

**Housing Authority of the  
TOWN OF CHURCH POINT**  
Church Point, Louisiana

**Annual Financial Report  
As of and for the Year Ended June 30, 2020**

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

Church Point, Louisiana

Basic Financial Statements

As of and for the Year Ended June 30, 2020

With Supplemental Information Schedules

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**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
**Housing Authority of the Town of Church Point**  
Church Point, Louisiana

**Report on the Financial Statements**

I have audited the accompanying financial statements of the Housing Authority of the Town of Church Point (the authority) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which comprise the Authority'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***

My responsibility is to express opinions on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America 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 I 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 the financial statements. The procedures selected depend on the auditor's judgment, including the 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 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, I 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.

## HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT

Church Point, Louisiana  
Independent Auditor's Report, 2020  
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I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

### **Opinions**

In my opinion, the financial statements referred to above present fairly in all material respects, the respective financial position of the Housing Authority of the Town of Church Point as of June 30, 2020, and the respective changes in financial position and 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 *Management's Discussion and Analysis* as listed in the table of contents 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. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

#### *Other Information*

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the authority's basic financial statements. The Financial Data Schedule, the Schedule of Compensation, Benefits and Other Payments to Agency Head or Chief Executive Officer and the Statement and Certification of Actual Modernization Cost are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis 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 is also not a required part of the basic financial statements.

The Financial Data Schedule; the Schedule of Compensation, Benefits and Other Payments to Agency Head or Chief Executive Officer; the Statement and Certification of Actual Modernization Cost and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate 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 my opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana  
Independent Auditor's Report, 2020

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The Schedule of Compensation of Board Members has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, I do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, I have also issued my report dated December 7, 2020 on my consideration of the authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the authority's internal control over financial reporting and compliance.

*William Daniel McCaskill*

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William Daniel McCaskill, CPA  
A Professional Accounting Corporation

December 7, 2020

**Housing Authority of the Town of Church Point**  
Church Point, Louisiana

Management's Discussion and Analysis

For the Year Ended June 30, 2020

## **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 \$2,501,294 at the close of the fiscal year ended 2020.
  - ✓ Of this amount \$1,497,208 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ Also, of this amount, \$12,565 of net position is restricted for the Housing Choice Voucher program.
  - ✓ The remainder of \$991,521 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 84% of the total operating expenses of \$1,181,327 for the fiscal year 2020, which means the Authority might be able to operate about 10 months using the unrestricted assets alone, compared to 10 months in the prior fiscal year.
- The Housing Authority's total net position decreased by \$99,431, a 4% decrease from the prior fiscal year 2019.
- The Authority Spent \$432,703 on capital asset additions.
- These changes led to a decrease in total assets by \$89,827 and an increase in total liabilities by \$9,604. As related measure of financial health, there are still over \$14 of current assets covering each dollar of total current liabilities, which compares to \$15 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 2020?" 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**

The Authority accounts for all financial activity in a single enterprise fund. 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	\$ 43,267
Low Rent Public Housing	400,768
Housing Choice Vouchers	309,848
Cares LR	848
Total funding received this current fiscal year	<u>\$ 754,731</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.

**FINANCIAL ANALYSIS**

The Housing Authority's net position was \$2,501,294 as of June 30, 2020. Of this amount, \$1,497,208 was invested in capital assets and \$991,521 was unrestricted. There were \$12,565 in specific assets restricted for the Housing Choice Voucher (HCV) program.

Housing Authority of Church Point, LA  
 Management's Discussion and Analysis (MD&A)  
 June 30, 2020

**CONDENSED FINANCIAL STATEMENTS**

**Condensed Statement of Net Position  
 As of June 30, 2020**

	<u>2020</u>	<u>2019</u>
<b>ASSETS</b>		
Current assets	\$ 1,087,913	\$ 1,063,301
Assets restricted for Housing Choice Voucher (HCV) program	12,565	4,747
Capital assets, net of depreciation	<u>1,497,208</u>	<u>1,619,465</u>
Total assets	<u>2,597,686</u>	<u>2,687,513</u>
<b>LIABILITIES</b>		
Current liabilities	77,408	71,252
Non-current liabilities	<u>18,984</u>	<u>15,536</u>
Total liabilities	<u>96,392</u>	<u>86,788</u>
<b>NET POSITION</b>		
Invested in capital assets, net of depreciation	1,497,208	1,619,465
Net position restricted for the Housing Choice Voucher program	12,565	4,747
Unrestricted net position	<u>991,521</u>	<u>976,513</u>
Total net position	<u>\$ 2,501,294</u>	<u>\$ 2,600,725</u>

The net position of these funds decreased by \$99,431, or by 4%, from those of fiscal year 2019, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

Housing Authority of Church Point, LA  
Management's Discussion and Analysis (MD&A)  
June 30, 2020

**CONDENSED FINANCIAL STATEMENTS (Continued)**

	<u>2020</u>	<u>2019</u>
<b>OPERATING REVENUES</b>		
Tenant Revenue	\$ 310,844	\$ 309,073
HUD grants for operations	716,117	753,449
Other non-tenant revenue	9,779	19,350
Fraud Recovery	47	1,002
Total operating revenues	<u>1,036,787</u>	<u>1,082,874</u>
<b>OPERATING EXPENSES</b>		
General	136,258	141,762
Ordinary maintenance and repairs	293,608	292,319
Administrative expenses and management fees	247,876	230,334
Utilities	65,931	66,734
Tenant services	1,072	270
Federal Housing Assistance Payments (HAP) to landlords & Ports	255,260	266,123
Depreciation	181,322	182,022
Total operating expenses	<u>1,181,327</u>	<u>1,179,564</u>
Income (losses) from operations	<u>(144,540)</u>	<u>(96,690)</u>
<b>NON-OPERATING REVENUES</b>		
Interest income	6,495	3,786
Gains from sale or disposal of assets	-	50
Total non-operating revenues	<u>6,495</u>	<u>3,836</u>
Income (losses) before capital contributions	<u>(138,045)</u>	<u>(92,854)</u>
<b>CAPITAL CONTRIBUTIONS</b>	<u>38,614</u>	<u>257,762</u>
<b>CHANGES IN NET POSITION</b>	<u>(99,431)</u>	<u>164,908</u>
<b>NET POSITION - BEGINNING</b>	2,600,725	2,435,817
<b>NET POSITION - END</b>	<u>\$ 2,501,294</u>	<u>\$ 2,600,725</u>

