

RECEIVED
04 DEC -

**Housing Authority
Of
Town of Marksville, Louisiana**

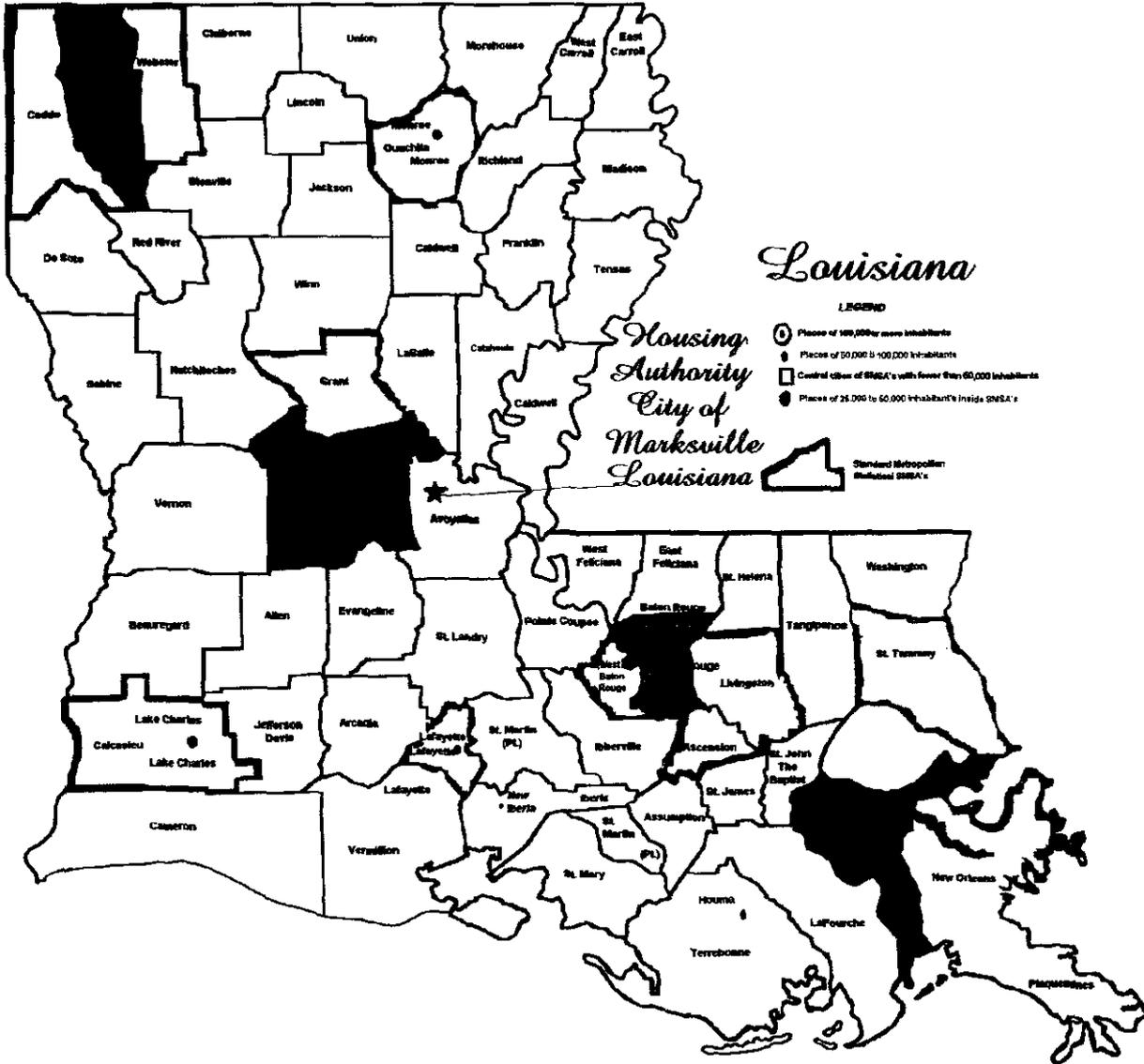
**Financial Statements and
Supplemental Financial Information**

June 30, 2004

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 12-15-04

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



Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low income housing programs in the United States. Accordingly, HUD has contracted with the entity to administer certain HUD funds. The entity is a public corporation, legally separate, fiscally independent and governed by Board of Commissioners.

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

**Table of Contents
June 30, 2004**

	<u>Page No.</u>
Management's Discussion and Analysis-----	1-2
Independent Auditor's Report On Basic Financial Statements-----	3-4
<u>Basic Financial Statements</u>	
Combined Statement of Net Assets-----	6
Combined Statement of Revenues, Expenses, and Changes In Net Assets – Proprietary Funds-----	7
Combined Statement of Cash Flows-----	8
Notes to the Financial Statements-----	9-15
<u>Other Supplemental Statements</u>	
Combining Statement of Net Assets-----	16-17
Combining Statement of Revenues, Expenses, and Changes in Net Assets – Proprietary Funds-----	18-19
Combining Statement of Cash Flows -----	20-21
<u>Other Supplemental Schedules</u>	
Report on Compliance With Requirements Applicable to Each Major Program and Internal Control Over Compliance in Accordance with OMB Circular A-133-----	23-24
Schedule of Expenditures of Federal Awards-----	25
<u>Other Reports</u>	
Independent Auditor's Report on Compliance and Internal Control Over Financial Reporting Based on an Audit of the Basic Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> -----	27-28
Schedule of Findings and Questioned Cost-----	29-30
Status of Prior Year Findings-----	31
Management Letter Comments-----	32

Housing Authority of Marksville

P.O. Box 69
Marksville, LA 71351
Tel: (318) 253-9256
Fax: (318) 253-9610

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Marksville Housing Authority's annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal year ended June, 30, 2004. Please read it in conjunction with the Independent Auditor's Report on page 3-4 and the Authority's financial statements on page 6, 7, 8, 17, 18, 19, 20, and 21.

