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**HOUSING AUTHORITY OF THE CITY OF CROWLEY, LOUISIANA**

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

**TWELVE MONTHS ENDED SEPTEMBER 30, 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 MAR 24 1999

**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS

## TABLE OF CONTENTS

	<u>EXHIBIT</u>	<u>PAGE</u>
SUMMARY OF AUDITOR'S RESULTS AND SCHEDULE OF FINDINGS AND QUESTIONED COSTS		1
INDEPENDENT AUDITOR'S REPORT		2 - 3
FINANCIAL STATEMENTS		
GENERAL PURPOSE FINANCIAL STATEMENTS (COMBINED STATEMENTS - OVERVIEW)		
Combined Balance Sheet — All Fund Types and Account Groups		4 - 5
Combined Statement of Revenues, Expenditures and Changes in Fund Balances — All Governmental Fund Types		6
Combined Statement of Revenues, Expenditures and Changes in Fund Balances — Budget (GAAP Basis) and Actual — General Fund and Special Revenue Funds		7
Combined Statement of Revenues, Expenditures and Changes in Fund Balances — Budget (GAAP Basis) and Actual — Debt Service and Capital Projects Funds		8
Notes to Financial Statements		9 - 16
Special Revenue Fund Types — Combining Balance Sheet		17
Special Revenue Fund Types — Combining Statement of Revenues, Expenditures and Changes in Fund Balances		18
Capital Project Fund Types — Combining Balance Sheet		19
Capital Project Fund Types — Combining Statement of Revenues, Expenditures and Changes in Fund Balances		20
Fiduciary Funds — Combining Balance Sheet		21
Fiduciary Funds — Schedule of Changes in Deposits Due to Others		22

**TABLE OF CONTENTS (Continued)**

	<u>EXHIBIT</u>	<u>PAGE</u>
SUPPLEMENTARY INFORMATION		
Balance Sheet	A	23 - 24
Statement of Income and Expenses	B	25 - 27
Analysis of Surplus	C	28 - 31
Computation of Residual Receipts and Accruing Annual Contribution	D(1)	32 - 33
Computation of Annual Contributions Earned and Project Account - Operating Reserve Changes Housing Assistance Payments Program	D(2)	34 - 37
Statement of Comp Grant Costs — Uncompleted	E	38
Analysis of General Fund Cash Balance	F	39 - 40
Schedule of Expenditures for Federal Awards		41
Report on Compliance Applicable to Each Major Program and Internal Control Over Compliance in Accordance with OMB Circular A-133		42 - 43
Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards		44 - 45
Schedule of Findings and Questioned Costs		46 - 47
Adjusting Journal Entries		48 - 49

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

### 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 Crowley, Louisiana for the audit of its financial statements for the year ended September 30, 1998.
- B. No reportable conditions in internal control were disclosed by our audit of the financial statements.
- C. The audit did not disclose any noncompliance which is material to the financial statements.
- D. No reportable conditions in internal control were disclosed by our audit over major programs.
- E. We issued an unqualified opinion on compliance for major programs.
- F. Our audit disclosed 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 — Voucher
  - 3. Section 8 HAP — Existing
  - 4. Comprehensive Grants
- H. The dollar threshold to distinguish Type A and Type B programs is \$ 300,000.
- I. The Housing Authority of Crowley, Louisiana qualified for the year ended September 30, 1998 as a low-risk auditee.

#### Schedule of Findings and Questioned Costs

- J. There are findings in these financial statements that are required to be reported in accordance with GAGAS.
- K. There are 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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MIKE ESTES, CPA/PFS, CFP

Independent Auditor's Report

Board of Commissioners  
Housing Authority of the  
City of Crowley  
Crowley, 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 Crowley, Louisiana at and for the year ended September 30, 1998, as listed in the table of contents. These general-purpose financial statements are the responsibility of the Housing Authority of the City of Crowley, 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 and the combining and individual fund and account group financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Crowley, Louisiana as of September 30, 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 March 2, 1999 on our consideration of Housing Authority of the City of Crowley'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 Crowley, 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.

*Estes and Associates*

Fort Worth, Texas  
March 2, 1999

HOUSING AUTHORITY OF THE CITY OF CROWLEY

COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
SEPTEMBER 30, 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		
<b>ASSETS</b>									
Cash and cash equivalents	\$ 5,529.78	\$ 321,618.69	\$	\$	\$	\$	\$	\$	\$ 327,148.47
Investments	120,070.77				29,760.00				149,830.77
Receivables, net of allowances:									
Rentals	27,067.02								27,067.02
Other	982.64								982.64
Due from:									
Other funds	114,385.98								114,385.98
Other governments	85,282.00		223,859.28						309,141.28
Prepaid expenditures	34,868.30								34,868.30
Property, plant and equipment						10,649,202.71			10,649,202.71
Amount to be provided for retirement of general long-term debt							1,756,041.74		1,756,041.74
<b>Total Assets</b>	<u>\$ 388,186.49</u>	<u>\$ 321,618.69</u>	<u>\$ 223,859.28</u>	<u>\$ 0.00</u>	<u>\$ 29,760.00</u>	<u>\$ 10,649,202.71</u>	<u>\$ 1,756,041.74</u>	<u>\$ 13,368,668.91</u>	<u>\$ 13,368,668.91</u>

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS (Continued)  
SEPTEMBER 30, 1998