## **EXPLANATIONS OF FINANCIAL ANALYSIS**

Compared with the prior fiscal year, total operating and capital contributions decreased \$265,235 from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue increased by \$1,771 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 \$6,459.
- Federal revenues from HUD for operations decreased by \$37,332 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 decreased by \$219,148 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 2016 through 2018, and submitted a new grant during fiscal year 2020.
- Total other operating revenue decreased by \$10,526 and interest income increased by \$2,709 from the prior fiscal year.

Compared with the prior fiscal year, total operating expenses increased \$1,763, or by 0%, 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 \$700 from that of the prior fiscal year.
- Maintenance and repairs increased by \$1,289 from that of the prior fiscal year due to changes in the following: Repair staff wages increased by \$5,892 and related employee benefit contributions increased by \$1,019. Materials used decreased by \$1,926 and contract labor costs decreased by \$3,696.
- General Expenses decreased by \$5,504 from that of the prior fiscal year. Payments in lieu of taxes (PILOT) increased by \$903. 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 \$11,113, other general expenses decreased by \$941 and bad debts decreased by \$19,149. Lastly, compensated absences increased by \$2,570.
- Administrative Expenses increased by \$17,542 from that of the prior fiscal year due to a combination of factors. Administrative staff salaries increased by \$14,251 and related employee benefit contributions increased by \$8,582; therefore, total staff salaries and benefit costs increased. Outside professional fees changed as follows: audit fees decreased by \$3,675 and legal fees decreased by \$2,954. In addition, staff travel reimbursements decreased by \$3,877, office expenses increased by \$11,135 and sundry expenses decreased by \$5,920.
- Housing Assistance Payments to landlords decreased by \$10,863 from that of the prior fiscal year partly because there was a decrease in the number of tenants qualifying for subsidy during the year.
- Utilities Expense decreased by \$803 from that of the prior fiscal year because water cost decreased by \$294, electricity cost increased by \$374, gas cost decreased by \$226, and other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) decreased by \$657.
- Total Tenant Services increased by \$802 from that of the prior fiscal year.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

At June 30, 2020, the Housing Authority had a total cost of \$8,123,627 invested in a broad range of assets and construction in progress from projects funded in 2016 through 2018, listed below. This amount, not including depreciation, represents increases of \$432,703 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

**Statement of Capital Assets  
 As of June 30, 2020**

	<u>2020</u>	<u>2019</u>
Land	\$ 106,656	\$ 106,656
Construction in progress	-	86,492
Buildings	6,825,582	6,309,868
Leasehold improvements	958,292	958,292
Furniture and equipment	233,097	229,616
Accumulated Depreciation	<u>(6,626,419)</u>	<u>(6,071,459)</u>
Total	<u>\$ 1,497,208</u>	<u>\$ 1,619,465</u>

As of the end of the 2020 fiscal year, the Authority is still in the process of completing HUD grants of \$475,794 obtained during 2016 through 2018 fiscal years. A total remainder of \$48,938 will be received and spent for completing these projects during fiscal year 2021.

**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 2021 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 Christine T. Richard, at Housing Authority of Church Point, LA; P.O. Drawer 313, Church Point, LA 70525.

**Housing Authority of the Town of Church Point**  
**Church Point, Louisiana**  
**Statement of Net Position**  
**As of June 30, 2020**

**ASSETS****Current assets**

Cash and cash equivalents	977,749
Receivables:	
Tenant rents, net of allowance	2,337
Fraud recovery, net of allowance	1,537
Accrued interest receivable	3,281
Prepaid expenses	59,938
Inventory, net of allowance	12,994
Restricted assets - cash and cash equivalents	<u>42,642</u>
<b>Total current assets</b>	<u><u>1,100,478</u></u>

**Noncurrent assets**

## Capital assets:

## Nondepreciable capital assets:

Land	<u>106,656</u>
Total nondepreciable capital assets	<u><u>106,656</u></u>

## Depreciable capital assets:

Buildings and improvements	7,783,874
Furniture and equipment	233,097
Less accumulated depreciation	<u>(6,626,419)</u>
Total depreciable capital assets, net of accumulated depreciation	<u><u>1,390,552</u></u>

Total capital assets, net of accumulated depreciation	<u><u>1,497,208</u></u>
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<b>Total assets</b>	<u><u>2,597,686</u></u>
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<b>TOTAL ASSETS</b>	<u><u><u>2,597,686</u></u></u>
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(continued)

**Housing Authority of the Town of Church Point**  
**Church Point, Louisiana**  
**Statement of Net Position**  
**As of June 30, 2020**

**LIABILITIES AND NET POSITION**

**Current Liabilities**

Accounts payable	2,962
Payable to other governments	23,394
Accrued wages payable	1,977
Accrued compensated absences	10,386
HUD liability	17
Unearned revenue	12,846
Other liability	5,726
Security deposit liability	20,100

<b>Total current liabilities</b>	77,408
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**Noncurrent liabilities**

Accrued compensated absences	18,984
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<b>Total noncurrent liabilities</b>	18,984
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<b>TOTAL LIABILITIES</b>	96,392
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**NET POSITION**

Net Investments in Capital Assets	1,497,208
Restricted	12,565
Unrestricted	991,521

<b>TOTAL NET POSITION</b>	\$ 2,501,294
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The accompanying notes are an integral part of these financial statements.