FINANCIAL HIGHLIGHTS:

- The Authority's total combined capital assets (net of accumulated depreciation of \$6,129,907) were \$1,904,422 while the total net assets were \$2,197,763 at June 30, 2004. Bonds and notes of the Authority are payable by HUD and secured by annual contributions. The bonds and notes do not constitute a debt by the Authority and accordingly, have not been reported in the accompanying financial statements. This debt has been reclassified to HUD equity.
- During the year, the Authority has a combined loss before capital contributions and prior period adjustments of \$(26,442). After capital contributions and prior period adjustments there was a net change in assets of (\$15,973).
- In the Authority's business- type activities, expenses increased \$82,600. This rise in expenses was due in part by an increase in administration expense of \$18,014, an increase in maintenance labor of \$20,458, and an increase in depreciation of \$18,051. The Authority had a loss of \$(26,442) after operating revenues of \$218,832 and other revenues of \$640,008 in comparison to a \$226,488 gain in the prior year. This was due to a decrease in capital contributions and HUD operating grants of \$185,781. The Authority had total expenses of \$887,783; of this amount \$507,705 was operating expenses while \$380,078 was depreciation expense, which is a non-cash transaction.
- The total cash flow of the Authority's programs had a decrease in cash of \$(120,763) in comparison to a \$56,074 increase for the year-end June 30, 2003.
- This is the first year for the PHA to implement the "GASB 34" reporting model.
- Comparative analysis will be available in future years when prior information becomes available.

OVERVIEW OF THE FINANCIAL STATEMENTS:

This annual report consists of three parts – management's discussion and analysis, the basic financial statements, and required supplementary information. The basic financial statements include one kind of statement listed below.

- Proprietary fund statements offer short and long-term financial information about the activities the government manages like a business. These services for which the authority charges tenants a fee are reported in this section.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

The Authority has the following type of fund:

- Proprietary Funds

CONTACTING THE AUTHORITY'S FINANCIAL MANGEMENT:

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have questions about this report or need additional information, contact Jane Lemoine, executive director of the Housing Authority of Marksville, P.O. Box 69, Marksville, LA 71351, at (318) 253-9256.

JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

INDEPENDENT AUDITOR'S REPORT ON
BASIC FINANCIAL STATEMENTS

Housing Authority of the
Town of Marksville
Marksville, Louisiana

I have audited the accompanying financial statements of the business-type activities of the Housing Authority of Marksville, Louisiana as of and for the year ended June 30, 2004, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of Marksville, Louisiana's, management. My responsibility is to express opinions on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I 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. I believe that my audit provides a reasonable basis for my opinion.

In accordance with Government Auditing Standards, we have also issued our report dated October 31, 2004, on our consideration of the Housing Authority of Marksville, Louisiana internal control over financial reporting and on our test 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.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund information of the Housing Authority of Marksville, Louisiana, as of June 30, 2004, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Authority has implemented a new financial reporting model, as required by the provisions of GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, as of June 30, 2004.

The management's discussion and analysis is not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not audit the information and express no opinion on it.

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

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of Marksville, Louisiana, basic financial statements. 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 also not a required part of the basic financial statements of the Housing Authority of Marksville, Louisiana. The schedule of expenditures of federal awards have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

John R. Vercher

Jena, Louisiana
October 31, 2004

Basic Financial Statements

**Housing Authority of the Town of Marksville
Marksville, Louisiana
Combined Statement of Net Assets
June 30, 2004
FW - 438**

	Enterprise Funds
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 123,148
Investments	149,010
Receivables (net of allowances for uncollectables)	1,742
Inventory	3,014
Prepaid items	38,938
Due from CFP	33,736
Due from HUD	33,736
Total Current Assets	\$ 383,324
Non-Current Assets:	
Capital assets (net of accumulated depreciation)	\$ 1,904,422
Total Non-Current Assets	\$ 1,904,422
TOTAL ASSETS	\$ 2,287,746
LIABILITIES	
Current Liabilities	
Compensated absences	\$ 7,432
Accrued pilot	19,273
Vendors/Contractors payable	483
Due to low rent	33,736
Total Current Liabilities	\$ 60,924
Non-Current Liabilities	
Compensated Absences	\$ 17,359
Tenant security deposits	11,700
Total Non-Current Liabilities	\$ 29,059
NET ASSETS	
Invested in capital assets, net of related debt	\$ 1,904,422
Unrestricted	293,341
TOTAL NET ASSETS	\$ 2,197,763

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Marksville
Marksville, Louisiana
Combined Statement of Revenues, Expenses, and Changes In
Net Assets – Proprietary Funds
Year Ended June 30, 2004**

FW – 2265

		Enterprise Fund
Operating Revenues:		
Tenant Revenue	\$	203,634
Other Revenue		15,198
Total Operating Revenue	\$	<u>218,832</u>
Operating Expenses		
<i>Administration:</i>		
Administrative Salaries	\$	84,909
EBC Administrative		36,004
Audit / Accounting Fees		10,880
Compensated Absences		2,990
Other Operating - Administrative		59,465
<i>Cost of Sales & Service:</i>		
Tenant Services – Other		516
Water		284
Electricity		8,490
Other Utilities		379
Ordinary Maintenance – Labor		117,344
Materials		41,205
Contract Cost		21,195
EBC Maintenance		43,750
Insurance		52,114
Payment in Lieu of Taxes		19,273
Collection Loss		6,406
<i>Depreciation</i>		380,078
Total Operating Expenses	\$	<u>885,282</u>
Operating Income (Loss)	\$	<u>(666,450)</u>
Nonoperating Revenue (Expense)		
HUD PHA Operating Grant	\$	304,421
Federal Grants		335,881
Interest Earnings		2,207
Extra ordinary maintenance		(2,501)
Total Nonoperating Revenue (Expenses)	\$	<u>640,008</u>
Income (Loss) Before Contributions, Transfers and Prior Period Adjustments	\$	<u>(26,442)</u>
Transfers In/(Out)	\$	-0-
Prior Period Adjustments		10,469
Change in Net Assets	\$	(15,973)
Total Net Assets – Beginning		2,213,736
Total Net Assets - Ending	\$	<u>2,197,763</u>

The accompanying notes are an integral part of this statement.

