

**HOUSING AUTHORITY OF RAYNE, LOUISIANA**

**AUDITED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED SEPTEMBER 30, 2021**

**Mike Estes, P.C.**  
A Professional Accounting Corporation

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AUDIT QUALITY CENTER

Independent Auditor's Report

Board of Commissioners  
Housing Authority of Rayne  
Rayne, Louisiana

***Report on the Financial Statements***

We have audited the accompanying financial statements of the Housing Authority of the City of Rayne, Louisiana as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Rayne, Louisiana's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. 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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design and audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Rayne, Louisiana, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Managements' Discussion and Analysis on pages 4 to 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards general accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City of Rayne, Louisiana's basic financial statements. The statement and certification of actual modernization costs, statement of modernization costs-uncompleted, financial data schedules, schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and other information as listed on the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The statement and certification of actual modernization costs, statement of modernization costs-uncompleted, financial data schedules, schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and other information as listed on the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally

accepted in the United States of America. In our opinion, the statement and certification of actual modernization costs, statement of modernization costs-uncompleted, financial data schedules, schedule of expenditures of federal awards, and other information as listed on the table of contents are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2022 on our consideration of the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Rayne, Louisiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting and compliance.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
March 10, 2022

**HOUSING AUTHORITY OF RAYNE, LA**  
**REQUIRED SUPPLEMENTAL INFORMATION**  
**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)**  
**September 30, 2021**

**The management of Housing Authority of Rayne, LA presents the following discussion and analysis (MD&A) of the Housing Authority's financial activities for the fiscal year ending September 30, 2021. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's included audited financial statements.**

### **FINANCIAL HIGHLIGHTS**

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$4,024,471 at the close of the fiscal year ended 2021.
  - ✓ Of this amount \$2,553,465 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ The remainder of \$1,471,006 of unrestricted assets could be used to meet the Housing Authority's ongoing obligations to citizens and creditors. As a measure of financial strength, this amount equals 100% of the total operating expenses of \$1,466,214 for the fiscal year 2021, which means the Authority might be able to operate about 12 months using the unrestricted assets alone, compared to 10 months in the prior fiscal year.
- The Housing Authority's total net position increased by \$158,740, a 4% increase from the prior fiscal year 2020.
- The increase in net position of these funds was accompanied by an increase in unrestricted cash by \$73,843 from fiscal year 2020.
- The Authority Spent \$248,191 on capital asset additions.
- These changes led to an increase in total assets by \$148,499 and a decrease in total liabilities by \$10,241. As related measure of financial health, there are still over \$13 of current assets covering each dollar of total current liabilities, which compares to \$10 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This MD&A is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority is a special-purpose government engaged in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements, comprised of two components: (1) fund financial statements and (2) a series of notes to the financial statements. These provide information about the activities of the Housing Authority as a whole and present a longer-term view of the Housing Authority's finances. This report also contains other supplemental information in addition to the basic financial statements themselves demonstrating how projects funded by HUD have been completed, and whether there are inadequacies in the Authority's internal controls.

### **Reporting on the Housing Authority as a Whole**

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2021?" The Statement of net position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

**Fund Financial Statements**

All of the funds of the Housing Authority are reported as proprietary funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like other enterprises operated by state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Housing Authority's financial statements report its net position and changes in net position. One can think of the Housing Authority's net position – the difference between assets and liabilities – as one way to measure the Authority's financial health, or financial position. Over time, increases and decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating. One will need to consider other non-financial factors, however, such as the changes in the Authority's occupancy levels or its legal obligations to HUD, to assess the overall health of the Housing Authority.

**USING THIS ANNUAL REPORT**

The Housing Authority's annual report consists of financial statements that show combined information about the Housing Authority's most significant programs:

|   |                   |
|---|-------------------|
| Public Housing Capital Fund Program             | \$ 263,402        |
| Low Rent Public Housing                         | 463,061           |
| Cares LR  | <u>28,647</u>     |
| Total funding received this current fiscal year | <u>\$ 755,110</u> |

The Housing Authority's auditors provided assurance in their independent auditors' report with which this MD&A is included, that the basic financial statements are fairly stated. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to determine the level of assurance provided for each of the other parts of this report.

**Reporting the Housing Authority's Most Significant Funds**

The Housing Authority's financial statements provide detailed information about the most significant funds. Some funds are required to be established by the Department of Housing and Urban Development (HUD). However, the Housing Authority establishes other funds to help it control and manage money for particular purposes, or to show that it is meeting legal responsibilities for using grants and other money.

The Housing Authority's enterprise funds use the following accounting approach for Proprietary funds: All of the Housing Authority's services are reported in enterprise funds. The focus of proprietary funds is on income measurement, which, together with the maintenance of net position, is an important financial indicator.

**FINANCIAL ANALYSIS**

The Housing Authority's net position was \$4,024,471 as of September 30, 2021. Of this amount, \$2,553,465 was invested in capital assets and \$1,471,006 was unrestricted. No other specific Assets are restricted. Also, there are no other restrictions on general net position.



**CONDENSED FINANCIAL STATEMENTS**

The net position of these funds increased by \$149,630, or by 4%, from those of fiscal year 2020, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

**Condensed Statement of Net Position  
 As of September 30, 2021**

|   | <u>2021</u>  | <u>2020</u>  |
|---|--------------|--------------|
| <b>ASSETS</b>                                   |              |              |
| Current assets                                  | \$ 1,625,268 | \$ 1,364,007 |
| Capital assets, net of depreciation             | 2,553,465    | 2,666,227    |
| Total assets                                    | 4,178,733    | 4,030,234    |
| <b>LIABILITIES</b>                              |              |              |
| Current liabilities                             | 123,876      | 137,592      |
| Non-current liabilities                         | 30,386       | 26,911       |
| Total liabilities                               | 154,262      | 164,503      |
| <b>NET POSITION</b>                             |              |              |
| Invested in capital assets, net of depreciation | 2,553,465    | 2,666,227    |
| Unrestricted net position                       | 1,471,006    | 1,199,504    |
| Total net position                              | \$ 4,024,471 | \$ 3,865,731 |

The net position of these funds increased by \$158,740, or by 4%, from those of fiscal year 2020, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

**CONDENSED FINANCIAL STATEMENTS (Continued)**

**Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position  
 Fiscal Year Ended September 30, 2021**

|  | <u>2021</u>         | <u>2020</u>         |
|--|---------------------|---------------------|
| <b>OPERATING REVENUES</b>                    |                     |                     |
| Tenant Revenue                               | \$ 847,973          | \$ 870,002          |
| HUD grants for operations                    | 506,919             | 400,236             |
| Other non-tenant revenue                     | 11,990              | 14,005              |
| Total operating revenues                     | <u>1,366,882</u>    | <u>1,284,243</u>    |
| <b>OPERATING EXPENSES</b>                    |                     |                     |
| General                                      | 257,366             | 254,271             |
| Ordinary maintenance and repairs             | 418,958             | 424,555             |
| Administrative expenses and management fees  | 313,502             | 315,569             |
| Utilities                                    | 115,435             | 124,900             |
| Tenant services                              | -                   | 460                 |
| Depreciation                                 | 360,953             | 381,250             |
| Total operating expenses                     | <u>1,466,214</u>    | <u>1,501,005</u>    |
| Income (losses) from operations              | <u>(99,332)</u>     | <u>(216,762)</u>    |
| <b>NON-OPERATING REVENUES</b>                |                     |                     |
| Interest income                              | 9,881               | 10,698              |
| Total non-operating revenues                 | <u>9,881</u>        | <u>10,698</u>       |
| Income (losses) before capital contributions | <u>(89,451)</u>     | <u>(206,064)</u>    |
| <b>CAPITAL CONTRIBUTIONS</b>                 | <u>248,191</u>      | <u>204,297</u>      |
| <b>CHANGES IN NET POSITION</b>               | <u>158,740</u>      | <u>(1,767)</u>      |
| <b>NET POSITION - BEGINNING</b>              | 3,865,731           | 3,867,498           |
| <b>NET POSITION - END</b>                    | <u>\$ 4,024,471</u> | <u>\$ 3,865,731</u> |

## EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating income and capital contributions increased \$125,716 from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue decreased by \$22,029 from that of the prior fiscal year because the amount of rent each tenant pays is based on a sliding scale of their personal income. Included in this total is other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) which decreased by \$18,466.
- Federal revenues from HUD for operations increased by \$106,683 from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this final result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant.
- Federal Capital Funds from HUD increased by \$43,894 from that of the prior fiscal year. The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2019 through 2020, and submitted a new grant during fiscal year 2021.
- Total other operating revenue decreased by \$2,015, interest income decreased by \$1,599 from the prior fiscal year.