	Governmental Fund Types				Fiduciary Fund	Account Groups		Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects		Trust and	General Long-Term Debt	
<b>LIABILITIES AND FUND EQUITY</b>								
LIABILITIES								
Accounts payable	\$ 12,040.37	\$ 2,974.18	\$	\$				\$ 15,014.55
Due to:								
Tenants				114,385.98	29,760.00			29,760.00
Other funds		131,983.11						114,385.98
Other governments		106,589.00						131,983.11
Deferred revenue								106,589.00
General obligation bonds payable and other liabilities							1,756,041.74	1,756,041.74
Total Liabilities	12,040.37	241,546.29	0.00	114,385.98	29,760.00	0.00	1,756,041.74	2,153,774.38
FUND EQUITY								
Investment in general fixed assets						10,649,202.71		10,649,202.71
Fund balances:								
Reserved for capital projects				(114,385.98)				(114,385.98)
Reserved for debt service			223,859.28					223,859.28
Unreserved:								
Undesignated	376,146.12	80,072.40						456,218.52
Total Fund Equity	376,146.12	80,072.40	223,859.28	(114,385.98)	0.00	10,649,202.71	0.00	11,214,894.53
Total Liabilities and Fund Equity	\$388,186.49	\$321,618.69	\$223,859.28	\$ 0.00	\$ 29,760.00	\$ 10,649,202.71	\$ 1,756,041.74	\$13,368,668.91

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



HOUSING AUTHORITY OF THE CITY OF CROWLEY

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
ALL GOVERNMENTAL FUND TYPES  
YEAR ENDED SEPTEMBER 30, 1998

	Governmental Fund Types				Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	
<b>REVENUES</b>					
Rentals	\$ 626,430.41	\$	\$	\$	\$ 626,430.41
Intergovernmental	290,956.00	1,147,923.00		288,732.71	1,727,611.71
Interest	4,524.45	2,845.00			7,369.45
Other	86,641.35				86,641.35
<b>Total Revenues</b>	<u>1,008,552.21</u>	<u>1,150,768.00</u>	<u>0.00</u>	<u>288,732.71</u>	<u>2,448,052.92</u>
<b>EXPENDITURES</b>					
Administration	112,963.08	119,624.08			232,587.16
Utilities	379,636.53				379,636.53
Ordinary maintenance	216,336.75				216,336.75
Tenant services	32,460.80				32,460.80
General expenditures	51,657.04				51,657.04
Extraordinary maintenance	712.53				712.53
Housing assistance payments		1,004,868.00			1,004,868.00
Capital expenditures				251,243.04	251,243.04
Debt service:					
Principal retirement			30,223.62		30,223.62
Interest			6,324.90		6,324.90
<b>Total expenditures</b>	<u>793,766.73</u>	<u>1,124,492.08</u>	<u>36,548.52</u>	<u>251,243.04</u>	<u>2,206,050.37</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>214,785.48</u>	<u>26,275.92</u>	<u>(36,548.52)</u>	<u>37,489.67</u>	<u>242,002.55</u>
<b>OTHER FINANCING SOURCES(USES)</b>					
Operating transfers in					0.00
Operating transfers out					0.00
<b>Total other financing sources(uses)</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>FUND BALANCE, beginning of year</b>	<u>161,360.64</u>	<u>53,796.48</u>	<u>260,407.80</u>	<u>(151,875.65)</u>	<u>323,689.27</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 376,146.12</u>	<u>\$ 80,072.40</u>	<u>\$ 223,859.28</u>	<u>\$ (114,385.98)</u>	<u>\$ 565,691.82</u>

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 BUDGET (GAAP BASIS) AND ACTUAL  
 GENERAL FUND AND SPECIAL REVENUE FUNDS  
 YEAR ENDED SEPTEMBER 30, 1998

	General Fund			Special Revenue Funds		
	Budget	Actual	Over (Under) Budget	Budget	Actual	Over (Under) Budget
<b>REVENUES</b>						
Rentals	\$ 575,330.00	\$ 626,430.41	\$ 51,100.41	\$ 1,279,906.0	\$ 1,150,856.00	\$ 0.00
Intergovernmental	290,956.00	290,956.00	0.00	1,279,906.0	1,150,856.00	(129,050.00)
Interest	10,810.00	4,524.45	(6,285.55)		2,845.00	2,845.00
Other income	39,180.00	86,641.35	47,461.35			0.00
<b>Total Revenues</b>	<b>916,276.00</b>	<b>1,008,552.21</b>	<b>92,276.21</b>	<b>1,279,906.0</b>	<b>1,153,701.00</b>	<b>(126,205.00)</b>
<b>EXPENDITURES</b>						
Administration	136,400.00	112,963.08	(23,436.92)	158,554.00	122,557.08	(35,996.92)
Utilities	382,550.00	379,636.53	(2,913.47)			0.00
Ordinary maintenance	211,720.00	216,336.75	4,616.75			0.00
Tenant services	31,800.00	32,460.80	660.80			0.00
General expenditures	41,530.00	51,657.04	10,127.04			0.00
Extraordinary maintenance		712.53	712.53			0.00
Housing assistance payments			0.00	1,121,352.0	1,004,868.00	(116,484.00)
<b>Total Expenditures</b>	<b>804,000.00</b>	<b>793,766.73</b>	<b>(10,233.27)</b>	<b>1,279,906.0</b>	<b>1,127,425.08</b>	<b>(152,480.92)</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>\$ 112,276.00</b>	<b>214,785.48</b>	<b>\$ 102,509.48</b>	<b>\$ 0.00</b>	<b>26,275.920</b>	<b>\$ 26,275.92</b>
Transfer of net income to unreserved deficit						
<b>FUND BALANCES, beginning of year</b>		<b>161,360.64</b>			<b>53,796.48</b>	
<b>FUND BALANCES, end of year</b>		<b>\$ 376,146.12</b>			<b>\$ 80,072.40</b>	

