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

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

**TWELVE MONTHS ENDED JUNE 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 NOV 18 1998

**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS

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**ESTES & ASSOCIATES**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
**4200 AIRPORT FREEWAY – SUITE 100**  
**FORT WORTH, TEXAS 76117**

(817) 831-3553  
METRO (817) 654-4063  
FAX (817) 831-3560

MEMBER  
AMERICAN INSTITUTE OF CERTIFIED  
PUBLIC ACCOUNTANTS

MIKE ESTES, CPA/PFS, CFP

Independent Auditor's Report

Board of Commissioners  
Housing Authority of the  
Town of Homer  
Homer, Louisiana

Regional Inspector General for Audit  
Office of Inspector General  
Department of Housing and Urban  
Development

We have audited the accompanying general-purpose financial statements and the combining and individual fund and account group financial statements of the Housing Authority of the Town of Homer, Louisiana at and for the year ended June 30, 1998, as listed in the table of contents. These general-purpose financial statements are the responsibility of the Housing Authority of the Town of Homer, 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 Town of Homer, Louisiana as of June 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 October 29, 1998 on our consideration of Housing Authority of the Town of Homer's internal

control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

Our audit was performed for the purpose of forming an opinion on the general-purpose financial statement of the Housing Authority of the Town of Homer, taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis, 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

October 29, 1998

HOUSING AUTHORITY OF THE TOWN OF HOMER

COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
JUNE 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	\$ 8,876.09	\$	\$	\$	\$ 7,045.00	\$	\$	\$	\$ 15,921.09
Investments	52,464.18								52,464.18
Receivables, net of allowances:									
Rentals	1,699.16								1,699.16
Due from:									
Other funds	2,401.82								2,401.82
Other governments			78,677.89						78,677.89
Prepaid expenditures	13,157.62								13,157.62
Property, plant and equipment						2,850,779.41			2,850,779.41
Amount to be provided for retirement of general long-term debt							610,968.75		610,968.75
<b>Total Assets</b>	<u>\$ 78,598.87</u>	<u>\$ 0.00</u>	<u>\$ 78,677.89</u>	<u>\$ 0.00</u>	<u>\$ 7,045.00</u>	<u>\$ 2,850,779.41</u>	<u>\$ 610,968.75</u>	<u>\$ 610,968.75</u>	<u>\$ 3,626,069.92</u>

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



HOUSING AUTHORITY OF THE TOWN OF HOMER

COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS (Continued)  
JUNE 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>LIABILITIES AND FUND EQUITY</b>										
<b>LIABILITIES</b>										
Accounts payable	\$ 104.81	\$	\$	\$	\$					\$ 104.81
Accrued liabilities	10,993.09									10,993.09
Due to:										
Tenants					7,045.00					7,045.00
Other funds				2,401.82						2,401.82
Deferred revenue	5669.77									5,669.77
General obligation bonds payable and other liabilities							610,968.75			610,968.75
<b>Total Liabilities</b>	<b>16,767.67</b>	<b>0.00</b>	<b>0.00</b>	<b>2,401.82</b>	<b>7,045.00</b>	<b>0.00</b>	<b>610,968.75</b>	<b>0.00</b>	<b>0.00</b>	<b>637,183.24</b>
<b>FUND EQUITY</b>										
Investment in general fixed assets						2,850,779.41				2,850,779.41
Fund balances:										
Reserved for capital projects				(2,401.82)						(2,401.82)
Reserved for debt service			78,677.89							78,677.89
Unreserved:										
Undesignated	61,831.20									61,831.20
<b>Total Fund Equity</b>	<b>61,831.20</b>	<b>0.00</b>	<b>78,677.89</b>	<b>(2,401.82)</b>	<b>0.00</b>	<b>2,850,779.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,988,886.68</b>
<b>Total Liabilities and Fund Equity</b>	<b>\$ 78,598.87</b>	<b>\$ 0.00</b>	<b>\$ 78,677.89</b>	<b>\$ 0.00</b>	<b>\$ 7,045.00</b>	<b>\$ 2,850,779.41</b>	<b>\$ 610,968.75</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 3,626,069.92</b>