Housing Authority of the Town of Marksville
Marksville, Louisiana
Combining Statement of Cash Flows
Year Ended June 30, 2004
FW - 438

	Enterprise Fund
Cash Flows From Operating Activities	
Receipts from customers and users	\$ 221,418
Payments to suppliers	(298,157)
Payments to employees	(199,263)
Payment in lieu of taxes	(17,559)
Net Cash Provided by Operating Activities	\$ (293,561)
Cash Flows From NonCapital Financing Activities	
Subsidy from federal grants	\$ 640,302
Due from CFP	(13,256)
Extra Ordinary Maintenance	(2,501)
Other	215
Net Cash Provided (used) by NonCapital Financing Activities	\$ 624,760
Cash Flows From Capital and Related Financing Activities	
Acquisition and construction of capital assets	(335,881)
Transfer In/(Out)	30,722
Net Cash Provided (used) by Capital and Related Financing Activities	\$ (305,159)
Cash Flows From Investing Activities	
Investments	\$ (149,010)
Interest and dividends received	2,207
Net Cash Provided (used) by Investing Activities	\$ (146,803)
Net Decrease in Cash	\$ (120,763)
Cash, Beginning of Year	243,911
Cash, End of Year	\$ 123,148
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities	
Operating Income (Loss)	\$ (697,172)
Depreciation Expense	\$ 380,078
(Increase) decrease in accounts receivable	1,761
(Increase) decrease in inventories	(589)
(Increase) decrease in prepaids & other deferred charges	1,714
Increase (decrease) in customer deposits	16,975
Increase (decrease) in accrued pilot	825
Increase (decrease) in accounts payable	(143)
Increase (decrease) in compensated absences	2,990
Total Adjustments	\$ 403,611
Net Cash Provided by Operating Activities	\$ (293,561)
Listing of Noncash Investing, Capital, and Financial Activities	
Contributions of capital assets from government	\$ -0-

The accompanying notes are an integral part of this statement.

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

Notes to the Financial Statements

INTRODUCTION

The Housing Authority of Marksville is an apartment complex for persons of low income located in Marksville, Louisiana. The Authority is chartered as a public corporation for the purpose of administering decent, safe and sanitary dwelling for persons of low-income.

Legal title to the Authority is held by the Housing Authority of the Town of Marksville, Louisiana, a non-profit corporation. The Authority is engaged in the acquisition, modernization, and administration of low-rent housing. The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of Marksville, Louisiana. Each member serves a four-year term and receives no compensation for their services. 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 for eligible individuals.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-income housing programs in the United States. Accordingly, HUD has entered into a contract with the entity to make annual contributions (subsidies) for the purpose of funding its programs for low-income families.

1. SUMMARY OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

A. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the activities of the primary government and its component units. For the most part, the effect of the Interfund activity has been removed from these statements. The housing authority uses enterprise funds to account for its activities.

Separate financial statements are provided for the proprietary funds.

B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The housing authority reports the following major proprietary funds:

- The Low Rent Fund is the housing authority's primary operating fund. It accounts for all financial resources of the housing authority, except those required to be accounted for in another fund.
- The CFP Fund is the housing authority's grant operating fund. It accounts for all financial resources of the capital fund projects.

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

Notes to the Financial Statements - (Continued)

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to their same limitation. The housing authority has elected not to follow subsequent private-sector guidance.

As a general rule, the effect of Interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the governments enterprise operations. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Operating revenues and expenses have been reported separately from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The primary operating revenue of the housing authority is derived from tenant revenue. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the housing authority's policy to use restricted resources first, then unrestricted resources as they are needed.

C. Deposits and Investments

The housing authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State law and the housing authority's investment policy allow the housing authority to invest in collateralized certificated of deposits, government backed securities, commercial paper, the state sponsored investment pool, and mutual funds consisting solely of government backed securities.

Investments (bank certificate of deposits in excess of 90 days) for the housing authority are reported at fair value.

D. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year referred to as either "due to/from other funds" (i.e., the current portion of Interfund loans) or "advances to/from other funds" (i.e., the non-current portion of Interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Advances between funds, as reported in the accompanying financial statements, are offset by a restriction on net assets. All trade and other receivables are shown net of an allowance for uncollectibles.

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

Notes to the Financial Statements - (Continued)

E. Inventories and Prepaid Items

All inventories are valued at cost using the first-in/first out method. Inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

F. Capital Assets

Capital Assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable columns in the government-wide financial statements. Capital assets are capitalized at historical cost. The housing maintains a threshold level of \$500 or more for capitalizing capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. The total interest expense included during the current fiscal year was \$-0-. Of this amount, \$-0- was included as part of the cost of capital assets under construction in connection with construction projects.

All Capital Assets, other than land, are depreciated using the straight-line method over the following useful lives:

<u>Description</u>	<u>Estimated Lives</u>	
Land improvements	20	years
Buildings and building improvements	20	years
Furniture and fixtures	5	years
Vehicles	5	years
Equipment	5	years

G. Compensated Absences

The housing authority has the following policy relating to vacation and sick leave:

The Authority follows the civil service guidelines for vacation and sick leave. Employee's time is accumulated in accordance to hours worked per month. At year-end, time not used is accumulated.