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 BUDGET (GAAP BASIS) AND ACTUAL  
 DEBT SERVICE AND CAPITAL PROJECTS FUNDS  
 YEAR ENDED SEPTEMBER 30, 1998

	Debt Service Fund			Capital Projects Funds		
	Budget	Actual	Over (Under) Budget	Budget	Actual	Over (Under) Budget
<b>REVENUES</b>						
Intergovernmental	\$	\$	0.00	\$ 288,732.71	\$ 288,732.71	\$ 0.00
Total Revenues	0.00	0.00	0.00	288,732.71	288,732.71	0.00
<b>EXPENDITURES</b>						
Capital expenditures			0.00	288,732.71	251,243.04	37,489.67
Debt Service:						
Principal retirement	30,223.62	30,223.62	0.00			0.00
Interest	6,324.90	6,324.90	0.00			0.00
Total Expenditures	36,548.52	36,548.52	0.00	288,732.71	251,243.04	37,489.67
Excess (deficiency) of revenues over (under) expenditures	\$ (36,548.52)	(36,548.52)	0.00	\$ 0.00	\$ 37,489.67	\$ 37,489.67
Transfer of net income to unreserved deficit						
FUND BALANCES, beginning of year		260,407.80			(151,875.65)	
FUND BALANCES, end of year		\$ 223,859.28			\$ (114,385.98)	

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

# HOUSING AUTHORITY OF THE CITY OF CROWLEY

## NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 1998

### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Housing Authority of Crowley, 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 Crowley, Louisiana. Each member serves a five-year term on a rotating basis. Substantially all of the Authority's revenue is derived from subsidy contracts with the U.S. Department of Housing and Urban Development (HUD). The Annual Contributions Contracts entered into by the Authority and HUD provide operating subsidies for Authority-owned public housing facilities, housing assistance payments for eligible individuals, and receipt of annual debt service requirements for HUD-related long-term debt.

(1) Financial Reporting Entity

Generally accepted accounting principles require that the financial statements present the accounts and operations of the Authority and its component units, entities for which the Authority is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the Authority's operations and data from these units, if any, are combined with data of the Authority. Each discretely presented component unit, if any, would be reported in a separate column in the combined financial statements to emphasize that it is legally separate from the Authority. As of September 30, 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:

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



HOUSING AUTHORITY OF THE CITY OF CROWLEY

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 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.

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



HOUSING AUTHORITY OF THE CITY OF CROWLEY

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 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.

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

# HOUSING AUTHORITY OF THE CITY OF CROWLEY

## NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 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 September 30, 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.

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 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 September 30, 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.

Cash Deposits, categorized by level of risk, are:

Total Bank Balances	Category		
	1	2	3
\$ 476,979.24	\$ 476,979.24	\$ 0.00	\$ 0.00

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



HOUSING AUTHORITY OF THE CITY OF CROWLEY

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1998

NOTE C - ACTIVITIES OF THE PHA

At September 30, 1998, the PHA was managing 346 units of low-rent in six projects under Program FW -- 561, \_\_\_\_\_ units of Section 8 Existing under Program LA-029-E, and \_\_\_\_\_ units Section 8 Voucher under Program LA-029-V

NOTE D - CONTINGENCIES

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

NOTE E - PROPERTY, PLANT AND EQUIPMENT

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

	<u>Beg. of Period</u>	<u>Additions</u>	<u>Deletions</u>	<u>End of Period</u>
Land, land impvts. & buildings	\$ 10,353,095.69			\$ 10,353,095.69
Equipment	291,708.02	4,399.00		296,107.02
Total	<u>\$ 10,644,803.71</u>	<u>\$ 4,399.00</u>	<u>\$ 0.00</u>	<u>\$ 10,649,202.71</u>

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

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1998

NOTES F - LONG-TERM DEBT

Long-term debt consists of the following:

	<u>Principal Balance</u>
Bond payable	\$ <u>1,756,041.74</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	\$ 1,786,265.37
Principal retirement	<u>30,223.63</u>
Balance, end of period	\$ <u>1,756,041.74</u>

Schedule retirements of long-term debt is as follows:

1999	\$ 84,190.34
2000	91,440.15
2001	98,659.96
2002	105,939.27
2003	107,500.00
Thereafter	1,268,281.52

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



HOUSING AUTHORITY OF THE CITY OF CROWLEY

NOTES TO FINANCIAL STATEMENTS

(Continued)

SEPTEMBER 30, 1998

NOTE G - DISCLOSURES ABOUT FAIR VALUE OF FINANCIAL INSTRUMENTS

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

Cash and Investments

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

Long Term Debt

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

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

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

NOTE I - 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 J - 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.