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

HOUSING AUTHORITY OF THE TOWN OF HOMER

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

	Governmental Fund Types				Total (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Projects	
<b>REVENUES</b>					
Rentals	\$ 93,451.80	\$	\$	\$	\$ 93,451.80
Intergovernmental	94,035.00		78,435.57	138,923.90	311,394.47
Interest	849.41				849.41
Other	62,965.22				62,965.22
<b>Total Revenues</b>	<b>251,301.43</b>	<b>0.00</b>	<b>78,435.57</b>	<b>138,923.90</b>	<b>468,660.90</b>
<b>EXPENDITURES</b>					
Administration	49,118.08				49,118.08
Utilities	39,103.26				39,103.26
Ordinary maintenance	55,288.78				55,288.78
General expenditures	44,328.09				44,328.09
Capital expenditures	5,557.55			124,206.21	129,763.76
Debt service:					
Principal retirement			48,093.75		48,093.75
Interest			29,978.44		29,978.44
<b>Total expenditures</b>	<b>193,395.76</b>	<b>0.00</b>	<b>78,072.19</b>	<b>124,206.21</b>	<b>395,674.16</b>
Excess (deficiency) of revenues over (under) expenditures	57,905.67	0.00	363.38	14,717.69	72,986.74
<b>OTHER FINANCING SOURCES(USES)</b>					
Operating transfers in					0.00
Operating transfers out					0.00
<b>Total other financing sources(uses)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
FUND BALANCE, beginning of year	3,925.53		78,314.51	(17,119.51)	65,120.53
FUND BALANCE, end of year	\$ 61,831.20	\$ 0.00	\$ 78,677.89	\$ (2,401.82)	\$ 138,107.27

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



HOUSING AUTHORITY OF THE TOWN OF HOMER

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

	General Fund		Special Revenue Funds		Over (Under) Budget
	Budget	Actual	Budget	Actual	
<b>REVENUES</b>					
Rentals	\$ 95,090.00	\$ 93,451.80	\$ (1,638.20)	\$	\$ 0.00
Intergovernmental	94,035.00	94,035.00	0.00		0.00
Interest	1,170.00	849.41	(320.59)		0.00
Other income	46,000.00	62,965.22	16,965.22		0.00
<b>Total Revenues</b>	<b>236,295.00</b>	<b>251,301.43</b>	<b>15,006.43</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENDITURES</b>					
Administration	51,190.00	49,118.08	(2,071.92)		0.00
Utilities	53,900.00	39,103.26	(14,796.74)		0.00
Ordinary maintenance	59,450.00	55,288.78	(4,161.22)		0.00
Tenant services	220.00		(220.00)		0.00
General expenditures	44,750.00	44,328.09	(421.91)		0.00
Capital expenditures	14,510.00	5,557.55	(8,952.45)		0.00
<b>Total Expenditures</b>	<b>224,020.00</b>	<b>193,395.76</b>	<b>(30,624.24)</b>	<b>0.00</b>	<b>0.00</b>
Excess (deficiency) of revenues over (under) expenditures	\$ 12,275.00	57,905.67	\$ 45,630.67	\$ 0.00	\$ 0.00
Transfer of net income to unreserved deficit					
<b>FUND BALANCES, beginning of year</b>		3,925.53			
<b>FUND BALANCES, end of year</b>		\$ 61,831.20		\$ 0.00	\$ 0.00

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

HOUSING AUTHORITY OF THE TOWN OF HOMER

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

	Debt Service Fund		Capital Projects Funds		Over (Under) Budget
	Budget	Actual	Budget	Actual	
<b>REVENUES</b>					
Intergovernmental	\$ 78,435.57	\$ 78,435.57	\$ 0.00	\$ 138,923.90	\$ 0.00
Total Revenues	78,435.57	78,435.57	0.00	138,923.90	0.00
<b>EXPENDITURES</b>					
Capital expenditures			0.00	138,923.90	14,717.69
Debt Service:					
Principal retirement	48,093.75	48,093.75	0.00		0.00
Interest	29,978.44	29,978.44	0.00		0.00
Total Expenditures	78,072.19	78,072.19	0.00	138,923.90	14,717.69
Excess (deficiency) of revenues over (under) expenditures	\$ 363.38	363.38	\$ 0.00	0.00	\$ 14,717.69
Transfer of net income to unreserved deficit					
<b>FUND BALANCES, beginning of year</b>		78,314.51		(17,119.51)	
<b>FUND BALANCES, end of year</b>		\$ 78,677.89		\$ (2,401.82)	

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

HOUSING AUTHORITY OF THE TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 1998

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Housing Authority of Homer, Louisiana (the Authority), a public corporate body, was organized for the purpose of providing decent, safe, and sanitary dwelling accommodations for persons of low income.

