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NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

**FINANCIAL STATEMENTS AND
AUDITOR'S REPORT**

DECEMBER 30, 2003

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the 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 9-8-04

CASCIO, DAVIS & SCHMIDT, LLP
Certified Public Accountants

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

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CD&S**CASCIO, DAVIS & SCHMIDT, LLP****CERTIFIED PUBLIC ACCOUNTANTS**

FRANCIS J. CASCIO, CPA
JAN E. DAVIS, CPA
STEVEN A. SCHMIDT, CPA

MEMBERS
AMERICAN INSTITUTE OF CERTIFIED
PUBLIC ACCOUNTANTS
SOCIETY OF LOUISIANA CERTIFIED
PUBLIC ACCOUNTANTS

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors
New Orleans Affordable Homeownership, Inc.

We have audited the accompanying statement of financial position of New Orleans Affordable Homeownership, Inc. (a non-profit corporation) as of December 31, 2003, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from the corporation's 2002 financial statements and, in our report dated May 13, 2003, we expressed an unqualified opinion on these financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of New Orleans Affordable Homeownership, Inc. as of December 31, 2003, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated May 24, 2004, on our consideration of New Orleans Affordable Homeownership, Inc.'s internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of our audit.

Our audit was performed for the purpose of forming an opinion on the basic financial statements of New Orleans Affordable Homeownership, Inc. taken as a whole. The supplemental schedules listed in the table of contents are presented for the purpose of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Cassio, Davis & Schmidt, LLP.

Metairie, Louisiana
May 24, 2004

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

STATEMENT OF FINANCIAL POSITION

December 31, 2003

		TOTAL MEMORANDUM ONLY <u>DECEMBER 31, 2002</u>
ASSETS		
Cash	\$ 8,821	\$ 31,234
Receivables		
Grants (Notes A4 and B)	413,864	122,883
Other	-	13,585
Notes receivable (Notes C and D)	1,045,841	1,152,959
Less allowance for doubtful accounts	(369,197)	(390,328)
Real Estate Held for Resale (Notes A7 and E)	281,859	383,451
Property and equipment-at cost (Note A8)		
Building	157,329	76,500
Land	9,500	9,500
Less accumulated depreciation	<u>-</u>	<u>-</u>
	<u>166,829</u>	<u>86,000</u>
Total assets	\$ <u>1,548,017</u>	\$ <u>1,399,784</u>
LIABILITIES		
Accounts payable and accrued liabilities	244,546	\$ 182,562
Due to City of New Orleans	<u>410,874</u>	<u>505,112</u>
Total liabilities	655,420	687,674
NET ASSETS		
Unrestricted	371,556	290,727
Temporarily restricted	<u>521,041</u>	<u>421,383</u>
Total net assets	<u>892,597</u>	<u>712,110</u>
Total liabilities and net assets	\$ <u>1,548,017</u>	\$ <u>1,399,784</u>

The accompanying notes are an integral part of this financial statement.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

STATEMENT OF ACTIVITIES

Year Ended December 31, 2003

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total Memorandum Only</u>	
			<u>December 31, 2003</u>	<u>December 31, 2002</u>
Revenues				
Government Grants	\$ -	\$ 1,754,561	\$ 1,754,561	\$ 4,236,137
Real estate sales	267,531	-	267,531	154,965
Other	15,308	-	15,308	33,533
Net assets released from restrictions	<u>1,654,903</u>	<u>(1,654,903)</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>1,937,742</u>	<u>99,658</u>	<u>2,037,400</u>	<u>4,424,635</u>
Expenses				
Salaries	222,300		222,300	218,772
Fringe benefits	32,552		32,552	33,750
Travel	8,687		8,687	3,415
Operating supplies	7,321		7,321	9,931
Insurance	20,630		20,630	28,412
Professional services	71,430		71,430	132,664
Operating services	14,202		14,202	13,135
Training	12,795		12,795	7,163
Equipment expense	20,212		20,212	37,687
Property acquisitions	-		-	94,368
Construction costs	299,215		299,215	646,362
Painting costs	299,516		299,516	549,949
Roofing costs	432,445		432,445	719,822
Soft Second Costs	412,920		412,920	1,912,979
Other costs	<u>2,688</u>		<u>2,688</u>	<u>14,217</u>
Total Expenses	<u>1,856,913</u>	<u>-</u>	<u>1,856,913</u>	<u>4,422,626</u>
 Increase (decrease) in net assets	 80,829	 99,658	 180,487	 2,009
Net assets, beginning of year	<u>290,727</u>	<u>421,383</u>	<u>712,110</u>	<u>710,101</u>
Net assets, end of year	<u>\$ 371,556</u>	<u>\$ 521,041</u>	<u>\$ 892,597</u>	<u>\$ 712,110</u>