HOUSING AUTHORITY OF THE CITY OF CROWLEY

SPECIAL REVENUE FUND TYPES  
 COMBINING BALANCE SHEET  
 SEPTEMBER 30, 1998

	Assisted Housing Programs		
	Existing Units Program	Voucher Program	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 311,455.69	\$ 10,163.00	\$ 321,618.69
Total Assets	\$ 311,455.69	\$ 10,163.00	\$ 321,618.69
<b>LIABILITIES AND FUND EQUITY</b>			
<b>LIABILITIES</b>			
Accrued liabilities	2,974.18		2,974.18
Due to:			
Other governments	123,124.11	8,859.00	131,983.11
Deferred revenue	106,589.00		106,589.00
Total liabilities	232,687.29	8,859.00	241,546.29
<b>FUND EQUITY</b>			
Unreserved and undesignated	78,768.40	1,304.00	80,072.40
Total fund equity	78,768.40	1,304.00	80,072.40
Total liabilities and fund equity	\$ 311,455.69	\$ 10,163.00	\$ 321,618.69

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

SPECIAL REVENUE FUND TYPES

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
SEPTEMBER 30, 1998

	Assisted Housing Programs		
	Existing Units Program	Voucher Program	Total
REVENUES			
Intergovernmental	\$ 1,110,042.00	\$ 37,881.00	\$ 1,147,923.00
Interest	2,845.00		2,845.00
Total Revenues	<u>1,112,887.00</u>	<u>37,881.00</u>	<u>1,150,768.00</u>
EXPENDITURES			
Administration	115,047.08	4,577.00	119,624.08
Housing assistance payments	972,386.00	32,482.00	1,004,868.00
Total Expenditures	<u>1,087,433.08</u>	<u>37,059.00</u>	<u>1,124,492.08</u>
Excess (deficiency) of revenues over (under) expenditures	25,453.92	822.00	26,275.92
FUND BALANCE, beginning of year	<u>53,314.48</u>	<u>482.00</u>	<u>53,796.48</u>
FUND BALANCE, end of year	<u>\$ 78,768.40</u>	<u>\$ 1,304.00</u>	<u>\$ 80,072.40</u>

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

CAPITAL PROJECT FUND TYPES  
COMBINING BALANCE SHEET  
SEPTEMBER 30, 1998

	CIAP Housing Programs		
	CIAP 1996	CIAP 1997	Total
<b>ASSETS</b>			
Total Assets	\$ 0.00	\$ 0.00	\$ 0.00
<b>LIABILITIES AND FUND EQUITY</b>			
<b>LIABILITIES</b>			
Due to:			
Other governments	1,762.15	112,623.83	114,385.98
Total liabilities	1,762.15	112,623.83	114,385.98
<b>FUND EQUITY</b>			
Reserved for capital projects	(1,762.15)	(112,623.83)	(114,385.98)
Total fund equity	(1,762.15)	(112,623.83)	(114,385.98)
Total liabilities and fund equity	\$ 0.00	\$ 0.00	\$ 0.00

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY

CAPITAL PROJECT FUND TYPES

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
SEPTEMBER 30, 1998

	CIAP Housing Programs		
	CIAP 1996	CIAP 1997	Total
REVENUES			
Intergovernmental	\$ 48,041.98	\$ 240,690.73	\$ 288,732.71
Total Revenues	<u>48,041.98</u>	<u>240,690.73</u>	<u>288,732.71</u>
EXPENDITURES			
Capital expenditures	<u>65,715.86</u>	<u>185,527.18</u>	<u>251,243.04</u>
Total Expenditures	<u>65,715.86</u>	<u>185,527.18</u>	<u>251,243.04</u>
Excess (deficiency) of revenues over (under) expenditures	(17,673.88)	55,163.55	37,489.67
FUND BALANCE, beginning of year	<u>15,911.73</u>	<u>(167,787.38)</u>	<u>(151,875.65)</u>
FUND BALANCE, end of year	<u>\$ (1,762.15)</u>	<u>\$ (112,623.83)</u>	<u>\$ (114,385.98)</u>

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



HOUSING AUTHORITY OF THE CITY OF CROWLEY

FIDUCIARY FUNDS  
 COMBINING BALANCE SHEET  
 SEPTEMBER 30, 1998

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 29,760.00	\$ 29,760.00
Total Assets	<u>\$ 29,760.00</u>	<u>\$ 29,760.00</u>
<b>LIABILITIES</b>		
Due to tenants	\$ 29,760.00	\$ 29,760.00
Total Liabilities	<u>\$ 29,760.00</u>	<u>\$ 29,760.00</u>

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

HOUSING AUTHORITY OF THE CITY OF CROWLEY  
 FIDUCIARY FUNDS  
 SCHEDULE OF CHANGES IN DEPOSITS DUE TO OTHERS  
 SEPTEMBER 30, 1998

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
DEPOSIT BALANCES AT BEGINNING OF YEAR	\$ 28,894.00	\$ 28,894.00
ADDITIONS		
<u>Payments from tenants</u>	866.00	866.00
_____		0.00
_____		0.00
_____		0.00
_____		0.00
Total Additions	<u>866.00</u>	<u>866.00</u>
REDUCTIONS		
_____		0.00
_____		0.00
_____		0.00
_____		0.00
_____		0.00
Total Reductions	<u>0.00</u>	<u>0.00</u>
DEPOSIT BALANCES AT END OF YEAR	\$ <u>29,760.00</u>	\$ <u>29,760.00</u>

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

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

BALANCE SHEET – STATUTORY BASIS  
SEPTEMBER 30, 1998ANNUAL CONTRIBUTION CONTRACT  
FW – 561ASSETS

Cash - Exhibit F(1)	\$	5,529.78
Accounts receivable - tenants		27,067.02
Accounts receivable - HUD		85,282.00
Accounts receivable - other		982.64
Investments - Note B		149,830.77
Debt amortization funds		223,859.28
Deferred charges		33,272.30
Indistributed debits - Ineligible expenditures		1,596.00
Land, structures and equipment		<u>11,490,181.38</u>
Total Assets	\$	<u><u>12,017,601.17</u></u>

LIABILITIES AND SURPLUS

Accounts payable - other	\$	41,800.37
Fixed liabilities		<u>1,756,041.74</u>
Total Liabilities		1,797,842.11
Surplus - Exhibit C(1)		<u>10,219,759.06</u>
Total Liabilities and Surplus	\$	<u><u>12,017,601.17</u></u>