**Housing Authority of the Town of Church Point**  
Church Point, Louisiana  
Statement of Revenues, Expenses, and Changes In Net Position  
For the Year Ended June 30, 2020

<b>Operating Revenues</b>	
HUD Operating Grants	\$ 716,117
Dwelling Rental	299,870
Other Operating	11,021
	<u>1,027,008</u>
<b>Total operating revenues</b>	
<b>Operating Expenses</b>	
Housing Assistance Payments	255,260
General and administrative	384,134
Repairs and maintenance	293,608
Utilities	65,931
Tenant services	1,072
Depreciation and amortization	181,322
	<u>1,181,327</u>
<b>Total operating expenses</b>	
<b>Operating income (loss)</b>	(154,319)
<b>Nonoperating Revenues (Expenses):</b>	
Interest revenue	6,495
Miscellaneous revenues	9,779
	<u>16,274</u>
<b>Total nonoperating revenues (expenses)</b>	
<b>Income (loss) before other revenues, expenses, gains, losses and transfers</b>	(138,045)
Capital contributions (grants)	38,614
<b>Increase (decrease) in net position</b>	(99,431)
<b>Net position, beginning of year</b>	<u>2,600,725</u>
<b>Net position, end of year</b>	<u><u>\$ 2,501,294</u></u>

The accompanying notes are an integral part of these financial statements.

**Housing Authority of the Town of Church Point**  
**Statement of Cash Flows**  
For the Year Ended June 30, 2020

**CASH FLOWS FROM OPERATING ACTIVITIES**

Receipts from federal subsidies	\$ 744,679
Receipts from tenants	322,875
Payments to landlords	(255,260)
Payments to suppliers	(525,410)
Payments to employees	<u>(230,761)</u>
<b>Net cash provided by operating activities</b>	<u>56,123</u>

**CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES**

Miscellaneous revenues	<u>9,779</u>
<b>Net cash provided by noncapital financing activities</b>	<u>9,779</u>

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Proceeds from capital grants	38,614
Purchase and construction of capital assets	<u>(59,065)</u>
<b>Net cash (used in) capital and related financing activities</b>	<u>(20,451)</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest received	<u>6,495</u>
<b>Net cash provided by investing activities</b>	<u>6,495</u>

Net increase (decrease) in cash and cash equivalents	<u>51,946</u>
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<b>Cash and cash equivalents - beginning of year</b>	<u>968,445</u>
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Cash and Cash equivalents - unrestricted	977,749
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Cash and Cash equivalents - restricted	42,642
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<b>Total Cash and Cash Equivalents - end of year</b>	<u>\$ 1,020,391</u>
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**Reconciliation of operating income (loss) to net cash provided by operating activities:**

Operating (loss)	\$ (154,319)
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Adjustments to reconcile operating (loss) to net cash provided by operating activities:

Depreciation and amortization	181,322
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Changes in assets and liabilities:

HUD receivable	29,594
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Intergovernmental receivable, net	(1,032)
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Tenant rents, net of allowance	(982)
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Miscellaneous receivables	175
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Prepaid insurance	(8,755)
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Inventories	516
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Accounts payable	(6,579)
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Accrued wages payable	(2,483)
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PILOT Payable	903
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Accrued compensated absences	4,450
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Unearned revenue	11,322
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Other liability	522
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Security deposit liability	<u>1,469</u>
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<b>Net cash provided by operating activities</b>	<u>\$ 56,123</u>
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The accompanying notes are an integral part of the financial statements

## HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT

Church Point, Louisiana  
Notes to the Basic Financial Statements  
June 30, 2020

### *NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*

The accompanying basic financial statements of the authority 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.

#### (1) Reporting Entity

The Housing Authority of The Town of Church Point (the authority) was chartered as a public corporation under the laws of the State of Louisiana for the purpose of providing safe and sanitary dwelling accommodations for the residents of the Town of Church Point, Louisiana. This formation was contingent upon the approval of the Town.

The authority is governed by a Board of Commissioners (Board), which is composed of five members appointed by the Town and serve five-year staggered terms. The Board of the authority exercises all powers granted to the authority.

GASB Statement No. 14, as amended by GASB statement No. 39 and GASB Statement No. 61, establishes criteria for determining the governmental reporting entity. Under provisions of this statement, the authority is considered a primary government, since it is a special purpose government that has a separately elected governing body, is legally separate, and is fiscally independent of other state and local governments. As used in the GASB statements, fiscally independent means that the authority may, without the approval or consent of another governmental entity, determine or modify its own budget, control collection and disbursements of funds, maintain responsibility for funding deficits and operating deficiencies, and issue bonded debt. The authority has no component units, defined by the GASB statements as other legally separate organizations for which the elected authority members are financially accountable.

## HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

The authority is a related organization of the Town of Church Point, Louisiana since the Town appoints a voting majority of the authority's governing board. The Town is not financially accountable for the authority as it cannot impose its will on the authority and there is no potential for the authority to provide financial benefit to, or impose financial burdens on, the Town. Accordingly, the authority is not a component unit of the financial reporting entity of the Town.

### (2) Funds

The accounts of the 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 is maintained consistent with legal and managerial requirements.