The Authority is engaged in the acquisition, modernization, and administration of low-rent housing. In addition, the Authority has administrative responsibility for various other community development programs whose primary purpose is the development of viable urban communities by providing decent housing, a suitable living environment, and economic opportunities principally for persons of low and moderate income.

The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of the Town of Homer, 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 June 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 TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS

(Continued)  
JUNE 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 TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS

(Continued)

JUNE 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 TOWN OF HOMER

## NOTES TO FINANCIAL STATEMENTS

(Continued)  
JUNE 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 June 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 TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS

(Continued)  
JUNE 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 June 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
\$ 68,385.27	\$ 68,385.27	\$ 0.00	\$ 0.00

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

HOUSING AUTHORITY OF THE TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS  
(Continued)  
JUNE 30, 1998

NOTE C - ACTIVITIES OF THE PHA

At June 30, 1998, the PHA was managing 99 units of low-rent in one project under Program FW — 925.

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.	\$ 7,200.00	\$		\$		\$	7,200.00
Buildings	2,697,330.17						2,697,330.17
Equipment	140,691.69		5,557.55				146,249.24
Total	<u>\$ 2,845,221.86</u>	\$	<u>5,557.55</u>	\$	<u>0.00</u>	\$	<u>2,850,779.41</u>

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

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

HOUSING AUTHORITY OF THE TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS  
(Continued)  
JUNE 30, 1998

NOTES F - LONG-TERM DEBT

Long-term debt consists of the following:

	<u>Interest Rate</u>		<u>Principal Balance</u>
Bond payable, June 1, 1967 series	4.5 %	\$	<u>610,968.75</u>

The bonds mature in series annually in varying amounts with the final maturity date in 2008. 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	\$	659,062.50
Principal retirement		<u>48,093.75</u>
Balance, end of period	\$	<u>610,968.75</u>

Schedule retirements of long-term debt is as follows:

1999	\$	49,875.00
2000		53,437.50
2001		53,437.50
2002		58,781.25
2003		58,781.25
Thereafter		336,656.25

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

HOUSING AUTHORITY OF THE TOWN OF HOMER

NOTES TO FINANCIAL STATEMENTS

(Continued)

JUNE 30, 1998

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 5 % and the entity contributes 7 % 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.

No employees participated during the year ended June 30, 1998.

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.

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 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.

HOUSING AUTHORITY OF THE TOWN OF HOMER  
 CAPITAL PROJECT AND PHDEP FUND TYPES  
 COMBINING BALANCE SHEET  
 JUNE 30, 1998

CIAP Housing Programs				
	CIAP 48P-495	CIAP 48P-597	PHDEP	Total
ASSETS				
Total Assets	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
LIABILITIES AND FUND EQUITY				
LIABILITIES				
Due to:				
Other funds		\$ 1,001.82	\$ 1,400.00	\$ 2,401.82
Total liabilities	0.00	1,001.82	1,400.00	2,401.82
FUND EQUITY				
Reserved for capital projects		(1,001.82)	(1,400.00)	(2,401.82)
Total fund equity	0.00	(1,001.82)	(1,400.00)	(2,401.82)
Total liabilities and fund equity	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

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



HOUSING AUTHORITY OF THE TOWN OF HOMER

CAPITAL PROJECT AND PHDEP FUND TYPES  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 JUNE 30, 1998

	CIAP Housing Programs			
	CIAP 48P-495	CIAP 48P-597	PHDEP	Total
<b>REVENUES</b>				
Intergovernmental	\$ 93,385.08	\$ 45,538.82	\$	\$ 138,923.90
Total Revenues	93,385.08	45,538.82	0.00	138,923.90
<b>EXPENDITURES</b>				
Capital expenditures	76,265.57	46,540.64	1,400.00	124,206.21
Total Expenditures	76,265.57	46,540.64	1,400.00	124,206.21
Excess (deficiency) of revenues over (under) expenditures	17,119.51	(1,001.82)	(1,400.00)	14,717.69
Adjustment	96.00			96.00
FUND BALANCE, beginning of year	(17,215.51)			(17,215.51)
FUND BALANCE, end of year	\$ 0.00	\$ (1,001.82)	\$ (1,400.00)	\$ (2,401.82)