Compared with the prior fiscal year, total operating expenses decreased \$34,791, or by 2%, but this also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Depreciation expense decreased by \$20,297 from that of the prior fiscal year.
- Maintenance and repairs decreased by \$5,597 from that of the prior fiscal year due to changes in the following: Repair staff wages decreased by \$13,849 and related employee benefit contributions decreased by \$9,523. Materials used decreased by \$8,120 and contract labor costs increased by \$26,802.
- General Expenses increased by \$3,095 from that of the prior fiscal year. Payments in lieu of taxes (PILOT) decreased by \$131. PILOT is calculated as a percentage of rent minus utilities and therefore changed proportionately to the changes in each of these. Insurance premiums increased by \$13,115, other general expenses increased by \$0, bad debts decreased by \$2,367 and interest expense increased by \$0. Lastly, compensated absences decreased by \$7,522.
- Administrative Expenses decreased by \$2,067 from that of the prior fiscal year due to a combination of factors. Administrative staff salaries increased by \$24,558 and related employee benefit contributions decreased by \$7,752; therefore, total staff salaries and benefit costs increased. Outside professional fees changed as follows: audit fees decreased by \$840 and legal fees increased by \$613. In addition, office expenses decreased by \$14,985 and sundry expenses decreased by \$3,661.
- Utilities Expense decreased by \$9,465 from that of the prior fiscal year because water cost decreased by \$406, electricity cost decreased by \$8,301, gas cost increased by \$278, and other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) decreased by \$1,036.
- Total Tenant Services decreased by \$460 from that of the prior fiscal year.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

At September 30, 2021, the Housing Authority had a total cost of \$14,313,434 invested in a broad range of assets and construction in progress from projects funded in 2019 through 2020, listed below. This amount, not including depreciation, represents increases of \$243,844 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

**Statement of Capital Assets  
 As of September 30, 2021**

|                          | <u>2021</u>         | <u>2020</u>         |
|--------------------------|---------------------|---------------------|
| Land                     | \$ 296,928          | \$ 296,928          |
| Buildings                | 10,963,158          | 11,143,181          |
| Leasehold improvements   | 2,073,643           | 1,942,968           |
| Furniture and equipment  | 979,705             | 686,513             |
| Accumulated Depreciation | <u>(11,759,969)</u> | <u>(11,403,363)</u> |
| Total                    | <u>\$ 2,553,465</u> | <u>\$ 2,666,227</u> |

As of the end of the 2021 fiscal year, the Authority is still in the process of completing HUD grants of \$735,656 obtained during 2019 through 2020 fiscal years. A total remainder of \$463,818 will be received and \$455,176 spent for completing these projects during fiscal year 2022.

**Debt**

Non-current liabilities also include accrued annual leave due to employees. The Housing Authority has not incurred any mortgages, leases, or bond indentures for financing capital assets or operations.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The capital budgets for the 2022 fiscal year have already been submitted to HUD for approval and no major changes are expected.

The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

**CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT**

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability for the money it receives. If you have questions about this report, or wish to request additional financial information, contact Jill Rochon, at Housing Authority of Rayne, LA; PO Box 164, Rayne, LA 70578.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF NET POSITION

SEPTEMBER 30, 2021

**ASSETS**

## Current assets

|   |            |
|---|------------|
| Cash and cash equivalents                     | \$ 752,361 |
| Investments                                   | 570,906    |
| Accounts receivable net                       | 175,139    |
| Inventories                                   | 29,865     |
| Prepaid items and other assets                | 87,547     |
| Restricted assets - cash and cash equivalents | 9,450      |

|                      |           |
|----------------------|-----------|
| Total Current Assets | 1,625,268 |
|----------------------|-----------|

## Capital Assets, net

|  |           |
|--|-----------|
| Land and other non-depreciated assets      | 296,928   |
| Other capital assets - net of depreciation | 2,256,537 |

|                           |           |
|---------------------------|-----------|
| Total Capital Assets, net | 2,553,465 |
|---------------------------|-----------|

|              |              |
|--------------|--------------|
| Total Assets | \$ 4,178,733 |
|--------------|--------------|

**LIABILITIES**

## Current Liabilities

|                              |           |
|------------------------------|-----------|
| Accounts payable             | \$ 20,327 |
| Unearned income              | 10,319    |
| Compensated absences payable | 12,748    |
| Accrued PILOT                | 71,032    |
| Deposits due others          | 9,450     |

|                           |         |
|---------------------------|---------|
| Total Current Liabilities | 123,876 |
|---------------------------|---------|

## Noncurrent Liabilities

|                              |        |
|------------------------------|--------|
| Compensated absences payable | 30,386 |
|------------------------------|--------|

|                   |         |
|-------------------|---------|
| Total Liabilities | 154,262 |
|-------------------|---------|

**NET POSITION**

|                                  |           |
|----------------------------------|-----------|
| Net investment in capital assets | 2,553,465 |
| Unrestricted                     | 1,471,006 |

|              |              |
|--------------|--------------|
| Net Position | \$ 4,024,471 |
|--------------|--------------|

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

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF REVENUES,  
EXPENSES AND CHANGES IN FUND NET POSITION

YEAR ENDED SEPTEMBER 30, 2021

|   |              |
|---|--------------|
| <b>OPERATING REVENUES</b>               |              |
| Dwelling rental                         | \$ 764,700   |
| Governmental operating grants           | 506,919      |
| Tenant revenue- other                   | 83,273       |
| Other                                   | 11,990       |
|   | 1,366,882    |
| <b>OPERATING EXPENSES</b>               |              |
| Administration                          | 313,502      |
| Utilities                               | 115,435      |
| Ordinary maintenance & operations       | 418,958      |
| General expenses                        | 257,366      |
| Depreciation                            | 360,953      |
|   | 1,466,214    |
| Income (Loss) from Operations           | (99,332)     |
| Non Operating Revenues (Expenses)       |              |
| Interest earnings                       | 9,881        |
| Total Non-Operating Revenues (Expenses) | 9,881        |
| Income (Loss) before contribution       | (89,451)     |
| Capital Contribution                    | 248,191      |
| Change in net position                  | 158,740      |
| Total net position - beginning          | 3,865,731    |
| Total net position - ending             | \$ 4,024,471 |

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

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2021

|  |                   |
|--|-------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                          |                   |
| Rental receipts  | \$ 754,780        |
| Other receipts   | 95,332            |
| Federal grants   | 338,103           |
| Payments to vendors  | (621,932)         |
| Payments to employees – net  | (493,350)         |
|  | 72,933            |
| Net cash provided (used) by operating activities                     | 72,933            |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>      |                   |
| Purchase of capital assets   | (248,190)         |
| Federal Capital Grants   | 248,191           |
|  | 1                 |
| Net cash provided (used) by capital and related financing activities | 1                 |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                          |                   |
| Interest income  | 9,880             |
| Purchase of investments  | (8,971)           |
|  | 909               |
| Net cash provided (used) by investing activities                     | 909               |
| <b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>          | <b>73,843</b>     |
| <b>CASH AND CASH EQUIVALENTS</b>                                     |                   |
| Beginning of Fiscal Year   | 687,968           |
|  | 761,811           |
| <b>CASH AND CASH EQUIVALENTS</b>                                     |                   |
| End of Fiscal Year   | <b>\$ 761,811</b> |

Continued

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2021

**RECONCILIATION OF OPERATING  
INCOME (LOSS) TO NET CASH  
PROVIDED (USED) BY OPERATING  
ACTIVITIES**

|  |    |               |
|--|----|---------------|
| Operating income (loss)  | \$ | (99,332)      |
| Adjustment to reconcile operating<br>income (loss) to net cash provided (used)<br>by operating activities: |    |               |
| Depreciation Expense   |    | 360,953       |
| Provision of uncollectible accounts  |    | 261           |
| Change in assets and liabilities:  |    |               |
| Receivables  |    | (168,947)     |
| Inventories  |    | (5,217)       |
| Prepaid items  |    | (3,844)       |
| Account payables   |    | (14,955)      |
| Unearned income  |    | 3,814         |
| Deposits due others  |    | 200           |
| Net cash provided (used) by operations   | \$ | <u>72,933</u> |

Concluded



HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

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HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** The accompanying financial statements of the Housing Authority of the City of Rayne have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**A. REPORTING ENTITY** Housing Authorities are chartered as public corporations under the laws (LSA – R.S. 40.391) of the State of Louisiana for the purpose of providing safe and sanitary dwellings accommodations. This creation was contingent upon the local governing body of the city or parish declaring a need for the Housing Authority to function in such city or parish. The Housing Authority is governed by a five member Board of Commissioners. The members, appointed by the Honorable Mayor of the City of Rayne, serve staggered multi-year terms.