All funds of the authority are classified as proprietary. The general fund accounts for transactions of all of the authority's programs.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the authority's enterprise fund are HUD operating grants and subsidies, Section 8 Housing Assistance Subsidies, Section 8 Management Fees, and tenant dwelling rents. Operating expenses include Section 8 Housing Assistance Payments, General and Administrative expenses, repairs and maintenance expenses, utilities and depreciation and amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The accompanying basic financial statements of the authority have been prepared in conformity with governmental accounting principles generally accepted in the United States of America. The GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The accompanying basic financial statements have been prepared in conformity with GASB statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis—For State and Local Governments*, which was unanimously approved in June 1999 by the GASB.

### (3) Measurement focus and basis of accounting

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

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

liabilities are incurred. With this management focus all assets and all liabilities associated with the operation of these funds are included on the statement of net positions.

(4) Assets, liabilities, and net Position

(a) Deposits and Investments

The authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. HUD regulations, state law and the authority's investment policy allow the housing authority to invest in collateralized certificates of deposit and securities backed by the federal government.

(b) Inventory and prepaid items

All inventories are valued at cost on a first-in first-out (FIFO) basis. Inventories consist of expendable building materials and supplies held for consumption in the course of the authority's operations.

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

(c) Restricted Assets

Cash equal to the amount of tenant security deposits, Housing Assistance Payment Reserves and earned interest on Housing Assistance Payment Reserves are reflected as restricted.

(d) Capital assets

Capital assets of the authority are included in the statement of net positions and are recorded at actual cost. The capitalization threshold is \$500. Depreciation of all exhaustible fixed assets is charged as an expense against operations.

Property, plant, and equipment of the Authority is depreciated using the straight-line method over the following estimated useful lives:

Buildings	20 years
Modernization and improvements	10 years
Furniture and equipment	5 years

(e) Due from/to other governments or agencies

## HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

Amounts due from/to the authority to/by other governments or agencies are generally for grants or programs under which the services have been provided by the authority. The authority also records an amount due to the various taxing districts within the region for payments in lieu of taxes.

### (f) Allowance for doubtful accounts

The authority provides an allowance for doubtful accounts, as needed, for accounts deemed not collectible. At June 30, 2020, the management of the authority established an allowance for doubtful accounts of approximately \$2,172.

### (g) Compensated absences

It is the authority's policy to permit employees to accumulate earned but unused vacation pay benefits. In accordance with the provisions of GASB Statement No. 16, "*Accounting for Compensated Absences*," vacation pay is accrued when incurred and reported as a liability.

Employees earn annual leave according to the policy for state employees. Employees may accumulate an unlimited number of annual leave hours and may receive payment for up to 300 annual leave hours upon termination or retirement at their current rate of pay. One unclassified employee may receive payment for all accumulated annual leave upon termination or retirement. The cost of current leave privileges, computed in accordance with GASB Codification Section C60, is recognized as a current year expense when leave is earned.

### (h) Restricted net Position

Net positions are reported as restricted when constraints placed on net positions use are 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.

Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted resources are available.

### (i) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

government-wide financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**NOTE B – DEPOSITS**

Deposits are stated at cost, which approximates fair value. Under state law and/or federal regulation, these deposits, or the resulting bank balances, must be in Federal Securities, secured by federal deposit insurance or the pledge of federal securities. The fair value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent.

As of June 30, 2020, the authority's carrying amount of deposits was \$1,020,391, which includes the following:

Cash and cash equivalents-unrestricted	\$977,749
Cash and cash equivalents- restricted	42,642
Total	\$1,020,391

**Interest Rate Risk**—The authority's policy does not address interest rate risk.

**Credit Rate Risk**—Since all of the authority's deposits are federally insured and/or backed by federal securities, the authority does not have credit rate risk.

**Custodial Credit Risk**—This is the risk that in the event of a bank failure, the authority's deposits may not be returned to it. The authority does not have a policy for custodial credit risk. \$500,000 of the authority's total deposits were covered by federal depository insurance, and do not have custodial credit risk. The remaining \$537,611 of deposits have custodial credit risk but were collateralized with securities held by the pledging financial institution trust department or agent. The bank balances at June 30, 2020 totaled \$1,037,611

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
 CHURCH POINT, LOUISIANA  
 Notes to the Financial Statements, 2020 - continued

**NOTE C - CAPITAL ASSETS**

Capital assets activity for the year ended June 30, 2020 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<b>Nondepreciable Assets:</b>				
Land	\$ 106,656	\$ -	\$ -	\$ 106,656
Construction in Progress	86,492	-	-	-
<b>Depreciable Assets:</b>				
Building and improvements	7,268,160	429,222	-	7,783,874
Furniture and equipment	229,616	3,481	-	233,097
Total	<u>7,690,924</u>	<u>432,703</u>	<u>-</u>	<u>8,123,627</u>
Less accumulated depreciation				
Building and improvements	5,848,575	552,504	-	6,401,079
Furniture and equipment	222,884	2,456	-	225,340
Total accumulated depreciation	<u>6,071,459</u>	<u>554,960</u>	<u>-</u>	<u>6,626,419</u>
Net Capital Assets	<u>\$ 1,619,465</u>	<u>\$ (122,257)</u>	<u>\$ -</u>	<u>\$ 1,497,208</u>

In prior years, the Authority completed construction of its community center on land owned by the town and recorded construction cost as an addition to fixed assets. In accordance with the agreement entered into by the Authority on April 22, 2004 with the Town of Church Point and approved by HUD, the Authority used CFP, HCV, and Public Housing monies to construct the community center. Under the terms of the agreement, the Town of Church Point retains ownership of the land.

In prior years, the Authority and the Town entered into an agreement where the land would be under lease to the Authority for a period of 99 years at \$1. Under a separate management agreement, the Town will retain responsibility for operating the community center for a period of 99 years at \$1. The Town is responsible for maintenance of the community center and as well as payment of all costs associated with the day-to-day operations of the community center.