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



HOUSING AUTHORITY OF THE TOWN OF HOMER

FIDUCIARY FUNDS  
 COMBINING BALANCE SHEET  
 JUNE 30, 1998

	<u>Agency Funds</u>	
	Tenant Security Deposit Funds	<u>Total Fiduciary Funds</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 7,045.00	\$ 7,045.00
Total Assets	<u>\$ 7,045.00</u>	<u>\$ 7,045.00</u>
<b>LIABILITIES</b>		
Due to tenants	\$ 7,045.00	\$ 7,045.00
Total Liabilities	<u>\$ 7,045.00</u>	<u>\$ 7,045.00</u>

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

HOUSING AUTHORITY OF THE TOWN OF HOMER  
 FIDUCIARY FUNDS  
 SCHEDULE OF CHANGES IN DEPOSITS DUE TO OTHERS  
 JUNE 30, 1998

	<u>Agency Funds</u>	
	<u>Tenant Security Deposit Funds</u>	<u>Total Fiduciary Funds</u>
DEPOSIT BALANCES AT BEGINNING OF YEAR	\$ 6,960.00	\$ 6,960.00
ADDITIONS		
Collected from tenants	85.00	85.00
Total Additions	85.00	85.00
DEPOSIT BALANCES AT END OF YEAR	\$ <u>7,045.00</u>	\$ <u>7,045.00</u>

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

## HOUSING AUTHORITY OF THE TOWN OF HOMER

BALANCE SHEET – STATUTORY BASIS  
JUNE 30, 1998

## ANNUAL CONTRIBUTION CONTRACT

FW – 925ASSETS

Cash - Exhibit F	\$	15,921.09
Accounts receivable - tenants		1,699.16
Investments - Note B		52,464.18
Debt amortization funds		78,677.89
Deferred charges		13,157.62
Land, structures and equipment		<u>3,213,720.05</u>
Total Assets	\$	<u><u>3,375,639.99</u></u>

LIABILITIES AND SURPLUS

Accounts payable	\$	7,149.81
Accrued liabilities		10,993.09
Deferred credits		5,669.77
Fixed liabilities		<u>610,968.75</u>
Total Liabilities		634,781.42
Surplus - Exhibit C		<u>2,740,858.57</u>
Total Liabilities and Surplus	\$	<u><u>3,375,639.99</u></u>

HOUSING AUTHORITY OF THE TOWN OF HOMER  
STATEMENT OF INCOME AND EXPENSES — STATUTORY BASIS

ANNUAL CONTRIBUTION CONTRACT  
FW — 925

	Year Ended
	06-30-98
Operating Income	\$ 93,451.80
Dwelling rental	849.41
Interest on general fund investments	58,640.05
Other income	58,640.05
Total Operating Income - Exhibit D	152,941.26
Operating Expenses	49,118.08
Administration	39,103.26
Utilities	55,288.78
Ordinary maintenance and operation	44,328.09
General expense	44,328.09
Total Operating Expense - Exhibit D	187,838.21
Net Operating Income (Loss)	(34,896.95)
Other Charges	29,978.44
Interest on notes and bonds payable	29,978.44
Prior year adjustments - affecting residual receipts	8,904.63
Prior year adjustments - not affecting residual receipts	1,910.48
Total Other Charges	40,793.55
Net Loss - Exhibit C	\$ (75,690.50)

## HOUSING AUTHORITY OF THE TOWN OF HOMER

ANALYSIS OF SURPLUS — STATUTORY BASIS  
TWELVE MONTHS ENDED JUNE 30, 1998ANNUAL CONTRIBUTION CONTRACT  
FW — 925Unreserved Surplus

Balance per prior audit at 06-30-97	\$	(1,945,310.82)
Prior audit adjustment recorded in subsequent year		14,694.28
Net loss for the year ended 06-30-98 - Exhibit B		(75,690.50)
(Provision for) reduction of Operating Reserve for year ended 06-30-98 - Exhibit D		(44,675.87)
Balance at 06-30-98		<u>(2,050,982.91)</u>