The accompanying notes are an integral part of this financial statement.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

STATEMENT OF CASH FLOWS

Year Ended December 31, 2003

Cash Flows From Operating Activities:

Increase in Net Assets		\$ 180,487
Adjustments to reconcile increase in net assets to net cash used in operating activities:		
Decrease in Notes Receivable, net of allowance	\$ 85,987	
Increase in Grants Receivable	(290,981)	
Decrease in Other Receivables	13,585	
Increase in Accounts Payable & Accrued Liabilities	61,984	
Decrease in Due to City of New Orleans	(94,238)	(223,663)
Net Cash used in operating activities		(43,176)

Cash Flows From Investing Activities:

Purchases of Real Estate Held for Resale	(177,738)	
Sale of Real Estate Held for Resale	279,330	
Capitalization of Construction Costs - building	(80,829)	<u>20,763</u>
Net Cash provided by Investing Activities		20,763

Cash Flows From Financing Activities

Net decrease in cash and cash equivalents		(22,413)
Cash and Cash Equivalents, Beginning of Year		<u>31,234</u>
Cash and Cash Equivalents, End of Year		\$ <u>8,821</u>

The accompanying notes are an integral part of this financial statement.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

NOTES TO FINANCIAL STATEMENTS

December 31, 2003

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows:

1. *Nature of Activities*

New Orleans Affordable Homeownership, Inc., is a non-profit corporation organized under the laws of the State of Louisiana. The corporation is organized to provide home ownership opportunities to low and moderate persons who otherwise could not afford to buy a home; increase the number of safe, decent and sanitary housing units in the City of New Orleans; create meaningful activities for youths at risk; and in general, improve the quality of life, housing conditions and work opportunities for residents of the City of New Orleans.

The corporation is supported primarily through government grants. Accordingly, 96% of the corporation's support for the year ended December 31, 2003 came from government grants.

2. *Financial Statement Presentation*

The corporation's financial statements are presented in accordance with requirements established by the Financial Accounting Standards Board (FASB) as set forth in the Statement of Financial Accounting Standards No. 117, "Financial Statements of Not-for-Profit Organizations". Accordingly, the net assets of the corporation are classified to present the following classes: (a) unrestricted net assets, (b) temporarily restricted net assets, and (c) permanently restricted net assets. There were no permanently restricted net assets.

Net assets of the restricted class are created only by donor-imposed restrictions on their use. All other net assets, including board-designated or appropriated amounts, are legally unrestricted, and are reported as part of the unrestricted class.

3. *Revenue Recognition*

Contributed support is reported as unrestricted or restricted depending on the existence of donor stipulations that limit the use of the support. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activity as "net assets released from restrictions".

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

NOTES TO FINANCIAL STATEMENTS - Continued

December 31, 2003

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

3. Revenue Recognition - Continued

Grant revenue is recognized as it is earned in accordance with approved contracts.

Real estate sales are recognized on the full accrual method and are recognized at the time the sales are completed and all risk and rewards of ownership have been transferred to the buyer.

4. Receivables

The corporation considers accounts receivable to be fully collectible since the balance consists of payments due under governmental contracts. If amounts due become uncollectible, they will be charged to operations when that determination is made.

5. Loans

Loans are stated at the amount of unpaid principal, reduced by an allowance for loan losses. Interest on loans is calculated by using the simple interest method on daily balances of the principal amount outstanding.

Management reviews the Organization's loan portfolio to determine the existence of and extent of which notes are subject to special consideration as to any doubt regarding their collectibility. All nonaccrual loans are considered to be impaired to accordance with SFAS No. 114, "Accounting by Creditors for Impairment of a Loan." When, in management's judgment, a loan is determined to be of doubtful collectibility, the loan is charged to the Reserve for Loan Losses, subject to approval from the funding source, if applicable.