**NOTE D – COMPENSATED ABSENCES**

At June 30, 2020, employees of the authority have accumulated and vested \$29,370 of employee leave benefits, which was computed in accordance with GASB Codification Section C60. The leave payable is recorded in the accompanying financial statements. \$18,984 is reported in long-term debt.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

**NOTE E – LONG TERM OBLIGATIONS**

As of June 30, 2020, long term obligations consisted of compensated absences in the amount of \$18,984. The following is a summary of the changes in the long-term obligations for the year ended June 30, 2020.

	<b>Compensated Absences</b>
Balance as of July 1, 2019	\$24,920
Additions	14,512
Deductions	(10,062)
Balance as of June 30, 2020	<u>29,370</u>
Long term portion	<u>18,984</u>
Amount due in one year (Short term)	<u>\$10,386</u>

**NOTE F – POST EMPLOYMENT RETIREMENT BENEFITS**

The authority does not provide any post employment retirement benefits. Therefore, the authority does not include any entries for unfunded actuarial accrued liability, net OPEB expense, or annual contribution required.

**NOTE G - RETIREMENT PLAN**

The authority participates in the Housing Agency Retirement Trust plan, administered by Mercer, 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 authority provides pension benefits for all of its full-time employees. All regular and full-time employees are eligible to participate in the plan on the first day of the month after completing six months of continuous and uninterrupted employment. Plan provisions and changes to the plan contributions are determined by the Board of the authority.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The employer is required to make monthly contributions equal to twelve percent of each participant's basic (excludes overtime) compensation.

The authority's contribution for each employee and income allocated to the employee's account are fully vested after five years of continuous service. The authority's contributions and interest forfeited by employees who leave employment before five years of service are used to offset future contributions of the authority. No payments were made out of the forfeiture account.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

Normal retirement date shall be the first day of the month following the employee's sixty-fifth birthday or after ten years of participation in the plan.

The authority's total payroll for the year ended June 30, 2020, was \$240,822. The authority's contributions were calculated using the base salary amount of \$240,349. The authority made the required contributions of \$24,842 for the year ended June 30, 2020.

*NOTE H – RISK MANAGEMENT*

The authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions, injuries to employees; and natural disasters. The authority's risk management program encompasses obtaining property and liability insurance.

The 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 workers compensation. The risk pool and insurance contracted are obligated to meet settlements up to the maximum coverage, after the authority's deductions are met.

There has been no significant reduction in insurance coverages from coverages in the prior year. In addition, there have been no significant claims that have exceeded commercial insurance coverages in any of the past three fiscal years.

*NOTE I – LITIGATION AND CLAIMS*

At June 30, 2020, the authority is involved in a lawsuit. Management believes the authority's insurance would cover any losses which would be incurred if these suits were not settled favorably.

*NOTE J – FEDERAL COMPLIANCE CONTINGENCIES*

The authority is subject to possible examinations by federal regulators who determine compliance with terms, conditions, laws, and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refund by the entity to federal grantors and/or program beneficiaries. The authority is subject to HUD's consideration of reducing grants in order to have the authority utilize authority Equity to fund expenses.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

CHURCH POINT, LOUISIANA

Notes to the Financial Statements, 2020 - continued

***NOTE K – RELATED PARTY TRANSACTIONS***

In a prior fiscal the Authority executed documents with the Town of Church Point relating to the construction and operation of a community center. The Authority constructed the community center on land owned by the Town using a combination of funds available to it. The Town leased the land to the Authority for a term of 99 years for \$1. The Town agreed to manage the operations of the community center at no cost to the authority.

All of this was preapproved by HUD. Please see Note C to the financial statements for additional detail on this transaction.

The agency does not represent that the transaction was consummated on terms equivalent to those that prevail in arm's-length transactions. The agency considers this transaction to be immaterial to the overall financial statements and has not addressed issues such as modifying the financial reporting for the time values of money.

***NOTE L – SUBSEQUENT EVENTS***

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the authority through December 7, 2020 and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

***NOTE M – ECONOMIC DEPENDENCE***

Financial Accounting Standards Boards Accounting Standards Codification 280-10-50-42 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing and Urban Development provided \$754,731 to the authority, which represents approximately 70% of the authority's total revenue for the year.

# Financial Data Schedule

Housing Authority of the Town of Church Point (LA032)								
Church Point, LA								
Entity Wide Balance Sheet Summary								
Submission Type: Audited/Single Audit		Fiscal Year End: 06/30/2020						
	Project Total	14.PHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total	
111 Cash - Unrestricted	\$967,669		\$10,080		\$977,749		\$977,749	
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted			\$12,565	\$9,960	\$22,525		\$22,525	
114 Cash - Tenant Security Deposits	\$20,100				\$20,100		\$20,100	
115 Cash - Restricted for Payment of Current Liabilities			\$17		\$17		\$17	
100 Total Cash	\$987,769	\$0	\$22,662	\$9,960	\$1,020,391	\$0	\$1,020,391	
121 Accounts Receivable - FHA Projects								
122 Accounts Receivable - HUD Other Projects								
124 Accounts Receivable - Other Government								
125 Accounts Receivable - Miscellaneous								
126 Accounts Receivable - Tenants	\$4,509				\$4,509		\$4,509	
126.1 Allowance for Doubtful Accounts - Tenants	-\$2,172				-\$2,172		-\$2,172	
126.2 Allowance for Doubtful Accounts - Other	\$0				\$0		\$0	
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery	\$1,537				\$1,537		\$1,537	
128.1 Allowance for Doubtful Accounts - Fraud	\$0				\$0		\$0	
129 Accrued Interest Receivable	\$3,281				\$3,281		\$3,281	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$7,155	\$0	\$0	\$0	\$7,155	\$0	\$7,155	
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets	\$59,382		\$556		\$59,938		\$59,938	
143 Inventories	\$13,678				\$13,678		\$13,678	
143.1 Allowance for Obsolete Inventories	-\$684				-\$684		-\$684	
144 Inter Program Due From	\$5,029				\$5,029	-\$5,029	\$0	
145 Assets Held for Sale								
150 Total Current Assets	\$1,072,329	\$0	\$23,218	\$9,960	\$1,105,507	-\$5,029	\$1,100,478	
161 Land	\$106,656				\$106,656		\$106,656	
162 Buildings	\$6,772,392		\$53,190		\$6,825,582		\$6,825,582	
163 Furniture, Equipment & Machinery - Dwellings	\$79,011		\$384		\$79,395		\$79,395	
164 Furniture, Equipment & Machinery - Administration	\$136,422		\$17,280		\$153,702		\$153,702	
165 Leasehold Improvements	\$958,292				\$958,292		\$958,292	
166 Accumulated Depreciation	-\$6,580,960		-\$45,459		-\$6,626,419		-\$6,626,419	
167 Construction in Progress								
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,471,813	\$0	\$25,395	\$0	\$1,497,208	\$0	\$1,497,208	
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	\$1,471,813	\$0	\$25,395	\$0	\$1,497,208	\$0	\$1,497,208	
200 Deferred Outflow of Resources								
290 Total Assets and Deferred Outflow of Resources	\$2,544,142	\$0	\$48,613	\$9,960	\$2,602,715	-\$5,029	\$2,597,686	

