONTHS ENDED DECEMBER 31, 1998ANNUAL CONTRIBUTION CONTRACT
FW – 907Cumulative HUD Contributions

Balance per prior audit at 12-31-97	\$	10,453,333.83
Operating subsidy for year ended 12-31-98		108,821.00
Balance at 12-31-98		<u>10,562,154.83</u>

Cumulative HUD Grants

Balance per prior audit at 12-31-97		1,030,426.40
Advances for year ended 12-31-98		263,490.77
Balance at 12-31-98		<u>1,293,917.17</u>

Cumulative Donations

Balance per prior audit at 12-31-97		4,931.25
Balance at 12-31-98		<u>4,931.25</u>
Total Surplus at 12-31-98	\$	<u>7,575,497.57</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED DECEMBER 31, 1998

ANNUAL CONTRIBUTION CONTRACT

FW -- 2096EXISTINGUnreserved Surplus

Balance per prior audit at 12-31-97	\$	(4,281,125.25)
Adjustment by HUD		65,916.68
Net loss for the year ended 12-31-98 - Exhibit B(2)		(312,111.56)
(Provision for) reduction of Operating Reserve for year ended 12-31-98 - Exhibit D(2)		658.45
(Provision for) reduction of Project Account for year ended 12-31-98 - Exhibit D(2)		(66,421.00)
Balance at 12-31-98		<u>(4,593,082.68)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 12-31-97		658.45
Provision for (reduction of) Operating Reserve for the year ended 12-31-98 - Exhibit D(2)		(658.45)
Balance at 12-31-98 - Exhibit F(1)	\$	<u>0.00</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED DECEMBER 31, 1998

ANNUAL CONTRIBUTION CONTRACT

FW -- 2096EXISTINGProject Account

Balance per prior audit at 12-31-97	\$	673,363.49
Provisions for (reduction of) Project Account for the year ended 12-31-98 - Exhibit D(2)		66,421.00
Recapture of reserves		(573,185.00)
Other adjustments		15,315.51
Balance at 12-31-98		<u>181,915.00</u>

Cumulative HUD Contributions

Balance per prior audit at 12-31-97		3,625,509.05
Other adjustment		356,907.00
Annual contribution for year ended 12-31-98 - Exhibit D(2)		307,244.00
Balance at 12-31-98	\$	<u>4,289,660.05</u>
Balance at 12-31-98		<u>(121,507.63)</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED DECEMBER 31, 1998

ANNUAL CONTRIBUTION CONTRACT

FW -- 2096
MOD REHABUnreserved Surplus

Balance per prior audit at 12-31-97	\$	(5,011,679.77)
Net loss for the year ended 12-31-98 - Exhibit B(3)		(353,836.18)
(Provision for) reduction of Operating Reserve for year ended 12-31-98 - Exhibit D(3)		1,185.31
(Provision for) reduction of Project Account for year ended 12-31-98 - Exhibit D(3)		(109,301.00)
Other adjustments		<u>603,843.64</u>
Balance at 12-31-98		<u>(4,869,788.00)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 12-31-97		8,540.89
Provision for (reduction of) Operating Reserve for the year ended 12-31-98 - Exhibit D(3)		<u>(1,185.31)</u>
Balance at 12-31-98 - Exhibit F	\$	<u>7,355.58</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

ANALYSIS OF SURPLUS — STATUTORY BASIS
TWELVE MONTHS ENDED DECEMBER 31, 1998

ANNUAL CONTRIBUTION CONTRACT

FW — 2096
MOD REHABProject Account

Balance per prior audit at 12-31-97	\$	1,772,671.53
Provisions for (reduction of) Project Account for the year ended 12-31-98 - Exhibit D(3)		109,301.00
HUD recapture		<u>(111,890.53)</u>
Balance at 12-31-98		<u>1,770,082.00</u>

Cumulative HUD Contributions

Balance per prior audit at 12-31-97		3,250,867.91
Annual contribution for year ended 12-31-98 - Exhibit D(3)		353,769.18
Other adjustment		<u>(358,026.29)</u>
Balance at 12-31-98		<u>3,246,610.80</u>
Total Surplus - Exhibit A(3)	\$	<u>154,260.38</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS
 ANNUAL CONTRIBUTION CONTRACT
FW — 907