Accrual of interest is discontinued on a loan when management believes, after considering economic and business conditions and collection efforts, that the borrowers' financial condition is such that collection of interest is doubtful.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

NOTES TO FINANCIAL STATEMENTS - Continued

December 31, 2003

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

6. Provision and Reserve for Loan Losses

The reserve for possible loan losses is maintained to provide for possible losses inherent in the loan portfolio. On January 1, 1995, the corporation adopted SFAS No. 114, as amended by SFAS No 118 "Accounting by Creditors for Impairment of a Loan - Income Recognition and Disclosures." In accordance with SFAS No. 114, the reserve for possible loan losses related to loans that are identified as impaired is based upon discounted cash flows using the loan's initial effective interest rate or the fair value of the collateral.

Management determines the appropriate level of reserve to be maintained based on an analysis of the portfolio and evaluation of economic factors. The provision for loan losses is recognized by a reduction of monies due to the funding source depending on the source of the loan proceeds. However, because such factors as loan growth, the future collectibility of loans, and the amounts and timing of future cash flows expected to be received on impaired loans are uncertain, the level of future provisions generally cannot be predicted.

7. Real Estate Held for Resale

Real Estate Held for Resale is carried at cost, not to exceed estimates of net realizable value determined on an individual project basis. The real estate has been acquired to be rehabilitated in accordance with government contracts and sold to qualified program participants.

8. Property and Equipment

New Orleans Affordable Homeownership, Inc. records property acquisitions at costs. Donated assets are recorded at their estimated fair values at date of donation. Such donations are reported as unrestricted contributions unless the donor has restricted the donated assets to a specific purpose. Assets donated with explicit restrictions regarding their use are reported as restricted contributions. The Organization reports expirations of donor restrictions when the donated assets are placed in service as instructed by the donor. Depreciation is computed on a straight-line basis over the estimated useful lives of the assets.

The building presented in balance sheet was not utilized as of December 31, 2003, accordingly, no depreciation was recorded for the year 2003.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

NOTES TO FINANCIAL STATEMENTS - Continued

December 31, 2003

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

8. Property and Equipment - Continued

Maintenance and repairs are charged to expense as incurred: major renewals and betterments, and equipment, are capitalized when the acquisition cost exceeds \$5,000. When items of property are sold or retired, the related cost and accumulated depreciation are removed from the accounts and a gain or loss is included in Changes in Net Assets.

9. Advertising

The Organization uses advertising to raise public awareness of the various services offered to qualified participants. The cost of advertising is expensed when incurred. Advertising costs totaled \$8,051 during the year.

10. Cash equivalents

For purposes of the statement of cash flows, the corporation considers all investments with original maturities of three months or less to be cash equivalents.

11. Estimates

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 these estimates.

12. Fair values of Financial Instruments

Cash and cash equivalents, notes, grants and other receivables carrying amounts reported in the statement of financial position approximate fair values because of the short maturities of those investments.

13. Total Memorandum Only

Total columns are captioned "Memorandum Only" to indicate that they are presented only to assist with financial analysis. Data in these columns do not present financial position or changes in net assets in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

NOTES TO FINANCIAL STATEMENTS - Continued

December 31, 2003

NOTE B - GRANTS RECEIVABLE

Grants receivable at December 31, 2003 consist of the following:

City of New Orleans Division of Housing and Neighborhood Development	<u>\$ 413,864</u>
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NOTE C - NOTES RECEIVABLE

Notes receivable consist of mortgage loans to qualified program participants. The loans are serviced by the Finance Authority of New Orleans.

NOTE D - RESERVE FOR LOAN LOSSES

A summary of the activity in the Reserve for Loan Losses for the year ended December 31, 2003 follows:

Balance at beginning of year	\$ 390,328
Reduction of reserve as a charge to Due from Funding Source	<u>(21,131)</u>
Balance at end of year	<u>\$ 369,197</u>

NOTE E - REAL ESTATE HELD FOR SALE

The Organization purchases and renovates blighted property with funds from the Mayor's Challenge Grant. The properties are later sold to qualified participants that are approved by the City of New Orleans' Department of Neighborhood and Housing Development. All costs associated with the purchase and renovation of such properties are capitalized until the properties are sold to participants. Properties held for resale are classified as Temporarily Restricted Net Assets until donor restrictions are satisfied by the Organization.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

NOTES TO FINANCIAL STATEMENTS - Continued

December 31, 2003

NOTE F - INCOME TAXES

The New Orleans Affordable Homeownership, Inc. is exempt from corporate income taxes under Section 501(c)(3) of the Internal Revenue Code.