Reserved Surplus - Operating Reserve

Balance per prior audit at 06-30-97		17,155.33
Provision for (reduction of) Operating Reserve for the year ended 06-30-98 - Exhibit D		44,675.87
Balance at 06-30-98 - Exhibit F	\$	<u>61,831.20</u>

## HOUSING AUTHORITY OF THE TOWN OF HOMER

ANALYSIS OF SURPLUS — STATUTORY BASIS  
TWELVE MONTHS ENDED JUNE 30, 1998ANNUAL CONTRIBUTION CONTRACT  
FW — 925Cumulative HUD Contributions

Balance per prior audit at 06-30-97	\$	3,398,807.89
Annual contribution for year ended 06-30-98 - Exhibit D		78,435.57
Operating subsidy for year ended 06-30-98		94,035.00
Balance at 06-30-98		<u>3,571,278.46</u>

Cumulative HUD Grants

Balance per prior audit at 06-30-97		1,019,807.92
Advances for year ended 06-30-98		<u>138,923.90</u>
Balance at 06-30-98		<u>1,158,731.82</u>
Total Surplus - Exhibit A	\$	<u><u>2,740,858.57</u></u>



## HOUSING AUTHORITY OF THE TOWN OF HOMER

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

ANNUAL CONTRIBUTION CONTRACT  
FW — 925

	<u>Year Ended</u>
	<u>06-30-98</u>
<u>Computation of Residual Receipts</u>	
<u>Operating Receipts</u>	
Operating Income - Exhibit B	\$ 152,941.26
HUD operating subsidy	94,035.00
Total Operating Receipts	<u>246,976.26</u>
<u>Operating Expenditures</u>	
Operating expenses - Exhibit B	187,838.21
Capital expenditures:	
Replacement of nonexpendable equipment	5,557.55
Prior year adjustments - affecting residual receipts	8,904.63
Total Operating Expenditures	<u>202,300.39</u>
Residual receipts (deficit) per audit before provision for reserve	44,675.87
Audit adjustments (backed out)	<u>                    </u>
Residual receipts per PHA before provision for reserve	44,675.87
(Provision for) or reduction of operating reserve - Exhibit C	<u>(44,675.87)</u>
Residual receipts per PHA	<u>\$ 0.00</u>

## HOUSING AUTHORITY OF THE TOWN OF HOMER

## COMPUTATION OF RESIDUAL RECEIPTS AND ACCRUING ANNUAL CONTRIBUTIONS

ANNUAL CONTRIBUTION CONTRACT  
FW — 925

	<u>Year Ended</u>
	<u>06-30-98</u>
<u>Computation of Accruing Annual Contributions</u>	
Fixed annual contribution	\$ <u>78,435.57</u>
Total Annual Contribution - Exhibit C	\$ <u><u>78,435.57</u></u>

HOUSING AUTHORITY OF THE TOWN OF HOMER  
 STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST  
 ANNUAL CONTRIBUTION CONTRACT  
FW — 925

1. The Actual Modernization Costs of are as follows:

		<u>48P - 495</u>
Funds Approved	\$	315,000.00
Funds Expended		<u>315,000.00</u>
Excess of Funds Approved	\$	<u>0.00</u>
Funds Advanced	\$	315,000.00
Funds Expended		<u>315,000.00</u>
Excess of Funds Advanced	\$	<u>0.00</u>

2. The distribution of costs by project as shown on the Final Statement of Modernization Cost dated March 31, 1998 accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE TOWN OF HOMER  
 STATEMENT OF MODERNIZATION COSTS — UNCOMPLETED  
 JUNE 30, 1998

	PHDEP 1997	Project 48P-597
Funds Approved	\$ 50,000.00	\$ 58,000.00
Funds Expended	<u>1,400.00</u>	<u>46,540.64</u>
Excess of Funds Approved	<u>\$ 48,600.00</u>	<u>\$ 11,459.36</u>
Funds Advanced	\$ 0.00	\$ 45,538.82
Funds Expended	<u>1,400.00</u>	<u>46,540.64</u>
Excess of Funds Expended	<u>\$ (1,400.00)</u>	<u>\$ (1,001.82)</u>