At June 30, 2004, employees of the PHA have accumulated and vested \$24,791 of employee leave benefits, computed in accordance with GASB Codification Section C60. The balance of accrued compensated absences at June 30, 2004 was \$7,432 recorded as current obligation and \$17,359 recorded as non-current obligation.

H. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

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

Notes to the Financial Statements - (Continued)

I. Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events within the control of the housing authority, which are either unusual in nature or infrequent in occurrence.

J. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenditures, and expenses during the reporting period. Actual results could differ from those estimates.

2. CASH AND INVESTMENTS (CD'S IN EXCESS OF 90 DAYS)

At June 30, 2004, the housing authority has cash and investments (book balances) totaling \$272,158 as follows:

Demand deposits	\$ 123,148
Time deposits	149,010
Total	<u>\$ 272,158</u>

These deposits are stated at cost, which approximated market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

At June 30, 2004, the housing authority has \$278,778 in deposits (collected bank balances). These deposits are secured from risk by \$203,863 of federal deposit insurance and \$112,693 of pledged securities held by the custodial bank in the name of the fiscal agent bank.

Investments are categorized into these three categories of credit risk:

1. Insured or registered, or securities held by the housing authority or its agent in the housing authority's name.
2. Uninsured and unregistered, with securities held by the counter party's trust department or agent in the housing authority's name.
3. Uninsured and unregistered, with securities held by the counter party, or by its trust department or agent but not in the housing authority's name.

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

Notes to the Financial Statements - (Continued)

At fiscal year-end, the housing authority's investment balances were as follows:

Money Market Securities \$ 274,915

Type of Investment	Category			Fair Market Value
	1	2	3	
FDIC	\$ 203,863	\$ -0-	\$ -0-	\$ 203,863
FHLMC Note	-0-	192,693	-0-	192,693
	\$ 203,863	\$ 192,693	\$ -0-	\$ 396,556

3. RECEIVABLES

The receivables (net of allowance for doubtful accounts) were \$1,742 as of June 30, 2004:

4. CAPITAL ASSETS

Capital assets and depreciation activity as of and for the year ended June 30, 2004, for the primary government is as follows:

	Beginning of Period	Additions	Deletions Transfers	End of Period
<u>Low Rent</u>				
Business-type activities:				
Capital assets, not being depreciated				
Land	\$ 183,808	\$ -0-	\$ -0-	\$ 183,808
Total capital assets, not being depreciated	\$ 183,808	\$ -0-	\$ -0-	\$ 183,808
<i>Capital assets being depreciated</i>				
Leasehold Improvements	1,040,530	-0-	-0-	1,040,530
Buildings	5,911,680	-0-	-0-	5,911,680
Furniture & equipment, etc.	36,725	-0-	-0-	36,725
Total capital assets being depreciated	\$ 6,988,935	\$ -0-	\$ -0-	\$ 6,988,935
Less accumulated depreciation:	5,749,828	380,079	-0-	\$ (6,129,907)
Total business-type assets being depreciated, net	\$ 1,239,107	\$ (380,079)	\$ -0-	\$ 859,028
<u>CFP</u>				
Construction in Progress	\$ 525,706	\$ 335,881	\$ -0-	\$ 861,587

Depreciation expense of \$380,079 for the year ended June 30, 2004 was charged to the following functions:

Leasehold Improvements	\$ 29,411
Buildings	343,402
Furniture & Equipment	7,266
Total Depreciation Expense	\$ 380,079

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

Notes to the Financial Statements - (Continued)

5. RETIREMENT PLANS

The Authority provides a simplified employer pension (SEP) to its employees. The Authority pays 8% of the employee's salary into the fund each year. Total cost to the PHA for the year was \$16,180.

6. ACCOUNTS, SALARIES AND OTHER PAYABLES

The payables of \$19,756 at June 30, 2004 are as follows:

Accrued Pilot	\$	19,273
Vendors/Contractors Payable		483
Total	\$	<u>19,756</u>

7. LONG-TERM OBLIGATIONS

To provide for the development and modernization of low-rent housing units, the PHA issued New Housing Authority Bonds and Permanent Notes-FFB. These bonds and notes are payable by HUD and secured by annual contributions. The bonds and notes do not constitute a debt by the Authority, and accordingly, have not been reported in the accompanying financial statements. This debt has been reclassified to HUD equity.

8. CONTINGENT LIABILITIES

At June 30, 2004, the housing authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the housing authority in the current and prior years. These examinations may result in required refunds by the housing authority to federal grantors and/or program beneficiaries.

9. DUE FROM/TO OTHER FUNDS

		<u>Low Rent</u>		<u>CFP</u>
Due From	\$	33,736	\$	-0-
Due To		-0-		33,736
Total	\$	<u>33,736</u>	\$	<u>33,736</u>

Other Supplemental Statements

**Housing Authority of the Town of Marksville
Marksville, Louisiana
Combining Statement of Net Assets
June 30, 2004
FW - 438**