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

BALANCE SHEET — STATUTORY BASIS  
SEPTEMBER 30, 1998ANNUAL CONTRIBUTION CONTRACT  
LA 029CE / LA 029VASSETS

Cash	\$ 321,618.69
Land, structures and equipment	27,030.08
	<hr/>
Total Assets	\$ <u>348,648.77</u>

LIABILITIES AND SURPLUS

Prepaid contribution	\$ 106,589.00
Accounts payable - HUD - Exhibit D(2) & D(3)	131,983.11
Accounts payable - other	2,974.18
	<hr/>
Total Liabilities	241,546.29
Surplus - Exhibit C(2)	107,102.48
	<hr/>
Total Liabilities and Surplus	\$ <u>348,648.77</u>

HOUSING AUTHORITY OF THE CITY OF CROWLEY  
STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS  
ANNUAL CONTRIBUTION CONTRACT  
FW — 561

	Year Ended
	09-30-98
Operating Income	
Dwelling rental	\$ 528,900.40
Excess utilities	97,530.01
Interest on general fund investments	4,524.45
Other income	118,920.16
Total Operating Income - Exhibit D(1)	749,875.02
Operating Expenses	
Administration	112,963.08
Tenant Expense	32,460.80
Utilities	379,636.53
Ordinary maintenance and operation	216,336.75
General expense	184,351.47
Nonroutine maintenance	712.53
Total Operating Expense - Exhibit D(1)	926,461.16
Net Operating Income (Loss)	(176,586.14)
Other Credits	
Prior year adjustments - affecting residual receipts	152,066.92
Total Other Credits	152,066.92
Other Charges	
Interest on notes and bonds payable	6,324.90
Prior year adjustments - affecting residual receipts	62,298.86
Total Other Charges	68,623.76
Net Loss - Exhibit C(1)	\$ (93,142.98)



HOUSING AUTHORITY OF THE CITY OF CROWLEY  
 STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS  
 ANNUAL CONTRIBUTION CONTRACT  
LA 029CE

	Year Ended
	09-30-98
Operating Income	
Other income	\$ 2,845.00
Total Operating Income - Exhibit D(2)	2,845.00
Operating Expenses	
Administration	113,047.00
Housing assistance payments	972,386.00
IPA	2,000.00
Total Operating Expense - Exhibit D(2)	1,087,433.00
Net Operating Income (Loss)	(1,084,588.00)
Net Loss - Exhibit C(2)	\$ (1,084,588.00)

HOUSING AUTHORITY OF THE CITY OF CROWLEY  
 STATEMENT OF INCOME AND EXPENSES – STATUTORY BASIS  
 ANNUAL CONTRIBUTION CONTRACT  
LA 029V

		Year Ended
		09-30-98
Operating Income		
Interest on general fund investments	\$	0.00
Total Operating Income - Exhibit D(3)		0.00
Operating Expenses		
Administration		4,071.00
Housing assistance payments		32,482.00
IPA		506.00
Total Operating Expense - Exhibit D(3)		37,059.00
Net Operating Income (Loss)		(37,059.00)
Net Loss - Exhibit C(2)	\$	(37,059.00)

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

ANALYSIS OF SURPLUS — STATUTORY BASIS  
TWELVE MONTHS ENDED SEPTEMBER 30, 1998ANNUAL CONTRIBUTION CONTRACT  
FW — 561Unreserved Surplus

Balance per prior audit at 09-30-97	\$	(6,413,149.53)
Prior audit adjustment recorded in subsequent year		12,751.56
Net loss for the year ended 09-30-98 - Exhibit B(1)		(93,142.98)
(Provision for) reduction of Operating Reserve for year ended 09-30-98 - Exhibit D(1)		(185,458.27)
Balance at 09-30-98		<u>(6,678,999.22)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 09-30-97		152,593.23
Provision for (reduction of) Operating Reserve for the year ended 09-30-98 - Exhibit D(1)		185,458.27
Balance at 09-30-98 - Exhibit F(1)	\$	<u>338,051.50</u>

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

ANALYSIS OF SURPLUS — STATUTORY BASIS  
TWELVE MONTHS ENDED SEPTEMBER 30, 1998ANNUAL CONTRIBUTION CONTRACT  
FW — 561Cumulative HUD Contributions

Balance per prior audit at 09-30-97	\$ 12,186,754.38
Adjustment by HUD of annual contributions for year ended 09-30-98	
Annual contribution for year ended 09-30-98 - Exhibit D(1)	0.00
Operating subsidy for year ended 09-30-98	290,956.00
Balance at 09-30-98	<u>12,477,710.38</u>

Cumulative HUD Grants

Balance per prior audit at 09-30-97	3,828,542.65
Advances for year ended 09-30-98	254,453.75
Balance at 09-30-98	<u>4,082,996.40</u>

Cumulative Donations

Balance per prior audit at 09-30-97	0.00
Donations for year ended 09-30-98	
Balance at 09-30-98	<u>0.00</u>
Total Surplus - Exhibit A(1)	<u>\$ 10,219,759.06</u>

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

ANALYSIS OF SURPLUS – STATUTORY BASIS  
TWELVE MONTHS ENDED SEPTEMBER 30, 1998ANNUAL CONTRIBUTION CONTRACT  
LA 029CE / LA 029VUnreserved Surplus