The Housing Authority has the following units:

|                   |        |           |
|-------------------|--------|-----------|
| PHA Owned Housing | FW 590 | 200 units |
|-------------------|--------|-----------|

GASB Statement 14 establishes criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of this Statement, the Housing Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. As used in GASB Statement 14, fiscally independent means that the Housing Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, levy its own taxes or set rates or charges, and issue bonded debt with HUD approval.

The Housing Authority is a related organization of the City of Rayne since the City of Rayne appoints a voting majority of the Housing Authority’s governing board. The City of Rayne is not financially accountable for the Housing Authority as it cannot impose its will on the Housing Authority and there is no potential for the Housing Authority to provide financial benefit to, or impose financial burdens on, the City of Rayne. Accordingly, the Housing Authority is not a component unit of the financial reporting entity of the City of Rayne.

Governmental Accounting Standards Board (GASB) Codification Section 2100 establishes criteria for determining which, if any, component units should be considered part of the Housing Authority for financial reporting purposes. The basic criteria for including a potential component unit within the reporting entity is financial accountability. The GASB has set forth criteria to be considered in determining financial accountability, which includes:

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

- 1) Appointing a voting majority of an organization's governing body, and:
  - a) The ability of the government to impose its will on that organization and/or
  - b) The potential for the organization to provide specific financial benefits to or impose specific financial burdens on the government.
- 2) Organizations for which the government does not appoint a voting majority but are fiscally dependent on the government.
- 3) Organizations for which the reporting entity financial statements would be misleading if data of the organization is not included because of the nature or significance of the relationship.

Based on the previous criteria, the Housing Authority has determined that there are no component units that should be considered as part of the Housing Authority reporting entity.

**B. FUNDS** The accounts of the Housing Authority are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds are maintained consistent with legal and managerial requirements.

### **C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

**PROPRIETARY FUNDS** Proprietary funds are accounted for on the flow of economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the statement of net position.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds' principal ongoing operations. According to the Authority's policy, governmental operating grants are considered operating revenues. The other principal operating revenues of the Housing Authority are rent and maintenance charges to residents and operating fees earned. Operating expenses for proprietary funds include the administrative costs of providing the service. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**D. CASH AND CASH EQUIVALENTS** Cash includes amounts in demand deposits and interest-bearing demand deposits. Cash equivalents include amounts in time deposits, of less than ninety days, and cash with fiscal agent. Under state law, the Housing Authority may deposit funds in demand deposits, interest-bearing demand deposits, money market accounts, or time deposits with state banks organized under Louisiana law and national banks having their principal offices in Louisiana.

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$761,811. This is comprised of cash and cash equivalents of \$752,361 and restricted assets – cash of \$9,450, on the statement of net position.

**E. INVESTMENTS** Investments are limited to L.S.-R.S. 33:2955 and the Housing Authority investment policy. If the original maturities of investments exceed 90 days, they are classified as investments; however, if the original maturities are 90 days or less, they are classified as cash equivalents.

The investments are reflected at quoted market prices except for the following which are required/permitted as per GASB Statement No. 31:

Investments in *nonparticipating* interest-earning contracts, such as nonnegotiable certificates of deposit with redemption terms that do not consider market rates, are reported using a cost-based measure.

Definitions:

Interest-earning investment contract include time deposits with financial institutions (such as certificates of deposit), repurchase agreements, and guaranteed investment contracts.

**F. REVENUE RECOGNITION** Revenues and other governmental fund financial resource increments are recognized in the accounting period in which they become susceptible to accrual – that is, when they become *measurable* and *available* to the finance expenditures of the fiscal period. “Available” is determined as collectible within the 12 months of the fiscal year or soon enough thereafter to be used in pay liabilities of the current period.

**G. INVENTORY** All purchased inventory items are valued at cost using the first-in, first-out method. Inventory is recorded using the purchase method. At year end, the amount of inventory is recorded for external financial reporting.

**H. PREPAID ITEMS** Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**I. CAPITAL ASSETS** Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$1,500. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful life is management's estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

|                         |           |
|-------------------------|-----------|
| Site improvements       | 15 years  |
| Buildings               | 33 years  |
| Building improvements   | 15 years  |
| Furniture and equipment | 5-7 years |
| Computers               | 3 years   |

**J. UNEARNED INCOME** The Housing Authority reports prepaid revenues on its statement of net position. Prepaid revenues arise when resources are received by the Housing Authority before it has a legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Housing Authority has a legal claim to the resources, the liability for prepaid revenue is removed from the statement of net position and the revenue is recognized.

**K. COMPENSATED ABSENCES** The Housing Authority follows Louisiana Civil Service regulations for accumulated annual and sick leave. Employees may accumulate up to three hundred hours of annual leave which may be received upon termination or retirement. Sick leave hours accumulate, but the employee is not paid for them if not used by his/her retirement or termination date.

**L. POST EMPLOYMENT BENEFITS** The Authority does not recognize or pay any post employment benefits. Accordingly, Governmental Accounting Standards Board (GASB) Statement Number 45 does not apply.

**M. NET POSITION AND FLOW ASSUMPTIONS** Net position is reported as restricted when constraints placed on net position use as either:

Externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Sometime the Authority may fund outlays from both restricted and unrestricted resources. In the event that should occur, the Authority must make a flow assumption about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**N. USE OF ESTIMATES** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires 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, expenses and other financing sources and uses during the reporting period. Actual results could differ from those estimates.

**NOTE 2 – DEPOSITS AND INVESTMENTS** The Housing Authority has reported their investments with a maturity at time of purchase of one year or less at amortized cost. Investments with maturity at time of purchase of greater than one year are presented at fair value at September 30, 2021. Deposits are stated at cost, which approximates fair value.

Interest Rate Risk: The Housing Authority's policy does not address interest rate risk.

Credit Rate Risk: GASB 40 disclosure of credit rate risk does not apply, since the Authority's only investments are certificates of deposit.

Custodial Credit Risk: The Authority's policy requires the financial institution to cover the first \$250,000 of deposits with FDIC coverage. Any excess deposits must be collateralized with securities held by the pledging financial institution, with a fair market value that equals or exceeds the amount of excess deposits.

Restricted Cash: \$9,450 is restricted in the General Fund for security deposits.

At September 30, 2021, the Housing Authority's carrying amount of deposits was \$1,332,667 and the bank balance was \$1,384,836, which includes \$570,906 in certificates of deposits classified as investments. Petty cash consists of \$50. \$500,000 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$884,836 was covered by pledged securities. However, this \$884,836 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 40, Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within ten days of being notified by the Housing Authority that the fiscal agent has failed to pay deposited funds upon demand. Investments during the year were solely in time deposits at banks.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**NOTE 3 – ACCOUNTS RECEIVABLE** The receivables at September 30, 2021, are as follows:

| <u>Class of Receivables</u> |            |
|-----------------------------|------------|
| Local sources:              |            |
| Tenants                     | \$ 5,287   |
| Federal sources:            |            |
| Grants                      | 169,852    |
| Total                       | \$ 175,139 |

**NOTE 4 – CAPITAL ASSETS** The changes in capital assets are as follows:

|                                | Beginning<br>Balance | Additions    | Deletions | Ending<br>Balance |
|--------------------------------|----------------------|--------------|-----------|-------------------|
| Non-depreciable assets         |                      |              |           |                   |
| Land and buildings             | \$ 296,928           | \$ 0         | \$ 0      | \$ 296,928        |
| Depreciable assets:            |                      |              |           |                   |
| Buildings                      | 13,086,149           | 248,191      | 0         | 13,334,340        |
| Furniture and equipment        | 686,512              | 0            | 4,346     | 682,166           |
| Total capital assets           | 14,069,589           | 248,191      | 4,346     | 14,313,434        |
| Less: accumulated depreciation |                      |              |           |                   |
| Buildings                      | 10,835,177           | 325,279      | 0         | 11,160,456        |
| Furniture and equipment        | 568,185              | 35,674       | 4,346     | 599,513           |
| Total accumulated depreciation | 11,403,362           | 360,953      | 4,346     | 11,759,969        |
| Total capital assets, net      | \$ 2,666,227         | \$ (112,762) | \$ 0      | \$ 2,553,465      |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**NOTE 5 – ACCOUNTS PAYABLE** The payables at September 30, 2021 are as follows:

|           |    |        |
|-----------|----|--------|
| Vendors   | \$ | 5,132  |
| Utilities |    | 15,195 |
|           |    | 20,327 |
| Total     | \$ | 20,327 |

**NOTE 6 – COMPENSATED ABSENCES** At September 30, 2021, employees of the Housing Authority have accumulated and vested \$43,134 of employee leave computed in accordance with GASB, Codification Section C60.