	Enterprise Funds			
	Low Rent	Major Enterprise Funds		2003-501 CFP
		2003-503 CFP	2003-502 CFP	
ASSETS				
Current Assets:				
Cash and cash equivalents	\$ 123,148	\$ -0-	\$ -0-	\$ -0-
Investments	149,010	-0-	-0-	-0-
Receivables (net of allowances for uncollectable)	1,742	-0-	-0-	-0-
Inventory	3,014	-0-	-0-	-0-
Prepaid items	38,938	-0-	-0-	-0-
Due from CFP	33,736	-0-	-0-	-0-
Due from HUD	-0-	3,629	-0-	30,107
Total Current Assets	\$ 349,588	\$ 3,629	\$ -0-	\$ 30,107
Non-Current Assets:				
Capital assets (net of accumulated depreciation)	\$ 1,042,836	\$ 4,542	\$ 11,500	\$ 235,226
Total Non-Current Assets	\$ 1,042,836	\$ 4,542	\$ 11,500	\$ 235,226
TOTAL ASSETS	\$ 1,392,424	\$ 8,171	\$ 11,500	\$ 265,333
LIABILITIES				
Current Liabilities				
Compensated absences	\$ 7,432	\$ -0-	\$ -0-	\$ -0-
Accrued pilot	19,273	-0-	-0-	-0-
Vendors/Contractors Payable	483	-0-	-0-	-0-
Due to low rent	-0-	3,629	-0-	30,107
Total Current Liabilities	\$ 27,188	\$ 3,629	\$ -0-	\$ 30,107
Non-Current Liabilities				
Compensated Absences	\$ 17,359	\$ -0-	\$ -0-	\$ -0-
Tenant security deposits	11,700	-0-	-0-	-0-
Total Non-Current Liabilities	\$ 29,059	\$ -0-	\$ -0-	\$ -0-
NET ASSETS				
Invested in capital assets, net of related debt	\$ 1,042,836	\$ 4,542	\$ 11,500	\$ 235,226
Unrestricted	293,341	-0-	-0-	-0-
TOTAL NET ASSETS	\$ 1,336,177	\$ 4,542	\$ 11,500	\$ 235,226

The accompanying notes are an integral part of this statement.

Enterprise Funds

Major Enterprise Funds

2002 CFP	2001 CFP	Total
\$ -0-	\$ -0-	\$ 123,148
-0-	-0-	149,010
-0-	-0-	1,742
-0-	-0-	3,014
-0-	-0-	38,938
-0-	-0-	33,736
-0-	-0-	33,736
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 383,324</u>
\$ 298,502	\$ 311,816	\$ 1,904,422
<u>298,502</u>	<u>311,816</u>	<u>1,904,422</u>
\$ 298,502	\$ 311,816	\$ 2,287,746
\$ -0-	\$ -0-	\$ 7,432
-0-	-0-	19,273
-0-	-0-	483
-0-	-0-	33,736
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 60,924</u>
\$ -0-	\$ -0-	\$ 17,359
-0-	-0-	11,700
<u>-0-</u>	<u>-0-</u>	<u>29,059</u>
\$ 298,502	\$ 311,816	\$ 1,904,422
<u>-0-</u>	<u>-0-</u>	<u>293,341</u>
\$ 298,502	\$ 311,816	\$ 2,197,763

**Housing Authority of the Town of Marksville
Marksville, Louisiana
Combining Statement of Revenues, Expenses, and Changes In
Net Assets – Proprietary Funds
Year Ended June 30, 2004
FW – 2265**

	<u>Business-Type Activities – Enterprise Funds</u>		
	<u>Other Enterprise Funds</u>	<u>Major Enterprise Funds</u>	
	<u>Low Rent</u>	<u>2003-503 CFP</u>	<u>2003-502 CFP</u>
Operating Revenues:			
Tenant Revenue	\$ 203,634	\$ -0-	\$ -0-
Other Revenue	15,198	-0-	-0-
Total Operating Revenue	<u>\$ 218,832</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Operating Expenses			
<i>Administration:</i>			
Administrative Salaries	\$ 84,909	\$ -0-	\$ -0-
EBC Administrative	36,004	-0-	-0-
Accounting / Auditing	10,880	-0-	-0-
Compensated Absences	2,990	-0-	-0-
Other Operating - Administrative	38,692	5,862	-0-
<i>Cost of Sales & Service</i>			
Tenant Services - Other	516	-0-	-0-
Water	284	-0-	-0-
Electricity	8,490	-0-	-0-
Gas	379	-0-	-0-
Ordinary Maintenance – Labor	117,344	-0-	-0-
Materials	41,205	-0-	-0-
Contract Cost	21,195	-0-	-0-
EBC Maintenance	43,750	-0-	-0-
Insurance	52,114	-0-	-0-
Payment in Lieu of Taxes	19,273	-0-	-0-
Collection Loss	6,406	-0-	-0-
<i>Depreciation</i>	380,078	-0-	-0-
Total Operating Expenses	<u>\$ 864,509</u>	<u>\$ 5,862</u>	<u>\$ -0-</u>
Operating Income (Loss)	<u>\$ (645,677)</u>	<u>\$ (5,862)</u>	<u>\$ -0-</u>
Non-operating Revenue (Expense)			
HUD PHA Operating Grant	\$ 252,926	\$ 5,862	\$ -0-
Federal Grants	-0-	4,542	11,500
Interest Earnings	2,207	-0-	-0-
Extra Ordinary Maintenance	(2,501)	-0-	-0-
Operating Transfer	30,722	-0-	-0-
Total Non-operating Revenue (Expenses)	<u>\$ 283,354</u>	<u>\$ 10,404</u>	<u>\$ 11,500</u>
Income (Loss) Before Contributions, Transfers and Prior Period Adjustments	<u>\$ (362,323)</u>	<u>\$ 4,542</u>	<u>\$ 11,500</u>
Transfers	-0-	-0-	-0-
Prior Period Adjustment	10,469	-0-	-0-
Change in Net Assets	<u>\$ (351,854)</u>	<u>\$ 4,542</u>	<u>\$ 11,500</u>
Total Net Assets – Beginning	1,688,031	-0-	-0-
Total Net Assets - Ending	<u>\$ 1,336,177</u>	<u>\$ 4,542</u>	<u>\$ 11,500</u>

The accompanying notes are an integral part of this statement.