Balance per prior audit at 09-30-97	\$	(905,487.92)
Net loss for the year ended 09-30-98 - Exhibit B(2)		(1,084,588.00)
Net loss for the year ended 09-30-98 - Exhibit B(3)		(37,059.00)
(Provision for) reduction of Operating Reserve for year ended 09-30-98 - Exhibit D(2)		(25,454.00)
(Provision for) reduction of Operating Reserve for year ended 09-30-98 - Exhibit D(3)		(822.00)
HUD adjustment - Existing		(2,483,802.00)
(Provision for) reduction of Project Account for year ended 09-30-98 - Exhibit D(2)		(472,999.00)
(Provision for) reduction of Project Account for year ended 09-30-98 - Exhibit D(3)		(25,407.00)
HUD adjustment - Voucher		(33,692.00)
Balance at 09-30-98		<u>(5,069,310.92)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 09-30-97		53,796.40
Provision for (reduction of) Operating Reserve for the year ended 09-30-98 - Exhibit D(2)		25,454.00
Provision for (reduction of) Operating Reserve for the year ended 09-30-98 - Exhibit D(3)		822.00
Balance at 09-30-98	\$	<u>80,072.40</u>



## HOUSING AUTHORITY OF THE CITY OF CROWLEY

ANALYSIS OF SURPLUS — STATUTORY BASIS  
TWELVE MONTHS ENDED SEPTEMBER 30, 1998ANNUAL CONTRIBUTION CONTRACT  
LA 029CE / LA 029VProject Account

Balance per prior audit at 09-30-97	\$	260,415.00
Provisions for (reduction of) Project Account for year ended 09-30-98 - Exhibit D(2)		472,999.00
HUD adjustment		2,483,164.00
Provisions for (reduction of) Project Account for year ended 09-30-98 - Exhibit D(3)		25,407.00
HUD adjustment - Voucher		<u>33,692.00</u>
Balance at 09-30-98		<u>3,275,677.00</u>

Cumulative HUD Contributions

Balance per prior audit at 09-30-97		669,808.00
Annual contribution for year ended 09-30-98 - Exhibit D(2)		1,110,042.00
Annual contribution for year ended 09-30-98 - Exhibit D(3)		37,881.00
HUD adjustment		<u>2,933.00</u>
Balance at 09-30-98		<u>1,820,664.00</u>
Total at 09-30-98	\$	<u><u>107,102.48</u></u>

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

## ANNUAL CONTRIBUTION CONTRACT

FW -- 561

	Year Ended
	<u>09-30-98</u>
<u>Computation of Residual Receipts</u>	
<u>Operating Receipts</u>	
Operating Income - Exhibit B(1)	\$ 749,875.02
HUD operating subsidy	290,956.00
Prior year adjustments - affecting residual receipts	152,066.92
Total Operating Receipts	<u>1,192,897.94</u>
<u>Operating Expenditures</u>	
Operating expenses - Exhibit B(1)	926,461.16
Capital expenditures:	
Total Operating Expenditures	<u>926,461.16</u>
Residual receipts (deficit) per audit before provision for reserve	185,458.27
Audit adjustments (backed out)	<u>(80,978.51)</u>
Residual receipts per PHA before provision for reserve	185,458.27
(Provision for) or reduction of operating reserve - Exhibit C(1)	<u>(185,458.27)</u>
Residual receipts per PHA	<u>\$ 0.00</u>

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

## ANNUAL CONTRIBUTION CONTRACT

FW — 561

	<u>Year Ended</u>
	<u>09-30-98</u>
<u>Computation of Accruing Annual Contributions</u>	
Fixed annual contribution	\$ 0.00
Total Annual Contribution - Exhibit C(1)	\$ 0.00

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

COMPUTATION OF ANNUAL CONTRIBUTIONS EARNED AND  
PROJECT ACCOUNT – OPERATING RESERVE CHANGES  
HOUSING ASSISTANCE PAYMENTS PROGRAMANNUAL CONTRIBUTION CONTRACT  
LA 029V

	<u>Year Ended</u>
	<u>09-30-98</u>
Maximum Contribution Available	
Maximum annual contribution authorized	\$ 1,583,041.00
Project account balance at beginning of fiscal year	256,104.00
HUD adjustment	2,483,164.00
Total Annual Contribution Available	<u>4,322,309.00</u>
Annual Contribution Required	
Housing assistance payments	972,386.00
Administrative fee	132,876.00
Hard-to-house fee	5,625.00
Independent public accountant audit costs	2,000.00
	<u>1,112,887.00</u>
Project receipts other than annual contribution	<u>(2,845.00)</u>
Total Contribution Required - Exhibit C(2)	<u>1,110,042.00</u>
Excess in Annual Contribution Available	\$ <u><u>3,212,267.00</u></u>
Year-end Settlement	
Annual contribution due for fiscal year	1,110,042.00
Total partial payments received by PHA for fiscal year	<u>1,233,166.00</u>
(Over) Under Payment Due (HUD) PHA	\$ <u><u>123,124.00</u></u>

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

ANNUAL CONTRIBUTION CONTRACT  
LA 029V

		Year Ended
		<u>09-30-98</u>
Status of Project Account		
Project account balance at the beginning of fiscal year	\$	256,104.00
Increase (decrease) during fiscal year - Exhibit C(2)		472,999.00
HUD adjustments		2,483,164.00
		<u>3,212,267.00</u>
Provision for Operating Reserve		
Operating receipts		
Operating income - Exhibit B(2)		2,845.00
Annual contributions earned		1,110,042.00
		<u>1,112,887.00</u>
Operating Expenditures		
Operating expenses -Exhibit B(2)		1,087,433.00
Property betterments and additions		
Replacement of nonexpendable equipment		
		<u>1,087,433.00</u>
Residual receipts (deficit) before provision for operating reserve		25,454.00
Audit adjustments - backed out		
(Provision for) reduction of operating reserve - Exhibit C(2)		(25,454.00)
Residual receipts (deficit) per PHA	\$	<u><u>0.00</u></u>