**NOTE 7 – LONG-TERM OBLIGATIONS** The following is a summary of the long-term obligation transactions for the year ended September 30, 2021.

|                         |    | Compensated<br>Absences |
|-------------------------|----|-------------------------|
| Balance, beginning      | \$ | 40,601                  |
| Additions               |    | 20,610                  |
| Deletions               |    | (18,077)                |
|                         |    | 43,134                  |
| Balance, ending         |    | 43,134                  |
| Amounts due in one year | \$ | 12,748                  |

**NOTE 8 – RETIREMENT SYSTEM** The Housing Authority participates in the Housing Renewal and Local Agency Retirement Plan, which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the Housing Authority provides pension benefits for all of its full-time employees. All full-time employees are eligible to participate in the plan the first day of the month after completing one month of continuous and uninterrupted employment.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 6% of his effective compensation, and may make additional contributions. The employer is required to make monthly contributions equal to 8.5% of each participant's effective compensation.



HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

The Housing Authority's contribution for each employee and income allocated to the employee's account is fully vested after five years of continuous service. The Housing Authority's contributions and interest forfeited by employees who leave employment before five years of service are first used to pay for plan expenses and if there is any residual amount, the amount is refunded to the Housing Authority.

The Housing Authority has the right to establish or amend retirement plan provisions. The Housing Authority's Joinder Agreement with the Housing Renewal and Local Agency Retirement Plan may be amended or modified by Board Resolution. Amendment of the Joinder Agreement is limited to provisions affecting plan specifications.

The Housing Authority made the required contributions of \$88,778 for the year ended September 30, 2021, of which \$23,903 was paid by the Housing Authority and \$64,875 was paid by employees. No payments were made out of the forfeiture account.

**NOTE 9 – COMMITMENTS AND CONTINGENCIES**

**Commitments** The Authority entered into Employment Agreements with the Executive Director and the Assistant Executive Director. A long-time assistant became the Executive Director on January 22, 2020 after a long-time Executive Director retired. The contract is for five years. The Assistant Director's contract was automatically extended for five years, effective October 1, 2018.

The two contracts can be terminated only for non performance of the duties of the part of the Executive Director or the Assistant Director, or other good and valid cause which has a provable detrimental effect on the operation of the Authority. Due process is required to terminate, as specified in both contracts. In the event the Executive Director or Assistant Director is terminated, either is to receive a lump sum payment for the remaining time on the contract or any renewals or extensions. However, if the remaining time is less than 12 months, then the payment shall be equivalent to the sum of twelve months equal to the monthly pay being paid immediately prior to termination.

In addition, both the Executive Director and Assistant Director are entitled to all earned annual leave at the time of separation, regardless of reason for the separation. However, their leave to be paid at separation is limited to a maximum of 300 hours.

**Litigation** The Housing Authority is not presently involved in litigation.

**Grant Disallowances** The Housing Authority participates in a number of federally assisted grant programs. The programs are subject to compliance audits under the single audit approach. Such audits could lead to requests for reimbursement by the grantor agency for expenditures disallowed under terms of the grants. Housing Authority management believes that the amount of disallowance, if any, which may arise from future audits will not be material.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**Construction Projects** There are certain renovation or construction projects in progress at September 30, 2021. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

**Risk Management** The Housing Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Housing Authority carries commercial insurance.

The Housing Authority transfers risk of loss by participating in a public entity risk pool and contracting with a commercial insurance carrier for all major categories of exposed risk.

This includes coverage of property, general liability, public liability, and worker's compensation. The risk pool and insurance contracted are obligated to meet settlements up to the maximum coverage, after the PHA's premiums and deductions are met.

Louisiana State law prohibits one governmental entity assessing another entity. If the Louisiana Housing Council, Inc Group Insurance Risk Management Agency risk pool is unable to meet its obligations, the risk to the Housing Authority is only that its own claim would be unpaid.

Coverage has not significantly changed from the previous year and settlements for each of the past three years have not exceeded insurance coverage.

**COVID-19** The COVID-19 pandemic has impacted the Authority's dealings with tenants and applicants. The Authority received a CARES Act grant of \$59,350. By year-end, all funds had been advanced and expended.

**NOTE 10 – ECONOMIC DEPENDENCE** The Department of Housing and Urban Development provided \$755,110 to the Housing Authority, which represents approximately 46% of the Housing Authority's total revenue and capital contributions for the year.

**NOTE 11 - SUBSEQUENT EVENTS** Management has evaluated events and transactions subsequent to the statement of net position date through, March 10, 2022, of the independent auditor's report for potential recognition or disclosure in the financial statements.



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Report on Internal Control Over Financial Reporting and on Compliance and  
Other Matters Based on an Audit of Financial Statements Performed in  
Accordance with *Government Auditing Standards*

Independent Auditor's Report

Housing Authority of Rayne  
Rayne, Louisiana

We have audited, 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, the financial statements of the Housing Authority of the City of Rayne, Louisiana, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Rayne, Louisiana's basic financial statements, and have issued our report thereon dated March 10, 2022.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Rayne, Louisiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Rayne, Louisiana's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses, or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Rayne, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 or other matters that are required to be reported under *Government Auditing Standards*.

### ***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
March 10, 2022





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Report on Compliance For Each Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

Housing Authority of Rayne  
Rayne, Louisiana

***Report on Compliance for Each Major Federal Program***

We have audited the Housing Authority of the City of Rayne, Louisiana's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Rayne, Louisiana's major federal programs for the year ended September 30, 2021. The Housing Authority of the City of Rayne, Louisiana's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the Housing Authority of the City of Rayne, Louisiana's major federal programs based on our audit of the types of compliance requirements referred to above. 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 the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Rayne, Louisiana's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Housing Authority of the City of Rayne, Louisiana's compliance.

### ***Opinion on Each Major Federal Program***

In our opinion, the Housing Authority of the City of Rayne, Louisiana complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2021.

### ***Report on Internal Control Over Compliance***

Management of the Housing Authority of the City of Rayne, Louisiana is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority of the City of Rayne, Louisiana's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of Rayne, Louisiana's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charge with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

***Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance***

We have audited the financial statements of Housing Authority of the City of Rayne, Louisiana as of and for the year ended September 30, 2021, and have issued our report thereon dated March 10, 2022, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
March 10, 2022

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2021

| FEDERAL GRANTOR<br>PROGRAM TITLE                                      | CDFA<br>NO. |    | PROGRAM<br>EXPENDITURES |
|---|-------------|----|-------------------------|
|   |             |    |                         |
| U. S. Department of Housing and Urban Development<br>Direct Programs: |             |    |                         |
| Low-Income Housing Operating Subsidy                                  | 14.850a     | \$ | 463,061                 |
| COVID-19-Low-Income Housing Operating Subsidy                         | 14.850      |    | 28,647                  |
| Capital Fund Program  | 14.872      | \$ | 263,402                 |
|   |             |    |                         |
| Total United States Department<br>of Housing and Urban Development    |             | \$ | 755,110                 |
|   |             |    |                         |
| Total Expenditures of Federal Awards                                  |             | \$ | 755,110                 |
|   |             |    |                         |

The accompanying notes are an integral part of this schedule.



HOUSING AUTHORITY OF RAYNE, LOUISIANA  
 NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2021

**NOTE 1 – BASIS OF PRESENTATION** The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Housing Authority of the City of Rayne, Louisiana (the “Housing Authority”) under programs of the federal government for the year ended September 30, 2021. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing Authority.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**NOTE 3 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS** Federal awards revenues are reported in the Housing Authority’s basic financial statements as follows:

|                               |    | Federal Sources |
|-------------------------------|----|-----------------|
| Enterprise Funds              |    |                 |
| Governmental operating grants | \$ | 506,919         |
| Capital contributions         |    | 248,191         |
| Total                         | \$ | 755,110         |

**NOTE 4 – RELATIONSHIP TO FEDERAL FINANCIAL REPORTS** Amounts reported in the accompanying schedule agree with the amounts reported in the related federal financial reports except for changes made to reflect amounts in accordance with generally accepted accounting principles.