Business-Type Activities - Enterprise Funds

Major Enterprise Funds

2003-501 CFP	2002 CFP	2001 CFP	Total
\$ -0-	\$ -0-	\$ -0-	\$ 203,634
-0-	-0-	-0-	15,198
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 218,832</u>
\$ -0-	\$ -0-	\$ -0-	\$ 84,909
-0-	-0-	-0-	36,004
-0-	-0-	-0-	10,880
-0-	-0-	-0-	2,990
8,362	2,834	3,715	59,465
-0-	-0-	-0-	516
-0-	-0-	-0-	284
-0-	-0-	-0-	8,490
-0-	-0-	-0-	379
-0-	-0-	-0-	117,344
-0-	-0-	-0-	41,205
-0-	-0-	-0-	21,195
-0-	-0-	-0-	43,750
-0-	-0-	-0-	52,114
-0-	-0-	-0-	19,273
-0-	-0-	-0-	6,406
-0-	-0-	-0-	380,078
<u>8,362</u>	<u>2,834</u>	<u>3,715</u>	<u>885,282</u>
<u>\$ (8,362)</u>	<u>(2,834)</u>	<u>\$ (3,715)</u>	<u>\$ (666,450)</u>
\$ 16,830	\$ 25,088	\$ 3,715	\$ 304,421
235,226	62,067	22,546	335,881
-0-	-0-	-0-	2,207
-0-	-0-	-0-	(2,501)
(8,468)	(22,254)	-0-	-0-
<u>\$ 243,588</u>	<u>\$ 64,901</u>	<u>\$ 26,261</u>	<u>\$ 640,008</u>
\$ 235,226	\$ 62,067	\$ 22,546	\$ (26,442)
-0-	-0-	-0-	-0-
-0-	-0-	-0-	10,469
\$ 235,226	\$ 62,067	\$ 22,546	\$ (15,973)
-0-	236,435	289,270	2,213,736
<u>\$ 235,226</u>	<u>\$ 298,502</u>	<u>\$ 311,816</u>	<u>\$ 2,197,763</u>

Housing Authority of the Town of Marksville
Marksville, Louisiana
Combining Statement of Cash Flows
Year Ended June 30, 2004
FW - 438

	Enterprise Funds		
	Low Rent	Major Enterprise Funds	
		2003-503 CFP	2003-502 CFP
Cash Flows From Operating Activities			
Receipts from customers and users	\$ 221,418	\$ -0-	\$ -0-
Payments to suppliers	(246,662)	(5,862)	-0-
Payments to employees	(199,263)	-0-	-0-
Payment in lieu of taxes	(17,559)	-0-	-0-
Net Cash Provided by Operating Activities	<u>\$ (242,066)</u>	<u>\$ (5,862)</u>	<u>\$ -0-</u>
Cash Flows From NonCapital Financing Activities			
Subsidy from federal grants	\$ 252,926	\$ 10,404	\$ 11,500
Due from CFP	(13,256)	-0-	-0-
Extra Ordinary Maintenance	(2,501)	-0-	-0-
Other	-0-	-0-	-0-
Net Cash Provided (used) by NonCapital Financing Activities	<u>\$ 237,169</u>	<u>\$ 10,404</u>	<u>\$ 11,500</u>
Cash Flows From Capital and Related Financing Activities			
Acquisition and construction of capital assets	-0-	(4,542)	(11,500)
Transfer In/(Out)	30,722	-0-	-0-
Net Cash Provided (used) by Capital and Related Financing Activities	<u>\$ 30,722</u>	<u>\$ (4,542)</u>	<u>\$ (11,500)</u>
Cash Flows From Investing Activities			
Investments	\$ (149,010)	\$ -0-	\$ -0-
Interest and dividends received	2,207	-0-	-0-
Net Cash Provided (used) by Investing Activities	<u>\$ (146,803)</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Net Decrease in Cash	<u>\$ (120,763)</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Cash, Beginning of Year	243,911	-0-	-0-
Cash, End of Year	<u>\$ 123,148</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (used) by Operating Activities			
Operating Income (Loss)	\$ (645,677)	\$ (5,862)	\$ -0-
Depreciation Expense	\$ 380,078	\$ -0-	\$ -0-
(Increase) decrease in accounts receivable	1,761	-0-	-0-
(Increase) decrease in inventories	(589)	-0-	-0-
(Increase) decrease in prepaids & other deferred changes	1,714	-0-	-0-
Increase (decrease) in customer deposits	16,975	-0-	-0-
Increase (decrease) in accrued pilot	825	-0-	-0-
Increase (decrease) in accounts payable	(143)	-0-	-0-
Increase (decrease) in compensated absences	2,990	-0-	-0-
Total Adjustments	<u>\$ 403,611</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Net Cash Provided by Operating Activities	<u>\$ (242,066)</u>	<u>\$ (5,862)</u>	<u>\$ -0-</u>
Listing of Noncash Investing, Capital, and Financial Activities			
Contributions of capital assets from government	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

The accompanying notes are an integral part of this statement

Enterprise Funds

Major Enterprise Funds

2003-501 CFP	2002 CFP	2001 CFP	Total
\$ -0-	\$ -0-	\$ -0-	\$ 221,418
(16,830)	(25,088)	(3,715)	(298,157)
-0-	-0-	-0-	(199,263)
-0-	-0-	-0-	(17,559)
<u>\$ (16,830)</u>	<u>\$ (25,088)</u>	<u>\$ (3,715)</u>	<u>\$ (293,561)</u>
\$ 252,056	\$ 87,155	\$ 26,261	\$ 640,302
-0-	-0-	-0-	(13,256)
-0-	-0-	-0-	(2,501)
-0-	-0-	-0-	215
<u>\$ 252,056</u>	<u>\$ 87,155</u>	<u>\$ 26,261</u>	<u>\$ 624,760</u>
\$ -0-	\$ -0-	\$ -0-	\$ (335,881)
(235,226)	(62,067)	(22,546)	30,722
<u>\$ (235,226)</u>	<u>\$ (62,067)</u>	<u>\$ (22,546)</u>	<u>\$ (305,159)</u>
\$ -0-	\$ -0-	\$ -0-	\$ (149,010)
-0-	-0-	-0-	2,207
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ (146,803)</u>
\$ -0-	\$ -0-	\$ -0-	\$ (120,763)
-0-	-0-	-0-	243,911
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 123,148</u>
\$ (16,830)	\$ (25,088)	\$ (3,715)	\$ (697,172)
\$ -0-	\$ -0-	\$ -0-	\$ 380,078
-0-	-0-	-0-	1,761
-0-	-0-	-0-	(589)
-0-	-0-	-0-	1,714
-0-	-0-	-0-	16,975
-0-	-0-	-0-	825
-0-	-0-	-0-	(143)
-0-	-0-	-0-	2,990
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 403,611</u>
<u>\$ (16,830)</u>	<u>\$ (25,088)</u>	<u>\$ (3,715)</u>	<u>\$ (293,561)</u>
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