		<u>Year Ended</u>
		<u>12-31-98</u>
<u>Computation of Accruing Annual Contributions</u>		
Fixed annual contribution	\$	<u>0.00</u>
Total Annual Contribution - Exhibit C(1)	\$	<u><u>0.00</u></u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND
PROJECT ACCOUNT — OPERATING RESERVE CHANGES
HOUSING ASSISTANCE PAYMENTS PROGRAM

ANNUAL CONTRIBUTION CONTRACT

FW — 2096EXISTING

	Year Ended
	<u>12-31-98</u>
Maximum Contribution Available	
Maximum annual contribution authorized	\$ 373,665.00
Project account balance at beginning of fiscal year	673,363.34
Recapture of reserves	(573,185.00)
Other adjustments	15,315.66
Total Annual Contribution Available	<u>489,159.00</u>
Annual Contribution Required	
Housing assistance payments	276,176.74
Administrative fee	31,240.00
Hard-to-house fee	90.00
Independent public accountant audit costs	184.53
	<u>307,691.27</u>
Project receipts other than annual contribution	447.27
Total Contribution Required - Exhibit C(2)	<u>307,244.00</u>
Excess in Annual Contribution Available	\$ <u><u>181,915.00</u></u>
Year-end Settlement	
Annual contribution due for fiscal year	307,244.00
Total partial payments received by PHA for fiscal year	<u>317,275.00</u>
(Over) Under Payment Due (HUD) PHA	\$ <u><u>(10,031.00)</u></u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND
 PROJECT ACCOUNT – OPERATING RESERVE CHANGES
 HOUSING ASSISTANCE PAYMENTS PROGRAM

ANNUAL CONTRIBUTION CONTRACT
FW – 2096
EXISTING

		Year Ended
		12-31-98
Status of Project Account		
Project account balance at the beginning of fiscal year	\$	673,363.44
Increase (decrease) during fiscal year - Exhibit C(2)		66,421.00
Recapture of reserves		(573,185.00)
Other adjustments		15,315.56
		181,915.00
Provision for Operating Reserve		
Operating receipts		
Operating income - Exhibit B(2)		447.59
Annual contributions earned		307,243.68
		307,691.27
Operating Expenditures		
Operating expenses -Exhibit B(2)		312,559.15
Replacement of nonexpendable equipment		
		312,559.15
Residual receipts (deficit) before provision for operating reserve		(4,867.88)
Audit adjustments - backed out		
(Provision for) reduction of operating reserve - Exhibit C(2)		658.45
Residual receipts (deficit) per PHA	\$	(4,209.43)

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND
 PROJECT ACCOUNT — OPERATING RESERVE CHANGES
 HOUSING ASSISTANCE PAYMENTS PROGRAM

ANNUAL CONTRIBUTION CONTRACT
FW — 2096
MOD REHAB

		Year Ended 12-31-98
Maximum Contribution Available		
Maximum annual contribution authorized	\$	461,952.00
Project account balance at beginning of fiscal year		1,772,671.53
HUD recapture		(111,890.53)
		2,122,733.00
Annual Contribution Required		
Housing assistance payments		310,763.00
Administrative fee		41,841.00
Independent public accountant audit costs		234.87
		352,838.87
Project receipts other than annual contribution		188.00
		352,650.87
Excess in Annual Contribution Available	\$	1,770,082.13
Year-end Settlement		
Annual contribution due for fiscal year		352,651.00
Total partial payments received by PHA for fiscal year		356,547.00
		(3,896.00)
(Over) Under Payment Due (HUD) PHA	\$	(3,896.00)

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND
 PROJECT ACCOUNT — OPERATING RESERVE CHANGES
 HOUSING ASSISTANCE PAYMENTS PROGRAM