**NOTE 5 – DE MINIMIS INDIRECT COST RATE** The Housing Authority did not elect to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2021

**Section I – Summary of the Auditor’s Results**

**Financial Statement Audit**

1. Type of Auditor’s Report Issued on Financial Statements – Unmodified.
2. Internal Control Over Financial Reporting:
  - a. Material weakness(es) identified?      \_\_\_\_\_ yes        ✓   no
  - b. Significant deficiency(ies) identified?      \_\_\_\_\_ yes        ✓   none reported
3. Noncompliance material to financial statements noted?      \_\_\_\_\_ yes        ✓   no

**Audit of Federal Awards**

1. Internal Control Over Major Programs:
  - a. Material weakness(es) identified?      \_\_\_\_\_ yes        ✓   no
  - b. Significant deficiency(ies) identified that are not considered to be material weaknesses?      \_\_\_\_\_ yes        ✓   none reported
2. Type of Auditor’s Report Issued on Compliance For Major Programs – Unmodified.
3. Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance (2 CFR 200)?      \_\_\_\_\_ yes        ✓   no
4. The programs tested as major programs include:

CFDA# 14.872                  Capital Fund
5. Dollar threshold used to distinguish between Type A and Type B Programs as described in the Uniform Guidance (2 CFR 200): \$ 750,000
6. Auditee qualified as low-risk auditee under Uniform Guidance (2 CFR 200)?        ✓   yes      \_\_\_\_\_ no
7. Nonstatistical sampling was used. To determine sample sizes, the AICPA Audit Guide *Audit Sampling* was used.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2021

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

None

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2021

**Section III – Findings and questioned costs for federal awards which are required to be reported under Uniform Guidance**

None

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2021

There were no audit findings.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED SEPTEMBER 30, 2021

**The following prior audit findings were required to be reported under OMB Circular No. A-133, Section 510(a) (for the major program) for the prior year:**

There were no prior audit findings.

**SUPPLEMENTARY INFORMATION**

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS  
ANNUAL CONTRIBUTION CONTRACT

YEAR ENDED SEPTEMBER 30, 2021

|                                       |    | 2017<br>Capital Fund |
|---------------------------------------|----|----------------------|
| Funds approved                        | \$ | 235,479              |
| Funds expended                        |    | 235,479              |
| Excess of funds approved              | \$ | 0                    |
| <br>                                  |    |                      |
| Funds advanced                        | \$ | 235,479              |
| Funds expended                        |    | 235,479              |
| Excess (Deficiency) of funds advanced | \$ | 0                    |

1. The Actual Modernization Costs are as follows:
2. The distribution of costs by project as shown on the Final Statement of Modernization Costs dated July 10, 2020 accompanying the Actual Modernization Costs 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.

See accountant's report



HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF MODERNIZATION COSTS - UNCOMPLETED

YEAR ENDED SEPTEMBER 30, 2021

CASH BASIS

|                              | 2018<br>Capital Fund | 2019<br>Capital Fund | 2020<br>Capital Fund | 2021<br>Capital Fund |
|------------------------------|----------------------|----------------------|----------------------|----------------------|
| Funds approved               | \$ 365,257           | \$ 354,671           | \$ 380,985           | \$ 420,643           |
| Funds expended               | 362,985              | 269,738              | 11,500               | 0                    |
| Excess of funds approved     | <u>\$ 2,272</u>      | <u>\$ 84,933</u>     | <u>\$ 369,485</u>    | <u>\$ 420,643</u>    |
| Funds advanced               | \$ 362,985           | \$ 268,980           | \$ 11,500            | \$ 0                 |
| Funds expended               | 362,985              | 269,738              | 11,500               | 0                    |
| Excess (Deficiency) of funds | <u>\$ 0</u>          | <u>\$ (758)</u>      | <u>\$ 0</u>          | <u>\$ 0</u>          |

See accountant's report

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
 SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO AGENCY HEAD  
 OR CHIEF EXECUTIVE DIRECTOR

YEAR ENDED SEPTEMBER 30, 2021

**Agency Head Name:** Jill Rochon, Executive Director

| <b>Purpose</b>                         | <b>Amount</b>     |
|--|-------------------|
| Salary                                 | \$ 102,300        |
| Benefits-insurance                     | 7,240             |
| Benefits-retirement                    | 8,044             |
| Benefits-<list any other here>         |                   |
| Car allowance                          |                   |
| Vehicle provided by government         |                   |
| Per diem                               |                   |
| Reimbursements                         |                   |
| Travel                                 |                   |
| Registration fees                      |                   |
| Conference travel                      |                   |
| Continuing professional education fees |                   |
| Housing                                |                   |
| Unvouchered expenses*                  |                   |
| Special meals                          |                   |
| <b>Total</b>                           | <b>\$ 117,584</b> |