Other Supplemental Schedules

JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

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

To the Housing Authority of Marksville
Marksville, Louisiana

Compliance

I have audited the compliance of the Housing Authority of Marksville, Louisiana, 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 June 30, 2004. The Housing Authority of Marksville, 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 Marksville, Louisiana's management. My responsibility is to express an opinion on the Housing Authority of Marksville, Louisiana's compliance based on my audit.

I conducted my 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 I 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 Marksville, Louisiana's compliance with those requirements and performing such other procedures, as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide legal determination on the Housing Authority of Marksville, Louisiana's compliance with those requirements.

In my opinion, the Housing Authority of Marksville, 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 June 30, 2004.

Internal Control Over Compliance

The management of the Housing Authority of Marksville, Louisiana, 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 the Housing Authority of Marksville, 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 the internal control over compliance in accordance with OMB Circular A-133.

My 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. I noted no matters involving the internal control over compliance and its operation that I consider to be material weaknesses.

This report is intended solely for the information and use of management, the Legislator Auditor, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties; however, this document is public record and its distribution is not limited.

John R. Vercher

October 15, 2004
Jena, Louisiana

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

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2004**

U.S. Department of Housing and Urban Development	Federal CFDA Number	Agency or Pass-Through Number	Federal Disbursements/ Expenditures
<i>Low Income Housing Operating Subsidy</i>			
Contract # Fw-390	14.850	N/A	\$ 252,926
2001 CFP	14.872	N/A	26,261
2002 CFP	14.872	N/A	87,155
501-03 CFP	14.872	N/A	252,056
502-03 CFP	14.872	N/A	11,500
503-03 CFP	14.872	N/A	10,404
Total			\$ 640,302

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Note A – Single Audit Requirements

In July 1996, the Single Audit Act Amendments of 1996 (1996 Act) were enacted and superseded the Single Audit Act of 1984. In June 1997 OMB issued a revised Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, to implement the changes from the 1996 Act and to rescind Circular A-128. The new requirements state that an entity expending \$500,000 or more of federal funds adhere to the requirements of Single Audit.

Enterprise funds used to account for the low income operating subsidy and CFP's use the accrual basis of accounting.

Supplementary schedule. Presented for purposes of additional analysis only.

Other Reports

JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

**INDEPENDENT AUDITOR'S 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
Town of Marksville
Marksville, Louisiana

I have audited the financial statements of the business-type activities of the Housing Authority of the Town of Marksville, Louisiana, as of and for the year ended June 30, 2004, which collectively comprise the Housing Authority of the Town of Marksville's basic financial statements and have issued my report thereon dated October 15, 2004. I conducted my 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 the Housing Authority of the Town of Marksville, Louisiana's financial statements are free of material misstatement, I 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 my audit and, accordingly, I do not express such an opinion. The results of my 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 my audit, I considered the Housing Authority of the Town of Marksville, Louisiana's internal control over financial reporting in order to determine my auditing procedures for the purpose of expressing my opinion on the financial statements and not to provide assurance on the internal control over financial reporting. My 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 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. I noted no matters involving the *internal control over financial reporting and its operation that I consider to be material weaknesses*.

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

This report is intended solely for the information and use of management, federal awarding agencies and Legislative Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

John R. Vercher

October 15, 2004
Jena, Louisiana

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

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended June 30, 2004**

I have audited the basic financial statements which collectively comprise the Housing Authority of the Town of Marksville, Louisiana, as of and for the year ended June 30, 2004 and have issued my report thereon dated October 15, 2004. I conducted my 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. My audit of the financial statements as of June 30, 2004 resulted in an unqualified opinion.

Section I Summary of Auditor's Reports

a. Report on Internal Control and Compliance Material to the Financial Statements

Internal Control

Material Weaknesses Yes No Reportable Conditions Yes No

Compliance

Compliance Material to Financial Statements Yes No

b. Federal Awards

Internal Control

Material Weaknesses Yes No Reportable Conditions Yes No

Type of Opinion On Compliance Unqualified Qualified
For Major Programs Disclaimer Adverse

Are the findings required to be reported in accordance with Circular A-133, Section .510(a)?

Yes No

c. Identification Of Major Programs:

CFDA Number (s)

Name Of Federal Program (or Cluster)

14.872

502-03 CFP

Dollar threshold used to distinguish between Type A and Type B Programs:

\$ 300,000

Is the auditee a 'low-risk' auditee, as defined by OMB Circular A-133?

Yes No

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

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended June 30, 2004**

Section II Financial Statement Findings Required To Be Reported In Accordance With GAGAS

No items to report.

Section III Federal Award Findings and Questioned Costs

No items to report.

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

Status of Prior Year Findings

For the Year Ended June 30, 2004

Legislative Auditor
State of Louisiana
Baton Rouge, Louisiana 70804-9397

The management of the Housing Authority of the Town of Marksville, Louisiana has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended June 30, 2004.

There were no prior year findings.

JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

MANAGEMENT LETTER COMMENTS

During the course of my audit, I observed conditions and circumstances that may be improved. Below are findings noted for improvement, my recommendation for improvement and the Housing Authority's plan for corrective action.