NOTE G - BOARD OF DIRECTORS COMPENSATION

The board of directors is a voluntary board; therefore, no compensation was paid to any board member during the year ended December 31, 2003.

NOTE H - SIGNIFICANT CONCENTRATION

The Organization receives a majority of its revenue from funds provided through grants administered by the City of New Orleans. The grant amounts are appropriated each year by the federal and local governments. If significant budget cuts are made at the federal and/or local level, the amount of the funds the Organization receives could be reduced significantly and have an adverse impact on its operations. Management is not aware of any actions that will adversely affect the amount of funds the Organization will receive in the next fiscal year.

SUPPLEMENTAL INFORMATION

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.
COMBINED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

Year ended December 31, 2003

	<u>Project Nu - Coat Paint</u>	<u>Project Nu - Roof</u>	<u>Soft Second Program</u>	<u>Mayor's Challenge</u>
Revenue				
Government grants	\$ 398,054	\$ 490,677	\$ 412,920	\$ 217,020
Real estate sales				267,531
Other				<u>484,551</u>
Total Revenues	<u>398,054</u>	<u>490,677</u>	<u>412,920</u>	
Expenses				
Salaries	79,216	73,565		57,280
Fringe benefits	7,750	7,999		6,262
Travel	300	313		489
Operating supplies		2,488		
Insurance				12,212
Professional services	9,500	6,000		2,800
Operating services	1,772	2,522		6,635
Training				
Equipment expense				
Property acquisitions				299,215
Construction costs				
Painting costs	299,516			
Roofing costs		397,790		
Soft Second Costs			412,920	
Other costs				<u>384,893</u>
Total Expenses	<u>398,054</u>	<u>490,677</u>	<u>412,920</u>	
Increase (decrease) in net assets	-	-	-	99,658
Capitalization of building costs	-	-	-	-
Net assets, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>421,383</u>
Net assets, end of year	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>521,041</u>

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

COMBINED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS - Continued

Year ended December 31, 2003

	<u>Home Program</u>	<u>General</u>	<u>Total</u>
Revenue			
Government grants	\$ 80,829	\$ 155,061	\$ 1,754,561
Real estate sales			267,531
Other		<u>15,308</u>	<u>15,308</u>
Total Revenues	<u>80,829</u>	<u>170,369</u>	<u>2,037,400</u>
Expenses			
Salaries		12,239	222,300
Fringe benefits		10,541	32,552
Travel		7,585	8,687
Operating supplies		4,833	7,321
Insurance		8,418	20,630
Professional services		53,130	71,430
Operating services		3,273	14,202
Training		12,795	12,795
Equipment expense		20,212	20,212
Property acquisitions			-
Construction costs			299,215
Painting costs			299,516
Roofing costs		34,655	432,445
Soft Second Costs			412,920
Other costs		<u>2,688</u>	<u>2,688</u>
Total Expenses	<u>-</u>	<u>170,369</u>	<u>1,856,913</u>
Increase (decrease) in net assets	80,829	-	180,487
Capitalization of building costs	(80,829)	80,829	-
Net assets, beginning of year	<u>-</u>	<u>290,727</u>	<u>712,110</u>
Net assets, end of year	<u>\$ -</u>	<u>\$ 371,556</u>	<u>\$ 892,597</u>

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended December 31, 2003

<u>PROGRAM TITLE</u>	<u>GRANT PERIOD</u>	<u>FEDERAL CFDA NUMBER</u>	<u>TOTAL FEDERAL EXPENDITURES</u>
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Passed through the City of New Orleans			
Project Nu-Coat	1/1/03-12/31/03	14.218	\$ 398,054
Mayor's Challenge Fund	1/1/03-12/31/03	14.218	384,893
Project Nu-Roof	1/1/03-12/31/03	14.218	490,677
Soft Second Program	1/1/03-12/31/03	14.239	412,920
Home Program	1/1/03-12/31/03	14.239	<u>80,829</u>
Total U. S. Department of Housing and Urban Development			<u>1,767,373</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS			\$ <u>1,767,373</u>

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

A. Presentation of Financial Statements

The accompanying Schedule of Expenditures of Federal Awards has been prepared on the accrual basis of accounting. Grant revenues are recorded, for financial reporting purposes, when New Orleans Affordable Homeownership, Inc. has met the cost of reimbursement of funding qualifications for the respective grants.