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

ANNUAL CONTRIBUTION CONTRACT  
LA 029CE

		<u>Year Ended</u> <u>09-30-98</u>
Maximum Contribution Available		
Maximum annual contribution authorized	\$	63,288.00
Project account balance at beginning of fiscal year		4,311.00
HUD adjustment		33,692.00
Total Annual Contribution Available		<u>101,291.00</u>
Annual Contribution Required		
Housing assistance payments		32,482.00
Administrative fee		4,893.00
Independent public accountant audit costs		506.00
		<u>37,881.00</u>
Project receipts other than annual contribution		
Total Contribution Required - Exhibit C(2)		<u>37,881.00</u>
Excess in Annual Contribution Available	\$	<u>63,410.00</u>
Year-end Settlement		
Annual contribution due for fiscal year		37,881.00
Total partial payments received by PHA for fiscal year		46,740.00
(Over) Under Payment Due (HUD) PHA	\$	<u>8,859.00</u>

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

ANNUAL CONTRIBUTION CONTRACT  
LA 029CE

		Year Ended
		09-30-98
Status of Project Account		
Project account balance at the beginning of fiscal year	\$	4,311.00
Increase (decrease) during fiscal year - Exhibit C(2)		25,407.00
HUD adjustment		33,692.00
		63,410.00
Provision for Operating Reserve		
Operating receipts		
Operating income - Exhibit B(2)		
Annual contributions earned		37,881.00
		37,881.00
Operating Expenditures		
Operating expenses -Exhibit B(2)		37,059.00
Equipment purchased		
		37,059.00
Residual receipts (deficit) before provision for operating reserve		822.00
Audit adjustments - backed out		
(Provision for) reduction of operating reserve - Exhibit C(2)		(822.00)
Residual receipts (deficit) per PHA	\$	0.00

HOUSING AUTHORITY OF THE CITY OF CROWLEY  
 STATEMENT OF COMP GRANT COSTS — UNCOMPLETED  
 SEPTEMBER 30, 1998

	Project 1996		Project 1997
Funds Approved	\$ 553,826.00	\$	561,008.00
Funds Expended	<u>548,973.15</u>		<u>353,314.56</u>
Excess of Funds Approved	\$ <u>4,852.85</u>	\$	<u>207,693.44</u>
Funds Advanced	\$ 547,211.00	\$	240,690.73
Funds Expended	<u>548,973.15</u>		<u>353,314.56</u>
Excess of Funds Advanced - Exhibit F(1)	\$ <u>(1,762.15)</u>	\$	<u>(112,623.83)</u>

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

## ANALYSIS OF GENERAL FUND CASH BALANCE

## ANNUAL CONTRIBUTION CONTRACT

FW – 561Composition Before Adjustments

## Net operating receipts retained:

Operating reserves - Exhibit C(1)	\$	338,051.50
Audit adjustments to net operating receipts		48,699.70
Ineligible expenditures		(1,596.00)
Excess modernization funds - Exhibit E(1)		<u>(114,385.98)</u>
		270,769.22

## Adjustments

## Expenses/costs not paid:

Accounts payable		41,800.37
Prior year fund imbalance		(10,505.08)

## Income not received:

Accounts receivable		<u>(113,331.66)</u>
---------------------	--	---------------------

## General Fund Cash Available

188,732.85

## General Fund Cash:

Invested		(149,830.77)
Applied to deferred charges (prepaid insurance, inventories, etc.)		<u>(33,372.30)</u>

## General Fund Cash - Exhibit A

\$ 5,529.78

## HOUSING AUTHORITY OF THE CITY OF CROWLEY

## ANALYSIS OF GENERAL FUND CASH BALANCE

## ANNUAL CONTRIBUTION CONTRACT

FW — 561Composition Before Adjustments

## Net operating receipts retained:

Operating reserves - Exhibit C(1)	\$	338,051.50
Audit adjustments to net operating receipts		80,978.51
Ineligible expenditures		(1,596.00)
Excess modernization funds - Exhibit E(1)		(146,664.79)
		<u>270,769.22</u>

## Adjustments

## Expenses/costs not paid:

Accounts payable		41,800.37
Accrued payments in lieu of taxes		(10,505.08)
Prior year fund imbalance		

## Income not received:

Accounts receivable		<u>(113,331.66)</u>
---------------------	--	---------------------

## General Fund Cash Available

188,732.85

## General Fund Cash:

Invested		(149,830.77)
Applied to deferred charges (prepaid insurance, inventories, etc.)		<u>(33,372.30)</u>

## General Fund Cash - Exhibit A

\$ 5,529.78



HOUSING AUTHORITY OF THE CITY OF CROWLEY  
 SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

YEAR ENDED SEPTEMBER 30, 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- 561	\$	\$ 0.00
Operating Subsidy	14.850	FW- 561	290,656.00	290,656.00
Major Program Total 1/			<u>290,656.00</u>	<u>290,656.00</u>
Section 8 Hap - Existing	14.156	FW- 561	1,110,042.00	1,110,042.00
Major Program Total			<u>1,110,042.00</u>	<u>1,110,042.00</u>
Section 8 Hap - Voucher	14.177	FW- 561	37,881.00	37,881.00
Major Program Total			<u>37,881.00</u>	<u>37,881.00</u>
Comprehensive Grants Program				
Project 1996	14.859	FW- 561	42,868.58	63,715.71
Project 1997	14.859	FW- 561	211,585.17	185,527.18
Major Program Total			<u>254,453.75</u>	<u>249,242.89</u>
Total HUD			<u>\$ 1,693,032.75</u>	<u>\$ 1,687,821.89</u>

1/ The Department of Housing and Urban Development has guarantees through the Annual Contribution Contract of the Housing Authority of Crowley's bonded indebtedness. This bonded indebtedness was \$1,756,041.74 at September 30, 1998.