## HOUSING AUTHORITY OF THE TOWN OF HOMER

## ANALYSIS OF GENERAL FUND CASH BALANCE

## ANNUAL CONTRIBUTION CONTRACT

FW — 925Composition Before Adjustments

## Net operating receipts retained:

Operating reserves - Exhibit C	\$	61,831.20
CIAP funds expended over funds advanced - Exhibit E(2)		(2,401.82)
Deferred credits		<u>5,669.77</u>
		65,099.15

## Adjustments

## Expenses/costs not paid:

Accounts payable		7,149.81
Accrued payments in lieu of taxes		10,993.09

## Income not received:

Accounts receivable		<u>(1,699.16)</u>
---------------------	--	-------------------

## General Fund Cash Available

81,542.89

## General Fund Cash:

Invested		(52,464.18)
Applied to deferred charges (prepaid insurance, inventories, etc.)		<u>(13,157.62)</u>

## General Fund Cash - Exhibit A

\$ 15,921.09

HOUSING AUTHORITY OF THE TOWN OF HOMER

SCHEDULE OF FEDERAL FINANCIAL ASSISTANCE

YEAR ENDED JUNE 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- 925	\$	\$ 0.00 1/
Operating Subsidy	14.850	FW- 925	94,035.00	94,035.00
Major Program Total 1/			<u>94,035.00</u>	<u>94,035.00</u>
PHDEP	14.854	FW- 925	0.00	1,400.00
Major Program Total			<u>0.00</u>	<u>1,400.00</u>
Comprehensive Improvement Assistance Program				
Project 48P-495	14.852	FW- 925	93,385.08	76,265.57
Project 48P-597	14.852	FW- 925	45,538.82	46,540.64
Major Program Total			<u>138,923.90</u>	<u>122,806.21</u>
Total HUD			\$ <u>232,958.90</u>	\$ <u>218,241.21</u>

The annual contribution of \$ 78,435.57 is not included in federal funds expended to determine the \$ 300,000 threshold for audit purposes.



**ESTES & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
4200 AIRPORT FREEWAY – SUITE 100  
FORT WORTH, TEXAS 76117

(817) 831-3553  
METRO (817) 654-4063  
FAX (817) 831-3560

MEMBER  
AMERICAN INSTITUTE OF CERTIFIED  
PUBLIC ACCOUNTANTS

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 Governmental Auditing Standards

Housing Authority of the  
Town of Homer  
Homer, Louisiana

We have audited the financial statements of the Housing Authority of the Town of Homer, Louisiana as of and for the year ended June 30, 1998, and have issued our report thereon dated October 29, 1998. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Governmental 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 Town of Homer, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing a opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Governmental Auditing Standards*, or the Louisiana Governmental Audit Guide.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the Town of Homer, 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  
October 29, 1998

HOUSING AUTHORITY OF THE TOWN OF HOMER  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 1998

Prior Audit Findings and Questioned Cost

**1997 - Finding No. 1: Uncollateralized Deposits Above FDIC Limits**

Condition: There was a deficiency in collateralization of Bank One for years ended 06/30/96 and 06/30/97.

Recommendation: The auditor recommended that the PHA request the financial institution to provide the required collateral.

Current Status: The PHA has not had in excess of \$ 100,000 at Bank One for some time. The PHA has a depository agreement with Bank One. I explained the necessity of excess collateralization and the monitoring of such with the Executive Director.

**1997 - Finding No. 2: Tenant Files**

Condition: Several deficiencies were noted in the review of tenant files.

Recommendation: The auditor recommended a review of tenant files to eliminate the deficiencies.

Current Status: We noted no discrepancies in our review of tenant files. The PHA is currently using a "Checklist of Procedures" for tenant files that must be signed off. This seems to be helping performance.

**1997 - Finding No. 3: Budget Overruns in Controlled Account(s)**

The PHA had no budget overruns in the current audit.

**1997 - Finding No. 4: PHMAP Assessment Factors**

Condition: The prior auditor's review of HUD-50072 PHMAP Certification revealed discrepancies between amount per audit versus books for Indicators 3 and 6.

Recommendation: The auditor made no recommendation.

Current Status: No discrepancies exist in the current audit for PHMAP factors.

Current Audit Findings

Questioned  
Cost

None.