FRANCIS J. CASCIO, CPA
JAN E. DAVIS, CPA
STEVEN A. SCHMIDT, CPA

MEMBERS
AMERICAN INSTITUTE OF CERTIFIED
PUBLIC ACCOUNTANTS
SOCIETY OF LOUISIANA CERTIFIED
PUBLIC ACCOUNTANTS

**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors
New Orleans Affordable Homeownership, Inc.

We have audited the financial statements of New Orleans Affordable Homeownership, Inc. (a nonprofit corporation) as of and for the year ended December 31, 2003, and have issued our report thereon dated May 24, 2004. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether New Orleans Affordable Homeownership, Inc.'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 an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered New Orleans Affordable Homeownership, Inc.'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 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 auditing 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 and use of the audit committee, management, Louisiana Legislative Auditor, others within the organization, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Cassio, Davis & Schmidt, R.P.P.

Metairie, Louisiana
May 24, 2004

FRANCIS J. CASCIO, CPA
JAN E. DAVIS, CPA
STEVEN A. SCHMIDT, CPA

MEMBERS
AMERICAN INSTITUTE OF CERTIFIED
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SOCIETY OF LOUISIANA CERTIFIED
PUBLIC ACCOUNTANTS

**REPORT ON COMPLIANCE WITH REQUIREMENTS
APPLICABLE TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER
COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Directors
New Orleans Affordable Homeownership, Inc.

Compliance

We have audited the compliance of New Orleans Affordable Homeownership, Inc. with the types of compliance requirements described in the "U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement" that are applicable to each of its major federal programs for the year ended December 31, 2003. New Orleans Affordable Homeownership, Inc.'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 New Orleans Affordable Homeownership, Inc.'s management. Our responsibility is to express an opinion on New Orleans Affordable Homeownership, Inc.'s compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America, 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." 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 included examining, on a test basis, evidence about New Orleans Affordable Homeownership, Inc.'s compliance with these 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 New Orleans Affordable Homeownership, Inc.'s compliance with those requirements.

In our opinion, New Orleans Affordable Homeownership, Inc. complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2003.

Internal Control Over Compliance

The management of New Orleans Affordable Homeownership, Inc. is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered New Orleans Affordable Homeownership, Inc.'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 weaknesses 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, contacts, 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 and use of the audit committee, management, Louisiana Legislative Auditor, others within the organization and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties. Under Louisiana Revised Statue 24:513, this report is distributed by the Legislative Auditor as a public document.

Cascio, Jarvis & Schmidt, LLP.

Metairie, Louisiana
May 24, 2004

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the year ended December 31, 2003

A. SUMMARY OF THE AUDITOR'S RESULTS

1. An unqualified opinion was issued on the financial statements of the auditee.
2. The statement that reportable conditions in internal control were disclosed by the audit of the financial statements and whether any such conditions were material weaknesses is not applicable.
3. No instances of noncompliance material to the financial statements of New Orleans Affordable Homeownership, Inc. were disclosed during the audit.
4. The statement that reportable conditions in internal control over major programs were disclosed by the audit and whether any such conditions were material weaknesses is not applicable.
5. The Auditor's report on compliance of the major federal award programs for New Orleans Affordable Homeownership, Inc. expresses an unqualified opinion.
6. The audit disclosed no findings which are required to be reported under Section 510(a).
7. The major programs for the year ended December 31, 2003 were:

Soft Second	CFDA No. 14.239
Project Nu-Living	CFDA No. 14.239
Mayor's Challenge Fund	CFDA No. 14.218
Project Nu-Coat	CFDA No. 14.218
Project Nu-Roof	CFDA No. 14.218
8. The threshold for distinguishing Type A and Type B programs was \$300,000.
9. The auditee did not qualify as a low-risk auditee.

NEW ORLEANS AFFORDABLE HOMEOWNERSHIP, INC.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CONTINUED

For the year ended December 31, 2003

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

There were no findings related to the financial statements for the year ended December 31, 2003.

**C. FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAM
AUDIT**

There were no items identified in the course of our testing during the current year required to be reported.

D. STATUS OF PRIOR YEAR FINDINGS

The status of the prior year audit finding is as follows:

	<u>Resolved</u>	<u>Unresolved</u>
2002-1 Real estate held for resale	X	