ANNUAL CONTRIBUTION CONTRACT
FW — 2096
MOD REHAB

		Year Ended
		12-31-98
Status of Project Account		
Project account balance at the beginning of fiscal year	\$	1,772,671.53
Increase (decrease) during fiscal year - Exhibit C(3)		109,301.00
HUD recapture		(111,890.53)
		1,770,082.00
Provision for Operating Reserve		
Operating receipts		
Operating income - Exhibit B(3)		1,118.31
Annual contributions earned		352,650.87
		353,769.18
Operating Expenditures		
Operating expenses -Exhibit B(3)		354,954.49
		354,954.49
Residual receipts (deficit) before provision for operating reserve		(1,185.31)
Audit adjustments - backed out		
(Provision for) reduction of operating reserve - Exhibit C(3)		1,185.31
Residual receipts (deficit) per PHA	\$	0.00

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
 STATEMENT OF MODERNIZATION COSTS — UNCOMPLETED
 DECEMBER 31, 1998

	<u>Project 1998</u>		<u>Project 1997</u>		<u>Project 1995</u>
Funds Approved	\$ 164,500.00	\$	500,000.00	\$	190,000.00
Funds Expended	<u>7,422.00</u>		<u>235,626.50</u>		<u>189,500.00</u>
Excess of Funds Approved	<u>\$ 157,078.00</u>	\$	<u>264,373.50</u>	\$	<u>500.00</u>
Funds Advanced	\$ 7,422.00	\$	235,080.17	\$	189,999.98
Funds Expended	<u>7,422.00</u>		<u>235,626.50</u>		<u>189,500.00</u>
Excess of Funds Advanced	<u>\$ 0.00</u>	\$	<u>(546.33)</u>	\$	<u>499.98</u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
ANALYSIS OF GENERAL FUND CASH BALANCE
ANNUAL CONTRIBUTION CONTRACT
FW — 907

Composition Before Adjustments

Net operating receipts retained:		
Operating reserves - Exhibit C(1)	\$	<u>207,464.00</u>
		207,464.00
CIAP funds advanced in excess of CIAP costs		(46.35)
Adjustments		
Expenses/costs not paid:		
Accounts payable		5,786.62
Accrued payments in lieu of taxes		21,669.76
Income not received:		
Accounts receivable		<u>-48,229.01</u>
General Fund Cash Available		186,645.02
General Fund Cash:		
Invested		(127,217.56)
Applied to deferred charges (prepaid insurance, inventories, etc.)		<u>(16,382.76)</u>
General Fund Cash - Exhibit A(1)	\$	<u><u>43,044.70</u></u>

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
ANALYSIS OF GENERAL FUND CASH BALANCE
ANNUAL CONTRIBUTION CONTRACT
FW — 907

Composition Before Adjustments

Net operating receipts retained:

Operating reserves - Exhibit C(3)	\$	7,355.58
Accrued payments in lieu of taxes		(4,208.63)
		3,146.95

Adjustments

Expenses/costs not paid:

Accounts payable		147,022.18
Prepaid annual contribution		35,930.00

Income not received:

Accounts receivable		(69,940.22)
---------------------	--	-------------

General Fund Cash Available

116,158.91

General Fund Cash:

Invested		(64,716.14)
Applied to deferred charges (prepaid insurance, inventories, etc.)		_____

General Fund Cash - Exhibit A(3)

\$ 51,442.77

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR

SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

YEAR ENDED DECEMBER 31, 1998

<u>FEDERAL GRANTOR PROGRAM TITLE</u>	<u>CDFA NO.</u>	<u>GRANT ID NO.</u>	<u>AWARD AMOUNT</u>	<u>PROGRAM EXPENDITURES</u>	
U.S. Department of Housing and Urban Development					
Direct Programs:					
Low-Income Housing					
Annual Contribution	14.850	FW- 907	\$ 108,821.00	\$ 108,821.00	1/
Major Program Total			<u>108,821.00</u>	<u>108,821.00</u>	
Section 8 Hap -					
Existing	14.156	FW- 907	307,244.00	307,244.00	
Moderate Rehab	14.156	FW- 907	353,769.18	353,769.18	
Major Program Total			<u>661,013.18</u>	<u>661,013.18</u>	
Comprehensive					
Improvement					
Assistance Program					
Project 1995	14.852	FW- 907	29,000.00	28,500.02	
Project 1997	14.852	FW- 907	227,068.77	227,615.10	
Project 1998	14.852	FW- 907	7,422.00	7,422.00	
Major Program Total			<u>263,490.77</u>	<u>263,537.12</u>	
Total HUD			\$ <u>1,033,324.95</u>	\$ <u>1,033,371.30</u>	

1/ The Department of Housing and Urban Development has guarantees through the Annual Contribution Contract of the Housing Authority of Sulphur's bonded indebtedness. This bonded indebtedness was \$ 130,909.09 at December 31, 1998.