# Financial Data Schedule

Housing Authority of the Town of Church Point (LA032)									
Church Point, LA									
Entity Wide Balance Sheet Summary									
Submission Type: Audited/Single Audit		Fiscal Year End: 06/30/2020							
		Project Total	14.PHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total	
311	Bank Overdraft								
312	Accounts Payable <= 90 Days	\$2,962				\$2,962		\$2,962	
313	Accounts Payable >90 Days Past Due								
321	Accrued Wage/Payroll Taxes Payable	\$1,872		\$105		\$1,977		\$1,977	
322	Accrued Compensated Absences - Current Portion	\$9,359		\$1,027		\$10,386		\$10,386	
324	Accrued Contingency Liability								
325	Accrued Interest Payable								
331	Accounts Payable - HUD FHA Programs			\$17		\$17		\$17	
332	Account Payable - PHA Projects								
333	Accounts Payable - Other Government	\$23,394				\$23,394		\$23,394	
341	Tenant Security Deposits	\$20,100				\$20,100		\$20,100	
342	Unearned Revenue	\$2,886			\$9,960	\$12,846		\$12,846	
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	\$5,726				\$5,726		\$5,726	
347	Inter Program - Due To			\$5,029		\$5,029	-\$5,029	\$0	
348	Loan Liability - Current								
310	Total Current Liabilities	\$66,299	\$0	\$6,178	\$9,960	\$82,437	-\$5,029	\$77,408	
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	\$17,631		\$1,353		\$18,984		\$18,984	
355	Loan Liability - Non Current								
356	FASB 5 Liabilities								
357	Accrued Pension and OPEB Liabilities								
350	Total Non-Current Liabilities	\$17,631	\$0	\$1,353	\$0	\$18,984	\$0	\$18,984	
300	Total Liabilities	\$83,930	\$0	\$7,531	\$9,960	\$101,421	-\$5,029	\$96,392	
400	Deferred Inflow of Resources								
508.4	Net Investment in Capital Assets	\$1,471,813	\$0	\$25,395	\$0	\$1,497,208		\$1,497,208	
511.4	Restricted Net Position	\$0	\$0	\$12,565	\$0	\$12,565		\$12,565	
512.4	Unrestricted Net Position	\$988,399	\$0	\$3,122	\$0	\$991,521		\$991,521	
513	Total Equity - Net Assets / Position	\$2,460,212	\$0	\$41,082	\$0	\$2,501,294	\$0	\$2,501,294	
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$2,544,142	\$0	\$48,613	\$9,960	\$2,602,715	-\$5,029	\$2,597,686	

# Financial Data Schedule

Housing Authority of the Town of Church Point (LA032)								
Church Point, LA								
Entity Wide Revenue and Expense Summary								
Submission Type: Audited/Single Audit		Fiscal Year End: 06/30/2020						
	Project Total	14.FHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total	
70300 Net Tenant Rental Revenue	\$299,870				\$299,870		\$299,870	
70400 Tenant Revenue - Other	\$10,974				\$10,974		\$10,974	
70500 Total Tenant Revenue	\$310,844	\$0	\$0	\$0	\$310,844	\$0	\$310,844	
70600 HUD FHA Operating Grants	\$405,421	\$848	\$309,848		\$716,117		\$716,117	
70610 Capital Grants	\$38,614				\$38,614		\$38,614	
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	\$6,495				\$6,495		\$6,495	
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery			\$47		\$47		\$47	
71500 Other Revenue	\$9,779				\$9,779		\$9,779	
71600 Gain or Loss on Sale of Capital Assets								
72000 Investment Income - Restricted								
70000 Total Revenue	\$771,153	\$848	\$309,895	\$0	\$1,081,896	\$0	\$1,081,896	
91100 Administrative Salaries	\$90,410		\$22,602		\$113,012		\$113,012	
91200 Auditing Fees	\$9,100		\$2,275		\$11,375		\$11,375	
91300 Management Fee								
91310 Book-keeping Fee								
91400 Advertising and Marketing	\$195		\$173		\$368		\$368	
91500 Employee Benefit contributions - Administrative	\$47,885		\$10,473		\$58,358		\$58,358	
91600 Office Expenses	\$39,241		\$13,514		\$52,755		\$52,755	
91700 Legal Expense	\$2,046				\$2,046		\$2,046	
91800 Travel	\$9,488		\$38		\$9,526		\$9,526	
91810 Allocated Overhead								
91900 Other	\$380		\$56		\$436		\$436	
91000 Total Operating - Administrative	\$198,745	\$0	\$49,131	\$0	\$247,876	\$0	\$247,876	
92000 Asset Management Fee								
92100 Tenant Services - Salaries								
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other	\$224	\$848			\$1,072		\$1,072	
92500 Total Tenant Services	\$224	\$848	\$0	\$0	\$1,072	\$0	\$1,072	