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MEMBER  
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PUBLIC ACCOUNTANTS

MIKE ESTES, CPA/PFS, CFP

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 Crowley  
Crowley, Louisiana

Compliance

We have audited the compliance of the Housing Authority of the City of Crowley, 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 September 30, 1998. The Housing Authority of the City of Crowley, 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 Crowley, Louisiana's management. Our responsibility is to express an opinion on the Housing Authority of the City of Crowley, 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 Crowley, 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 Crowley, Louisiana's compliance with those requirements.

In our opinion, the Housing Authority of the City of Crowley, Louisiana complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 1998.

#### Internal Control Over Compliance

The management of The Housing Authority of the City of Crowley, 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 Crowley, Louisiana's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

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

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

*Estes and Associates*

Fort Worth, Texas

March 2, 1999



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MIKE ESTES, CPA/PFS, CFP

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 Crowley  
Crowley, Louisiana

We have audited the financial statements of the Housing Authority of the City of Crowley, Louisiana as of and for the year ended September 30, 1998, and have issued our report thereon dated March 2, 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 Crowley, 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 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 Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Crowley, 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. However, this report is a matter of public record and its distribution is not limited.

*Estes and Associates*

Fort Worth, Texas  
March 2, 1999



HOUSING AUTHORITY OF THE CITY OF CROWLEY  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
SEPTEMBER 30, 1998

Prior Audit Findings and Questioned Cost

There were 7 prior audit findings. Their status is as follows:

- 1> A maintenance employee's rent was not re-calculated when he ceased being an employee. We recommended the Board of Commissioners periodically review a list of all employees living in the PHA, and compare this to the rental register. This is being done - finding is cleared.
- 2> The Louisiana Systems Survey and Compliance Questionnaire was not adopted by Board resolution. This is now being done - finding is cleared.
- 3> The PHA was unable to provide supporting calculations for PHMAP. Support was provided for PHMAP for year ended 9/30/98 - finding is cleared.
- 4> It was not evident from a review of the minutes whether the Board reviewed the detailed list of tenants being written off. The Board reviewed the receivables written off in the current year - finding is cleared.
- 5> Actual expenses exceeded budgeted amounts in administrative salaries and total administration expense. This did not occur the year ended 9/30/98 - finding is cleared.
- 6> The PHA has taken a physical inventory of equipment and reconciled the general ledger - this finding is cleared.
- 7> For the year ended 9/30/97, travel reimbursements were not summarized in a concise form. They are now - finding is cleared.

HOUSING AUTHORITY OF THE CITY OF CROWLEY  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
SEPTEMBER 30, 1998

Current Audit Findings

1> Tenants' accounts receivable at 9/30/98 was \$27,067.02

Finding

This amount is considered excessive by HUD standards.

Recommendations

The PHA should continue to enforce the collection policy in place to minimize delinquent account receivables. The PHA has an adequate collection and repayment policy.

Reply

Of the total tenant accounts receivable of \$27,067, most of this, \$24,444 is due from vacated tenants. A substantial portion of the \$24,444 is from move-out charges, utilities, and charges for excessive wear and tear.

HOUSING AUTHORITY OF THE CITY OF CROWLEY

SCHEDULE OF ADJUSTING JOURNAL ENTRIES

SEPTEMBER 30, 1998

	ACCT. # FOR AUDIT PURPOSES	DR	CR	ACCT. # POSTING TO PHA BOOKS
<1> Investments	1162	4,550.63	10,000.00	1162
Accounts receivable - other	1129		17,623.27	1129
Cumulative HUD contributions	2845	10,000.00		2845
Prior year adjustments - affecting residual receipts	6010	13,072.64		6010
To record prior year audit AJE				
<2> Equipment	1400	3,700.00		1400
Deferred charges	1290		3,700.00	1290
Replacement of non- expendable equipment	7520	3,700.00		6010
Replacement costs	6020		3,700.00	6020
To reclass check #4115 to Russell Auto Sales for 1991 Dodge				
<3> Prior year adjustments - not affecting residual receipts	6020	33,720.05		6020
Prior year adjustments affecting residual receipts	6010		33,720.05	6010
To balance BSA				
<4> Accounts receivable - other	1129	14,128.95		1129
Investments	1162	49,902.15		1162
Prior year adjustments - affecting residual receipts	6010		64,031.10	6010
To adjust off incorrect amount shown due to Section 8 (\$14,128.95 credit in a receivable account) and adjust to \$149,104.66 total investments				

HOUSING AUTHORITY OF THE CITY OF CROWLEY

SCHEDULE OF ADJUSTING JOURNAL ENTRIES

SEPTEMBER 30, 1998

	ACCT. # FOR AUDIT PURPOSES	DR	CR	ACCT. # POSTING TO PHA BOOKS
<5> Comp Grant - Advances - 1996	2845		5,173.40	2845
Comp Grant - Advances - 1997	2845		29,105.56	2845
Comp Grant Costs - Operations 1996	1406	2,000.15		1406
Prior year adjustments - affecting residual receipts	6010	32,278.81		6010
To adjust Comp Grant				