See accountant's report

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Entity Wide Balance Sheet Summary</b>                          |               |  |               |      |               |
|---|---------------|--|---------------|------|---------------|
|   | Project Total | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | Subtotal      | ELIM | Total         |
| 111 Cash - Unrestricted   | \$752,361     |  | \$752,361     |      | \$752,361     |
| 112 Cash - Restricted - Modernization and Development             |               |  |               |      |               |
| 113 Cash - Other Restricted                                       |               |  |               |      |               |
| 114 Cash - Tenant Security Deposits                               | \$9,450       |  | \$9,450       |      | \$9,450       |
| 115 Cash - Restricted for Payment of Current Liabilities          |               |  |               |      |               |
| 100 Total Cash  | \$761,811     | \$0  | \$761,811     |      | \$761,811     |
| 121 Accounts Receivable - PHA Projects                            |               |  |               |      |               |
| 122 Accounts Receivable - HUD Other Projects                      | \$169,852     |  | \$169,852     |      | \$169,852     |
| 124 Accounts Receivable - Other Government                        |               |  |               |      |               |
| 125 Accounts Receivable - Miscellaneous                           |               |  |               |      |               |
| 126 Accounts Receivable - Tenants                                 | \$5,287       |  | \$5,287       |      | \$5,287       |
| 126.1 Allowance for Doubtful Accounts - Tenants                   | \$0           |  | \$0           |      | \$0           |
| 126.2 Allowance for Doubtful Accounts - Other                     | \$0           |  | \$0           |      | \$0           |
| 127 Notes, Loans, & Mortgages Receivable - Current                |               |  |               |      |               |
| 128 Fraud Recovery  |               |  |               |      |               |
| 128.1 Allowance for Doubtful Accounts - Fraud                     |               |  |               |      |               |
| 129 Accrued Interest Receivable                                   |               |  |               |      |               |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts    | \$175,139     | \$0  | \$175,139     |      | \$175,139     |
| 131 Investments - Unrestricted                                    | \$570,906     |  | \$570,906     |      | \$570,906     |
| 132 Investments - Restricted                                      |               |  |               |      |               |
| 135 Investments - Restricted for Payment of Current Liability     |               |  |               |      |               |
| 142 Prepaid Expenses and Other Assets                             | \$87,547      |  | \$87,547      |      | \$87,547      |
| 143 Inventories   | \$31,437      |  | \$31,437      |      | \$31,437      |
| 143.1 Allowance for Obsolete Inventories                          | -\$1,572      |  | -\$1,572      |      | -\$1,572      |
| 144 Inter Program Due From  |               |  |               |      |               |
| 145 Assets Held for Sale  |               |  |               |      |               |
| 150 Total Current Assets  | \$1,625,268   | \$0  | \$1,625,268   |      | \$1,625,268   |
| 161 Land  | \$296,928     |  | \$296,928     |      | \$296,928     |
| 162 Buildings   | \$11,292,122  |  | \$11,292,122  |      | \$11,292,122  |
| 163 Furniture, Equipment & Machinery - Dwellings                  | \$81,974      |  | \$81,974      |      | \$81,974      |
| 164 Furniture, Equipment & Machinery - Administration             | \$600,192     |  | \$600,192     |      | \$600,192     |
| 165 Leasehold Improvements  | \$2,042,218   |  | \$2,042,218   |      | \$2,042,218   |
| 166 Accumulated Depreciation                                      | -\$11,759,969 |  | -\$11,759,969 |      | -\$11,759,969 |
| 167 Construction in Progress                                      |               |  |               |      |               |
| 168 Infrastructure  |               |  |               |      |               |
| 160 Total Capital Assets, Net of Accumulated Depreciation         | \$2,553,465   | \$0  | \$2,553,465   |      | \$2,553,465   |
| 171 Notes, Loans and Mortgages Receivable - Non-Current           |               |  |               |      |               |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due |               |  |               |      |               |
| 173 Grants Receivable - Non Current                               |               |  |               |      |               |
| 174 Other Assets  |               |  |               |      |               |
| 176 Investments in Joint Ventures                                 |               |  |               |      |               |
| 180 Total Non-Current Assets                                      | \$2,553,465   | \$0  | \$2,553,465   |      | \$2,553,465   |
| 200 Deferred Outflow of Resources                                 |               |  |               |      |               |
| 290 Total Assets and Deferred Outflow of Resources                | \$4,178,733   | \$0  | \$4,178,733   |      | \$4,178,733   |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Entity Wide Balance Sheet Summary</b>                                  |               |  |             |      |             |
|---|---------------|--|-------------|------|-------------|
|   | Project Total | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | Subtotal    | ELIM | Total       |
| 311 Bank Overdraft  |               |  |             |      |             |
| 312 Accounts Payable <= 90 Days   | \$5,132       |  | \$5,132     |      | \$5,132     |
| 313 Accounts Payable >90 Days Past Due                                    |               |  |             |      |             |
| 321 Accrued Wage/Payroll Taxes Payable                                    |               |  |             |      |             |
| 322 Accrued Compensated Absences - Current Portion                        | \$12,748      |  | \$12,748    |      | \$12,748    |
| 324 Accrued Contingency Liability   |               |  |             |      |             |
| 325 Accrued Interest Payable  |               |  |             |      |             |
| 331 Accounts Payable - HUD PHA Programs                                   |               |  |             |      |             |
| 332 Account Payable - PHA Projects  |               |  |             |      |             |
| 333 Accounts Payable - Other Government                                   | \$71,032      |  | \$71,032    |      | \$71,032    |
| 341 Tenant Security Deposits  | \$9,450       |  | \$9,450     |      | \$9,450     |
| 342 Unearned Revenue  | \$10,319      |  | \$10,319    |      | \$10,319    |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue |               |  |             |      |             |
| 344 Current Portion of Long-term Debt - Operating Borrowings              |               |  |             |      |             |
| 345 Other Current Liabilities   |               |  |             |      |             |
| 346 Accrued Liabilities - Other   | \$15,195      |  | \$15,195    |      | \$15,195    |
| 347 Inter Program - Due To  |               |  |             |      |             |
| 348 Loan Liability - Current  |               |  |             |      |             |
| 310 Total Current Liabilities   | \$123,876     | \$0  | \$123,876   |      | \$123,876   |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue    |               |  |             |      |             |
| 352 Long-term Debt, Net of Current - Operating Borrowings                 |               |  |             |      |             |
| 353 Non-current Liabilities - Other                                       |               |  |             |      |             |
| 354 Accrued Compensated Absences - Non Current                            | \$30,386      |  | \$30,386    |      | \$30,386    |
| 355 Loan Liability - Non Current  |               |  |             |      |             |
| 356 FASB 5 Liabilities  |               |  |             |      |             |
| 357 Accrued Pension and OPEB Liabilities                                  |               |  |             |      |             |
| 350 Total Non-Current Liabilities   | \$30,386      | \$0  | \$30,386    |      | \$30,386    |
| 300 Total Liabilities   | \$154,262     | \$0  | \$154,262   |      | \$154,262   |
| 400 Deferred Inflow of Resources  |               |  |             |      |             |
| 508.4 Net Investment in Capital Assets                                    | \$2,553,465   | \$0  | \$2,553,465 |      | \$2,553,465 |
| 511.4 Restricted Net Position   | \$0           | \$0  | \$0         |      | \$0         |
| 512.4 Unrestricted Net Position   | \$1,471,006   | \$0  | \$1,471,006 |      | \$1,471,006 |
| 513 Total Equity - Net Assets / Position                                  | \$4,024,471   | \$0  | \$4,024,471 |      | \$4,024,471 |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - Net     | \$4,178,733   | \$0  | \$4,178,733 |      | \$4,178,733 |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Single Project Revenue and Expense</b>               |             |              |               |
|---|-------------|--------------|---------------|
|   | Low Rent    | Capital Fund | Total Project |
| 70300 Net Tenant Rental Revenue                         | \$764,700   |              | \$764,700     |
| 70400 Tenant Revenue - Other                            | \$83,273    |              | \$83,273      |
| 70500 Total Tenant Revenue                              | \$847,973   | \$0          | \$847,973     |
| 70600 HUD PHA Operating Grants                          | \$463,061   | \$15,211     | \$478,272     |
| 70610 Capital Grants                                    |             | \$248,191    | \$248,191     |
| 70710 Management Fee                                    |             |              |               |
| 70720 Asset Management Fee                              |             |              |               |
| 70730 Book Keeping Fee                                  |             |              |               |
| 70740 Front Line Service Fee                            |             |              |               |
| 70750 Other Fees  |             |              |               |
| 70700 Total Fee Revenue                                 |             |              |               |
| 70800 Other Government Grants                           |             |              |               |
| 71100 Investment Income - Unrestricted                  | \$9,881     |              | \$9,881       |
| 71200 Mortgage Interest Income                          |             |              |               |
| 71300 Proceeds from Disposition of Assets Held for Sale |             |              |               |
| 71310 Cost of Sale of Assets                            |             |              |               |
| 71400 Fraud Recovery                                    |             |              |               |
| 71500 Other Revenue                                     | \$11,990    |              | \$11,990      |
| 71600 Gain or Loss on Sale of Capital Assets            |             |              |               |
| 72000 Investment Income - Restricted                    |             |              |               |
| 70000 Total Revenue                                     | \$1,332,905 | \$263,402    | \$1,596,307   |
| 91100 Administrative Salaries                           | \$199,832   |              | \$199,832     |
| 91200 Auditing Fees                                     | \$12,905    |              | \$12,905      |
| 91300 Management Fee                                    |             |              |               |
| 91310 Book-keeping Fee                                  |             |              |               |
| 91400 Advertising and Marketing                         | \$356       |              | \$356         |
| 91500 Employee Benefit contributions - Administrative   | \$58,965    |              | \$58,965      |
| 91600 Office Expenses                                   | \$23,428    |              | \$23,428      |
| 91700 Legal Expense                                     | \$613       |              | \$613         |
| 91800 Travel  |             |              |               |
| 91810 Allocated Overhead                                |             |              |               |
| 91900 Other   | \$12,608    |              | \$12,608      |
| 91000 Total Operating - Administrative                  | \$308,707   | \$0          | \$308,707     |
| 92000 Asset Management Fee                              |             |              |               |
| 92100 Tenant Services - Salaries                        |             |              |               |
| 92200 Relocation Costs                                  |             |              |               |
| 92300 Employee Benefit Contributions - Tenant Services  |             |              |               |
| 92400 Tenant Services - Other                           |             |              |               |
| 92500 Total Tenant Services                             | \$0         | \$0          | \$0           |
| 93100 Water   | \$7,113     |              | \$7,113       |
| 93200 Electricity                                       | \$96,144    |              | \$96,144      |
| 93300 Gas   | \$2,115     |              | \$2,115       |
| 93400 Fuel  |             |              |               |
| 93500 Labor   |             |              |               |
| 93600 Sewer   | \$10,063    |              | \$10,063      |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Single Project Revenue and Expense</b>                       |             |              |               |
|---|-------------|--------------|---------------|
|   | Low Rent    | Capital Fund | Total Project |
| 93700 Employee Benefit Contributions - Utilities                |             |              |               |
| 93800 Other Utilities Expense                                   |             |              |               |
| 93000 Total Utilities   | \$115,435   | \$0          | \$115,435     |
| 94100 Ordinary Maintenance and Operations - Labor               | \$128,869   |              | \$128,869     |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$55,831    |              | \$55,831      |
| 94300 Ordinary Maintenance and Operations Contracts             | \$129,906   |              | \$129,906     |
| 94500 Employee Benefit Contributions - Ordinary Maintenance     | \$80,500    |              | \$80,500      |
| 94000 Total Maintenance   | \$395,106   | \$0          | \$395,106     |
| 95100 Protective Services - Labor                               |             |              |               |
| 95200 Protective Services - Other Contract Costs                |             |              |               |
| 95300 Protective Services - Other                               |             |              |               |
| 95500 Employee Benefit Contributions - Protective Services      |             |              |               |
| 95000 Total Protective Services                                 | \$0         | \$0          | \$0           |
| 96110 Property Insurance  | \$101,945   |              | \$101,945     |
| 96120 Liability Insurance                                       | \$15,531    |              | \$15,531      |
| 96130 Workmen's Compensation                                    | \$14,593    |              | \$14,593      |
| 96140 All Other Insurance                                       | \$19,921    |              | \$19,921      |
| 96100 Total insurance Premiums                                  | \$151,990   | \$0          | \$151,990     |
| 96200 Other General Expenses                                    |             |              |               |
| 96210 Compensated Absences                                      | \$20,610    |              | \$20,610      |
| 96300 Payments in Lieu of Taxes                                 | \$71,032    |              | \$71,032      |
| 96400 Bad debt - Tenant Rents                                   | \$13,734    |              | \$13,734      |
| 96500 Bad debt - Mortgages                                      |             |              |               |
| 96600 Bad debt - Other  |             |              |               |
| 96800 Severance Expense   |             |              |               |
| 96000 Total Other General Expenses                              | \$105,376   | \$0          | \$105,376     |
| 96710 Interest of Mortgage (or Bonds) Payable                   |             |              |               |
| 96720 Interest on Notes Payable (Short and Long Term)           |             |              |               |
| 96730 Amortization of Bond Issue Costs                          |             |              |               |
| 96700 Total Interest Expense and Amortization Cost              | \$0         | \$0          | \$0           |
| 96900 Total Operating Expenses                                  | \$1,076,614 | \$0          | \$1,076,614   |
| 97000 Excess of Operating Revenue over Operating Expenses       | \$256,291   | \$263,402    | \$519,693     |
| 97100 Extraordinary Maintenance                                 |             |              |               |
| 97200 Casualty Losses - Non-capitalized                         |             |              |               |
| 97300 Housing Assistance Payments                               |             |              |               |
| 97350 HAP Portability-In  |             |              |               |
| 97400 Depreciation Expense                                      | \$360,953   |              | \$360,953     |
| 97500 Fraud Losses  |             |              |               |
| 97600 Capital Outlays - Governmental Funds                      |             |              |               |
| 97700 Debt Principal Payment - Governmental Funds               |             |              |               |
| 97800 Dwelling Units Rent Expense                               |             |              |               |
| 90000 Total Expenses  | \$1,437,567 | \$0          | \$1,437,567   |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Single Project Revenue and Expense</b>                                 |             |              |               |
|---|-------------|--------------|---------------|
|   | Low Rent    | Capital Fund | Total Project |
| 10010 Operating Transfer In   | \$15,211    |              | \$15,211      |
| 10020 Operating transfer Out  |             | -\$15,211    | -\$15,211     |
| 10030 Operating Transfers from/to Primary Government                      |             |              |               |
| 10040 Operating Transfers from/to Component Unit                          |             |              |               |
| 10050 Proceeds from Notes, Loans and Bonds                                |             |              |               |
| 10060 Proceeds from Property Sales  |             |              |               |
| 10070 Extraordinary Items, Net Gain/Loss                                  |             |              |               |
| 10080 Special Items (Net Gain/Loss)                                       |             |              |               |
| 10091 Inter Project Excess Cash Transfer In                               |             |              |               |
| 10092 Inter Project Excess Cash Transfer Out                              |             |              |               |
| 10093 Transfers between Program and Project - In                          |             |              |               |
| 10094 Transfers between Project and Program - Out                         |             |              |               |
| 10100 Total Other financing Sources (Uses)                                | \$15,211    | -\$15,211    | \$0           |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses    | -\$89,451   | \$248,191    | \$158,740     |
| 11020 Required Annual Debt Principal Payments                             | \$0         | \$0          | \$0           |
| 11030 Beginning Equity  | \$3,865,731 | \$0          | \$3,865,731   |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | \$0         | \$0          | \$0           |
| 11050 Changes in Compensated Absence Balance                              |             |              |               |
| 11060 Changes in Contingent Liability Balance                             |             |              |               |
| 11070 Changes in Unrecognized Pension Transition Liability                |             |              |               |
| 11080 Changes in Special Term/Severance Benefits Liability                |             |              |               |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents         |             |              |               |
| 11100 Changes in Allowance for Doubtful Accounts - Other                  |             |              |               |
| 11170 Administrative Fee Equity   |             |              |               |
| 11180 Housing Assistance Payments Equity                                  |             |              |               |
| 11190 Unit Months Available   | 2400        |              | 2400          |
| 11210 Number of Unit Months Leased  | 2222        |              | 2222          |
| 11270 Excess Cash   | \$1,294,263 |              | \$1,294,263   |
| 11610 Land Purchases  | \$0         | \$0          | \$0           |
| 11620 Building Purchases  | \$0         | \$142,941    | \$142,941     |
| 11630 Furniture & Equipment - Dwelling Purchases                          | \$0         | \$0          | \$0           |
| 11640 Furniture & Equipment - Administrative Purchases                    | \$0         | \$0          | \$0           |
| 11650 Leasehold Improvements Purchases                                    | \$0         | \$105,250    | \$105,250     |
| 11660 Infrastructure Purchases  | \$0         | \$0          | \$0           |
| 13510 CFFP Debt Service Payments  | \$0         | \$0          | \$0           |
| 13901 Replacement Housing Factor Funds                                    | \$0         | \$0          | \$0           |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Entity Wide Revenue and Expense Summary</b>          |               |  |             |      |             |
|---|---------------|--|-------------|------|-------------|
|   | Project Total | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | Subtotal    | ELIM | Total       |
| 70300 Net Tenant Rental Revenue                         | \$764,700     |  | \$764,700   |      | \$764,700   |
| 70400 Tenant Revenue - Other                            | \$83,273      |  | \$83,273    |      | \$83,273    |
| 70500 Total Tenant Revenue                              | \$847,973     | \$0  | \$847,973   | \$0  | \$847,973   |
| 70600 HUD PHA Operating Grants                          | \$478,272     | \$28,647   | \$506,919   |      | \$506,919   |
| 70610 Capital Grants                                    | \$248,191     |  | \$248,191   |      | \$248,191   |
| 70710 Management Fee                                    |               |  |             |      |             |
| 70720 Asset Management Fee                              |               |  |             |      |             |
| 70730 Book Keeping Fee                                  |               |  |             |      |             |
| 70740 Front Line Service Fee                            |               |  |             |      |             |
| 70750 Other Fees  |               |  |             |      |             |
| 70700 Total Fee Revenue                                 |               |  | \$0         | \$0  | \$0         |
| 70800 Other Government Grants                           |               |  |             |      |             |
| 71100 Investment Income - Unrestricted                  | \$9,881       |  | \$9,881     |      | \$9,881     |
| 71200 Mortgage Interest Income                          |               |  |             |      |             |
| 71300 Proceeds from Disposition of Assets Held for Sale |               |  |             |      |             |
| 71310 Cost of Sale of Assets                            |               |  |             |      |             |
| 71400 Fraud Recovery                                    |               |  |             |      |             |
| 71500 Other Revenue                                     | \$11,990      |  | \$11,990    |      | \$11,990    |
| 71600 Gain or Loss on Sale of Capital Assets            |               |  |             |      |             |
| 72000 Investment Income - Restricted                    |               |  |             |      |             |
| 70000 Total Revenue                                     | \$1,596,307   | \$28,647   | \$1,624,954 | \$0  | \$1,624,954 |
| 91100 Administrative Salaries                           | \$199,832     |  | \$199,832   |      | \$199,832   |
| 91200 Auditing Fees                                     | \$12,905      |  | \$12,905    |      | \$12,905    |
| 91300 Management Fee                                    |               |  |             |      |             |
| 91310 Book-keeping Fee                                  |               |  |             |      |             |
| 91400 Advertising and Marketing                         | \$356         |  | \$356       |      | \$356       |
| 91500 Employee Benefit contributions - Administrative   | \$58,965      |  | \$58,965    |      | \$58,965    |
| 91600 Office Expenses                                   | \$23,428      | \$4,795  | \$28,223    |      | \$28,223    |
| 91700 Legal Expense                                     | \$613         |  | \$613       |      | \$613       |
| 91800 Travel  |               |  |             |      |             |
| 91810 Allocated Overhead                                |               |  |             |      |             |
| 91900 Other   | \$12,608      |  | \$12,608    |      | \$12,608    |
| 91000 Total Operating - Administrative                  | \$308,707     | \$4,795  | \$313,502   | \$0  | \$313,502   |
| 92000 Asset Management Fee                              |               |  |             |      |             |
| 92100 Tenant Services - Salaries                        |               |  |             |      |             |
| 92200 Relocation Costs                                  |               |  |             |      |             |
| 92300 Employee Benefit Contributions - Tenant Services  |               |  |             |      |             |
| 92400 Tenant Services - Other                           |               |  |             |      |             |
| 92500 Total Tenant Services                             | \$0           | \$0  | \$0         | \$0  | \$0         |
| 93100 Water   | \$7,113       |  | \$7,113     |      | \$7,113     |
| 93200 Electricity                                       | \$96,144      |  | \$96,144    |      | \$96,144    |
| 93300 Gas   | \$2,115       |  | \$2,115     |      | \$2,115     |
| 93400 Fuel  |               |  |             |      |             |
| 93500 Labor   |               |  |             |      |             |
| 93600 Sewer   | \$10,063      |  | \$10,063    |      | \$10,063    |



HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Entity Wide Revenue and Expense Summary</b>                  |               |  |             |      |             |
|---|---------------|--|-------------|------|-------------|
|   | Project Total | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | Subtotal    | ELIM | Total       |
| 93700 Employee Benefit Contributions - Utilities                |               |  |             |      |             |
| 93800 Other Utilities Expense                                   |               |  |             |      |             |
| 93000 Total Utilities   | \$115,435     | \$0  | \$115,435   | \$0  | \$115,435   |
| 94100 Ordinary Maintenance and Operations - Labor               | \$128,869     | \$433  | \$129,302   |      | \$129,302   |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$55,831      | \$23,219   | \$79,050    |      | \$79,050    |
| 94300 Ordinary Maintenance and Operations Contracts             | \$129,906     | \$200  | \$130,106   |      | \$130,106   |
| 94500 Employee Benefit Contributions - Ordinary Maintenance     | \$80,500      |  | \$80,500    |      | \$80,500    |
| 94000 Total Maintenance   | \$395,106     | \$23,852   | \$418,958   | \$0  | \$418,958   |
| 95100 Protective Services - Labor                               |               |  |             |      |             |
| 95200 Protective Services - Other Contract Costs                |               |  |             |      |             |
| 95300 Protective Services - Other                               |               |  |             |      |             |
| 95500 Employee Benefit Contributions - Protective Services      |               |  |             |      |             |
| 95000 Total Protective Services                                 | \$0           | \$0  | \$0         | \$0  | \$0         |
| 96110 Property Insurance  | \$101,945     |  | \$101,945   |      | \$101,945   |
| 96120 Liability Insurance                                       | \$15,531      |  | \$15,531    |      | \$15,531    |
| 96130 Workmen's Compensation                                    | \$14,593      |  | \$14,593    |      | \$14,593    |
| 96140 All Other Insurance                                       | \$19,921      |  | \$19,921    |      | \$19,921    |
| 96100 Total insurance Premiums                                  | \$151,990     | \$0  | \$151,990   | \$0  | \$151,990   |
| 96200 Other General Expenses                                    |               |  |             |      |             |
| 96210 Compensated Absences                                      | \$20,610      |  | \$20,610    |      | \$20,610    |
| 96300 Payments in Lieu of Taxes                                 | \$71,032      |  | \$71,032    |      | \$71,032    |
| 96400 Bad debt - Tenant Rents                                   | \$13,734      |  | \$13,734    |      | \$13,734    |
| 96500 Bad debt - Mortgages                                      |               |  |             |      |             |
| 96600 Bad debt - Other  |               |  |             |      |             |
| 96800 Severance Expense   |               |  |             |      |             |
| 96000 Total Other General Expenses                              | \$105,376     | \$0  | \$105,376   | \$0  | \$105,376   |
| 96710 Interest of Mortgage (or Bonds) Payable                   |               |  |             |      |             |
| 96720 Interest on Notes Payable (Short and Long Term)           |               |  |             |      |             |
| 96730 Amortization of Bond Issue Costs                          |               |  |             |      |             |
| 96700 Total Interest Expense and Amortization Cost              | \$0           | \$0  | \$0         | \$0  | \$0         |
| 96900 Total Operating Expenses                                  | \$1,076,614   | \$28,647   | \$1,105,261 | \$0  | \$1,105,261 |
| 97000 Excess of Operating Revenue over Operating Expenses       | \$519,693     | \$0  | \$519,693   | \$0  | \$519,693   |
| 97100 Extraordinary Maintenance                                 |               |  |             |      |             |
| 97200 Casualty Losses - Non-capitalized                         |               |  |             |      |             |
| 97300 Housing Assistance Payments                               |               |  |             |      |             |
| 97350 HAP Portability-in  |               |  |             |      |             |
| 97400 Depreciation Expense                                      | \$360,953     |  | \$360,953   |      | \$360,953   |
| 97500 Fraud Losses  |               |  |             |      |             |
| 97600 Capital Outlays - Governmental Funds                      |               |  |             |      |             |
| 97700 Debt Principal Payment - Governmental Funds               |               |  |             |      |             |
| 97800 Dwelling Units Rent Expense                               |               |  |             |      |             |
| 90000 Total Expenses  | \$1,437,567   | \$28,647   | \$1,466,214 | \$0  | \$1,466,214 |