# Financial Data Schedule

Housing Authority of the Town of Church Point (LA032)								
Church Point, LA								
Entity Wide Revenue and Expense Summary								
Submission Type: Audited/Single Audit		Fiscal Year End: 06/30/2020						
	Project Total	14.FHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total	
93100 Water	\$24,316				\$24,316		\$24,316	
93200 Electricity	\$20,481				\$20,481		\$20,481	
93300 Gas	\$489				\$489		\$489	
93400 Fuel								
93500 Labor								
93600 Sewer	\$20,645				\$20,645		\$20,645	
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense								
93000 Total Utilities	\$65,931	\$0	\$0	\$0	\$65,931	\$0	\$65,931	
94100 Ordinary Maintenance and Operations - Labor	\$117,749				\$117,749		\$117,749	
94200 Ordinary Maintenance and Operations - Materials and Other	\$41,954		\$45		\$41,999		\$41,999	
94300 Ordinary Maintenance and Operations Contracts	\$76,027				\$76,027		\$76,027	
94500 Employee Benefit Contributions - Ordinary Maintenance	\$57,833				\$57,833		\$57,833	
94000 Total Maintenance	\$293,563	\$0	\$45	\$0	\$293,608	\$0	\$293,608	
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	\$0	\$0	
96110 Property Insurance	\$58,401				\$58,401		\$58,401	
96120 Liability Insurance	\$8,856				\$8,856		\$8,856	
96130 Workmen's Compensation	\$16,138		\$1,596		\$17,734		\$17,734	
96140 All Other Insurance	\$6,547		\$1,632		\$8,179		\$8,179	
96100 Total insurance Premiums	\$89,942	\$0	\$3,228	\$0	\$93,170	\$0	\$93,170	
96200 Other General Expenses			\$626		\$626		\$626	
96210 Compensated Absences	\$12,627		\$1,885		\$14,512		\$14,512	
96300 Payments in Lieu of Taxes	\$23,394				\$23,394		\$23,394	
96400 Bad debt - Tenant Rents	\$4,556				\$4,556		\$4,556	
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$40,577	\$0	\$2,511	\$0	\$43,088	\$0	\$43,088	
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	\$0	\$0	
96900 Total Operating Expenses	\$688,982	\$848	\$54,915	\$0	\$744,745	\$0	\$744,745	
97000 Excess of Operating Revenue over Operating Expenses	\$82,171	\$0	\$254,980	\$0	\$337,151	\$0	\$337,151	

# Financial Data Schedule

Housing Authority of the Town of Church Point (LA032)								
Church Point, LA								
Entity Wide Revenue and Expense Summary								
Submission Type: Audited/Single Audit		Fiscal Year End: 06/30/2020						
	Project Total	14.FHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total	
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments			\$255,260		\$255,260		\$255,260	
97350 HAP Portability-In								
97400 Depreciation Expense	\$179,676		\$1,646		\$181,322		\$181,322	
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$868,658	\$848	\$311,821	\$0	\$1,181,327	\$0	\$1,181,327	
10010 Operating Transfer In	\$4,653				\$4,653	-\$4,653	\$0	
10020 Operating transfer Out	-\$4,653				-\$4,653	\$4,653	\$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	\$0	\$0	
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$97,505	\$0	-\$1,926	\$0	-\$99,431	\$0	-\$99,431	
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0		\$0	
11030 Beginning Equity	\$2,557,717	\$0	\$43,008	\$0	\$2,600,725		\$2,600,725	
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors								
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			\$28,517		\$28,517		\$28,517	
11180 Housing Assistance Payments Equity			\$12,565		\$12,565		\$12,565	
11190 Unit Months Available	1476		1056		2532		2532	
11210 Number of Unit Months Leased	1470		1056		2526		2526	
11270 Excess Cash	\$876,239				\$876,239		\$876,239	
11610 Land Purchases	\$0				\$0		\$0	
11620 Building Purchases	\$38,614				\$38,614		\$38,614	
11630 Furniture & Equipment - Dwelling Purchases	\$0				\$0		\$0	
11640 Furniture & Equipment - Administrative Purchases	\$0				\$0		\$0	
11650 Leasehold Improvements Purchases	\$0				\$0		\$0	
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 the Town of Church Point

### Schedule of Compensation, Benefits and Other Payments to Agency Head

or Chief Executive Officer

For the Year Ended June 30, 2020

Christine Richard, Executive Director

<b>Purpose</b>	<b>Amount</b>
Salary	\$ 76,523
Benefits-insurance	10,051
Benefits-retirement	9,183
Car allowance	9,000
Per diem	153
All other	1,200

**Housing Authority of the Town of Church Point**  
**Church Point, Louisiana**  
**Statement and Certification of Actual Modernization Costs**  
**For the Year Ended June 30, 2020**

Project Number:	LA 48P032501-16
Original Funds Approved	\$ 137,132
Less Funds Expended (Actual Modernization Cost)	<u>137,132</u>
Excess Funds Approved	<u><u>\$ -</u></u>
Funds Disbursed	\$ 137,132
Less Funds Expended (Actual Modernization Cost)	<u>137,132</u>
Excess Funds Disbursed	<u><u>\$ -</u></u>

The distribution of costs by project as shown on HUD Final Performance and Evaluation Report dated April 24, 2020 accompanying the Actual Modernization Cost Certificates, submitted to HUD for approval are in agreement with the PHA's records.