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

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MEMBER
AMERICAN BOARD CERTIFIED
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
City of Sulphur
Sulphur, Louisiana

Compliance

We have audited the compliance of the Housing Authority of the City of Sulphur, 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 96-53 that are applicable to each of its major federal programs for the year ended December 31, 1998. The Housing Authority of the City of Sulphur, 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 City of Sulphur, Louisiana's management. Our responsibility is to express an opinion on the Housing Authority of the City of Sulphur, 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 96-53. 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 City of Sulphur, 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 City of Sulphur, Louisiana's compliance with those requirements.

In our opinion, the Housing Authority of the City of Sulphur, 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 December 31, 1998.

The results of our audit procedures disclosed immaterial instances of noncompliance with the requirements referred to above, which are described in the accompanying Schedule of Findings and Questioned Costs. We considered these instances of noncompliance in forming our opinion on compliance, which is expressed in the following paragraph.

Internal Control Over Compliance

The management of The Housing Authority of the City of Sulphur, 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 City of Sulphur, 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, and is not intended to be and should not be used by anyone other than there specified parties.

Mike Estes P. C.

Fort Worth, Texas
May 18, 1999

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

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MIKE ESTES, CPA/PFS, CFP

MEMBER
AMERICAN BOARD CERTIFIED
PUBLIC ACCOUNTANTS

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
City of Sulphur
Sulphur, Louisiana

We have audited the financial statements of the Housing Authority of the City of Sulphur, Louisiana as of and for the year ended December 31, 1998, and have issued our report thereon dated May 18, 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, and provisions of the Louisiana Governmental Audit Guide.

Compliance

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Sulphur, 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 three instances of noncompliance that are required to be reported under *Government Auditing Standards*, or the Louisiana Governmental Audit Guide, and are described in the accompanying Schedule of Audit Findings.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Sulphur, 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.

This report is intended for the information of the audit committee, management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than there specified parties.

Mike Estes P. C.

Fort Worth, Texas

May 18, 1999

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

HOUSING AUTHORITY OF THE CITY OF SULPHUR
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

DECEMBER 31, 1998

Prior Audit Findings and Questioned Cost

There were no prior audit findings.

Current Audit Findings

Improper Use of Credit Card

1> The PHA made charges in 1998 on a Hibernia Bank credit card, principally for travel expenses and office expenses. The expenditures have been reviewed and are allowable PHA expenses.

The credit balance was not paid off monthly. For several months, only \$100 - \$200 payments were made.

Recommendation

The PHA should pay off the credit card every month. \$211 of finance charges were incurred in 1998. The PHA's cash investments do not earn a comparable rate of interest as charged by the credit card.

Also, in 1998, only the monthly \$100 - \$200 payments were charged to travel or office expense, while larger amounts were paid by the PHA. This distorts the monthly financial statements. \$6,685 was due at 12-31-98 on the credit card.

Reply

We have already paid off the credit card, and from now on we will do so every month.

Lack of Tenant File Annual Certification

2> Of the eleven tenant files we reviewed, three went over one year before the tenants were recertified. All three of the tenants past due were recertified, however, before my field visit.

Recommendation

All tenants should be recertified annually.

Reply

We will comply with the above.

HOUSING AUTHORITY OF THE CITY OF SULPHUR
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

DECEMBER 31, 1998

Overrun in Controlled Expenses

3> Administrative salaries of \$68,208 in the Low Rent program exceeded the budgeted amount of \$67,350. Total Low Rent administrative expenses of \$101,313 exceeded the total budgeted amount of \$99,020.

Recommendation

Expenses should be kept within budgeted amounts whenever possible. I note that the grand total of routine expenses of \$482,619 was less than the budgeted amount of \$516,930.

Reply

We will comply with the above.