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2021

| <b>Entity Wide Revenue and Expense Summary</b>                            |               |  |             |           |             |
|---|---------------|--|-------------|-----------|-------------|
|   | Project Total | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | Subtotal    | ELIM      | Total       |
| 10010 Operating Transfer In   | \$15,211      |  | \$15,211    | -\$15,211 | \$0         |
| 10020 Operating transfer Out  | -\$15,211     |  | -\$15,211   | \$15,211  | \$0         |
| 10030 Operating Transfers from/to Primary Government                      |               |  |             |           |             |
| 10040 Operating Transfers from/to Component Unit                          |               |  |             |           |             |
| 10050 Proceeds from Notes, Loans and Bonds                                |               |  |             |           |             |
| 10060 Proceeds from Property Sales  |               |  |             |           |             |
| 10070 Extraordinary Items, Net Gain/Loss                                  |               |  |             |           |             |
| 10080 Special Items (Net Gain/Loss)                                       |               |  |             |           |             |
| 10091 Inter Project Excess Cash Transfer In                               |               |  |             |           |             |
| 10092 Inter Project Excess Cash Transfer Out                              |               |  |             |           |             |
| 10093 Transfers between Program and Project - In                          |               |  |             |           |             |
| 10094 Transfers between Project and Program - Out                         |               |  |             |           |             |
| 10100 Total Other financing Sources (Uses)                                | \$0           | \$0  | \$0         | \$0       | \$0         |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses    | \$158,740     | \$0  | \$158,740   | \$0       | \$158,740   |
| 11020 Required Annual Debt Principal Payments                             | \$0           | \$0  | \$0         |           | \$0         |
| 11030 Beginning Equity  | \$3,865,731   | \$0  | \$3,865,731 |           | \$3,865,731 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | \$0           |  | \$0         |           | \$0         |
| 11050 Changes in Compensated Absence Balance                              |               |  |             |           |             |
| 11060 Changes in Contingent Liability Balance                             |               |  |             |           |             |
| 11070 Changes in Unrecognized Pension Transition Liability                |               |  |             |           |             |
| 11080 Changes in Special Term/Severance Benefits Liability                |               |  |             |           |             |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents         |               |  |             |           |             |
| 11100 Changes in Allowance for Doubtful Accounts - Other                  |               |  |             |           |             |
| 11170 Administrative Fee Equity   |               |  |             |           |             |
| 11180 Housing Assistance Payments Equity                                  |               |  |             |           |             |
| 11190 Unit Months Available   | 2400          | 0  | 2400        |           | 2400        |
| 11210 Number of Unit Months Leased  | 2222          | 0  | 2222        |           | 2222        |
| 11270 Excess Cash   | \$1,294,263   |  | \$1,294,263 |           | \$1,294,263 |
| 11610 Land Purchases  | \$0           |  | \$0         |           | \$0         |
| 11620 Building Purchases  | \$142,941     |  | \$142,941   |           | \$142,941   |
| 11630 Furniture & Equipment - Dwelling Purchases                          | \$0           |  | \$0         |           | \$0         |
| 11640 Furniture & Equipment - Administrative Purchases                    | \$0           |  | \$0         |           | \$0         |
| 11650 Leasehold Improvements Purchases                                    | \$105,250     |  | \$105,250   |           | \$105,250   |
| 11660 Infrastructure Purchases  | \$0           |  | \$0         |           | \$0         |
| 13510 CFFP Debt Service Payments  | \$0           |  | \$0         |           | \$0         |
| 13901 Replacement Housing Factor Funds                                    | \$0           |  | \$0         |           | \$0         |