All modernization costs have been paid and all related liabilities have been discharged through payments.

**William Daniel McCaskill, CPA**  
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**Independent Auditor's 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***

Board of Commissioners  
**Housing Authority of the Town of Church Point**  
Church Point, Louisiana

I have audited, in accordance with the 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 Town of Church Point, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the authority's basic financial statements, and have issued my report thereon dated December 7, 2020.

**Internal Control Over Financial Reporting**

In planning and performing my audit of the financial statements, I considered the authority'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 my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the authority's internal control. Accordingly, I do not express an opinion on the effectiveness of the authority'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.

## **HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

Church Point, Louisiana

Report on Internal Control... *Government Auditing Standards*, 2020

Page Two

My 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 my audit I did not identify any deficiencies in internal control that I 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 authority's financial statements are free from material misstatement, I 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 my audit, and accordingly, I do not express such an opinion. The results of my 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 my 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. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

*William Daniel McCaskill*

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William Daniel McCaskill, CPA  
A Professional Accounting Corporation

December 7, 2020

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners  
**Housing Authority of the Town of Church Point**  
Church Point, Louisiana

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

I have audited the Housing Authority of the Town of Church Point'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 authority's major federal programs for the year ended June 30, 2020. The authority'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 for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor's Responsibility***

My responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and 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 I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana  
Report on Compliance... Uniform Guidance, 2020  
Page Two

I believe that my audit provides a reasonable basis for my opinion on compliance for each major federal program. However, my audit does not provide a legal determination of the authority's compliance.

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

In my opinion, the authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

**Report on Internal Control Over Compliance**

Management of the authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing my audit of compliance, I considered the authority'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, I do not express an opinion on the effectiveness of the authority'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 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 charged with governance.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**

Church Point, Louisiana

Report on Compliance... Uniform Guidance, 2020

Page Three

My 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. I did not identify any deficiencies in internal control over compliance that I 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 my 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. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

*William Daniel McCaskill*

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William Daniel McCaskill, CPA  
A Professional Accounting Corporation

December 7, 2020

**Housing Authority of the Town of Church Point**  
Church Point, Louisiana  
Schedule of Expenditures of Federal Awards  
For the Year Ended June 30, 2020

<i>Federal Grantor/Pass-through Grantor/ Program or Cluster Title</i>	<i>CFDA #</i>	<i>Federal Expenditures</i>
<b>U.S. Department of Housing and Urban Development:</b>		
Direct Programs:		
Low Rent Public Housing	14.850a	\$ 401,616
Housing Choice Voucher Program	14.871	309,848
Public Housing Capital Fund Program	14.872	43,267
Total Federal Expenditures		<u>\$ 754,731</u>

See accompanying notes to schedule of expenditures of federal awards.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana

Notes to the Schedule of Expenditures of Federal Awards  
For the Year Ended June 30, 2020

**NOTE A—Basis of Presentation**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Authority under programs of the federal government for the year ended June 30, 2020. The information in this Schedule is presented in accordance with the 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). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

**NOTE B—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.

The Authority has elected not to use the 10 percent *de minimis* indirect cost rate as allowed under the Uniform Guidance.

**NOTE C – Relationship to Basic Financial Statements**

Federal awards revenues are reported in the authority’s basic financial statements as follows:

Public and Indian Housing—Low Rent Program	\$401,616
Housing Choice Voucher Program	309,848
Capital Fund Program	43,267

**NOTE D – 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 GAAP.

**NOTE E- FEDERAL AWARDS**

For those funds that have matching revenues and state funding, federal expenditures were determined by deducting matching revenues from total expenditures. In accordance with HUD Notice PIH 9814, “federal awards” do not include the authority’s operating income from rents or investments (or other Non-federal sources). In addition, the entire amount of operating subsidy received and/or accrued during the fiscal year is considered to be expended during the fiscal year.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana

Schedule of Findings and Questioned Costs  
Fiscal Year Ended June 30, 2020

**Section I—Summary of Auditor's Results**

*Financial Statements*

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? \_\_\_\_\_yes \_\_\_X\_\_\_no
- Significant deficiency(ies) identified? \_\_\_\_\_yes \_\_\_X\_\_\_none reported

Noncompliance material to financial statements noted? \_\_\_\_\_yes \_\_\_X\_\_\_no

*Federal Awards*

Internal control over major programs:

- Material weakness(es) identified? \_\_\_\_\_yes \_\_\_X\_\_\_no
- Significant deficiency(ies) identified? \_\_\_\_\_yes \_\_\_X\_\_\_none reported

Type of auditor's report issued on compliance for Major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) \_\_\_\_\_yes \_\_\_X\_\_\_no

Identification of major federal programs:

CFDA	Name of Federal Program
14.850	Public and Indian Housing – Low Rent Program

The dollar threshold used for distinguishing between Type A and B programs was \$750,000.

Auditee qualified as a low risk auditee? \_\_\_X\_\_\_yes \_\_\_\_\_no

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana

Schedule of Findings and Questioned Costs (Continued)  
Fiscal Year Ended June 30, 2020

**SECTION II - FINDINGS - FINANCIAL STATEMENTS AUDIT**

None

**SECTION III - FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD  
PROGRAMS AUDIT**

None

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana

Schedule of Prior Year Audit Findings  
Fiscal Year Ended June 30, 2020

There were no findings in the prior audit.

**HOUSING AUTHORITY OF THE TOWN OF CHURCH POINT**  
Church Point, Louisiana

Schedule of Prior Year Audit Findings  
Fiscal Year Ended June 30, 2020

Board members serve without compensation.