There are no current year comments.

PHA: LA038 FYED: 06/30/2004

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
111	Cash - Unrestricted	\$123,148	\$0	\$123,148
100	Total Cash	\$123,148	\$0	\$123,148
122	Accounts Receivable - HUD Other Projects	\$0	\$33,736	\$33,736
126	Accounts Receivable - Tenants - Dwelling Rents	\$1,742	\$0	\$1,742
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$0	\$0	\$0
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0
120	Total Receivables, net of allowances for doubtful accounts	\$1,742	\$33,736	\$35,478
131	Investments - Unrestricted	\$149,010	\$0	\$149,010
142	Prepaid Expenses and Other Assets	\$38,938	\$0	\$38,938
143	Inventories	\$3,014	\$0	\$3,014
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$0
144	Interprogram Due From	\$23,511	\$0	\$23,511
150	Total Current Assets	\$339,363	\$33,736	\$373,099
161	Land	\$183,808	\$0	\$183,808
162	Buildings	\$5,911,680	\$0	\$5,911,680
164	Furniture, Equipment & Machinery - Administration	\$36,726	\$0	\$36,726
165	Leasehold Improvements	\$1,040,530	\$0	\$1,040,530
166	Accumulated Depreciation	\$-6,129,907	\$0	\$-6,129,907
167	Construction in Progress	\$0	\$861,586	\$861,586
180	Total Fixed Assets, Net of Accumulated Depreciation	\$1,042,837	\$861,586	\$1,904,423
180	Total Non-Current Assets	\$1,042,837	\$861,586	\$1,904,423
190	Total Assets	\$1,382,200	\$895,322	\$2,277,522

PHA: LA038 FYED: 06/30/2004

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
312	Accounts Payable <= 90 Days	\$484	\$0	\$484
322	Accrued Compensated Absences - Current Portion	\$7,432	\$0	\$7,432
333	Accounts Payable - Other Government	\$19,273	\$0	\$19,273
341	Tenant Security Deposits	\$11,700	\$0	\$11,700
347	Interprogram Due To	\$0	\$33,736	\$33,736
310	Total Current Liabilities	\$38,889	\$33,736	\$72,625
354	Accrued Compensated Absences - Non Current	\$17,359	\$0	\$17,359
350	Total Noncurrent Liabilities	\$17,359	\$0	\$17,359
300	Total Liabilities	\$56,248	\$33,736	\$89,984
508	Total Contributed Capital	\$0	\$0	\$0
508.1	Invested in Capital Assets, Net of Related Debt	\$1,042,836	\$861,586	\$1,904,422
511	Total Reserved Fund Balance	\$0	\$0	\$0
511.1	Restricted Net Assets	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$283,116	\$0	\$283,116
513	Total Equity/Net Assets	\$1,325,952	\$861,586	\$2,187,538
600	Total Liabilities and Equity/Net Assets	\$1,382,200	\$895,322	\$2,277,522

PHA: LA038 FYED: 06/30/2004

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
703	Net Tenant Rental Revenue	\$203,634	\$0	\$203,634
704	Tenant Revenue - Other	\$15,198	\$0	\$15,198
705	Total Tenant Revenue	\$218,832	\$0	\$218,832
706	HUD PHA Operating Grants	\$252,926	\$51,495	\$304,421
706.1	Capital Grants	\$0	\$335,881	\$335,881
711	Investment Income - Unrestricted	\$2,207	\$0	\$2,207
700	Total Revenue	\$473,965	\$387,376	\$861,341

PHA: LA038 FYED: 06/30/2004

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
911	Administrative Salaries	\$84,909	\$0	\$84,909
912	Auditing Fees	\$10,880	\$0	\$10,880
914	Compensated Absences	\$2,990	\$0	\$2,990
915	Employee Benefit Contributions - Administrative	\$36,004	\$0	\$36,004
916	Other Operating - Administrative	\$38,692	\$20,773	\$59,465
924	Tenant Services - Other	\$516	\$0	\$516
931	Water	\$284	\$0	\$284
932	Electricity	\$8,490	\$0	\$8,490
933	Gas	\$379	\$0	\$379
941	Ordinary Maintenance and Operations - Labor	\$117,344	\$0	\$117,344
942	Ordinary Maintenance and Operations - Materials and Other	\$41,205	\$0	\$41,205
943	Ordinary Maintenance and Operations - Contract Costs	\$21,195	\$0	\$21,195
945	Employee Benefit Contributions - Ordinary Maintenance	\$43,750	\$0	\$43,750
961	Insurance Premiums	\$52,114	\$0	\$52,114
963	Payments in Lieu of Taxes	\$19,273	\$0	\$19,273
964	Bad Debt - Tenant Rents	\$6,406	\$0	\$6,406
960	Total Operating Expenses	\$484,431	\$20,773	\$505,204
970	Excess Operating Revenue over Operating Expenses	\$-10,486	\$366,603	\$356,117
971	Extraordinary Maintenance	\$2,501	\$0	\$2,501
974	Depreciation Expense	\$380,078	\$0	\$380,078
900	Total Expenses	\$867,010	\$20,773	\$887,783
1001	Operating Transfers In	\$30,722	\$0	\$30,722
1002	Operating Transfers Out	\$0	\$-30,722	\$-30,722
1010	Total Other Financing Sources (Uses)	\$30,722	\$-30,722	\$0
1000	Excess (Deficiency) of Operating Revenue Over (Under) Expenses	\$-362,323	\$335,881	\$-26,442

PHA: LA038 FYED: 06/30/2004

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0
1103	Beginning Equity	\$1,688,031	\$525,706	\$2,213,737
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$244	\$-1	\$243
1120	Unit Months Available	1,987	0	1,987
1121	Number of Unit Months Leased	1,928	0	1,928