

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA

FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED MARCH 31, 2020
WITH SUPPLEMENTAL INFORMATION SCHEDULES

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

CONTENTS

FINANCIAL SECTION	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-3
REQUIRED SUPPLEMENTAL INFORMATION	4
Management's Discussion and Analysis (MD&A)	5-10
BASIC FINANCIAL STATEMENTS:	
Statement of Net Position	11
Statement of Activities	12
Statement of Cash Flows	13
Reconciliation of Statement of Cash Flows	14
Notes to Financial Statements	15-27
OTHER REPORTS REQUIRED BY <i>GOVERNMENT AUDITING STANDARDS</i> AND BY OFFICE OF MANAGEMENT AND BUDGET UNIFORM GUIDANCE	28
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 <i>Government Auditing Standards</i>	29-30
Independent Auditor's Report on Compliance for Each Major Program And on Internal Control Over Compliance Required By The Uniform Guidance	31-32
Schedule of Expenditures of Federal Awards	33
Notes to the Schedule of Expenditures of Federal Awards	34
Schedule of Findings and Questioned Costs	35-36
Summary Schedule of Prior Audit Findings	37

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

CONTENTS

SUPPLEMENTAL INFORMATION:

Schedule of Compensation, Reimbursements, Benefits, and other payments to Agency Head, Political Subdivision Head, or Chief Executive Officer	38
Compensation Paid to Board Members	38
Statement of Modernization Costs	39
Financial Data Schedule	40-44

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Housing Authority of the Parish of Caldwell
Columbia, Louisiana

I have audited the accompanying financial statements of each major fund of the Housing Authority of the Parish of Caldwell as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Housing 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 in 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. I believe that the audit evidence I 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 Parish of Caldwell, as of March 31, 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 information on pages 5–10, be presented to supplement the financial statements. Such information, although not 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 consists 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 I obtained during my audit. I 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

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority's basic financial statements. The accompanying 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* is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and related 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 basic financial statements and, in my opinion, is fairly stated, in all material respects, in relation to the financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the Schedule of Expenditures of Federal Awards are fairly stated in all material respects in relation to the financial statements taken as a whole.

The accompanying Financial Data Schedules (FDS), required by HUD as other supplemental information, and the Schedule of Compensation, Benefits, Reimbursements, and Other Payments to Agency Head, Political Subdivision Head or Chief Executive Officer are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America.

In my opinion, the Financial Data Schedule (FDS) and the Schedule of Compensation, Benefits, Reimbursements, and Other Payments to Agency Head, Political Subdivision Head or Chief Executive Officer, are fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated August 7, 2020 on my consideration of the Housing Authority of the Parish of Caldwell'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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the Housing Authority's internal control over financial reporting and compliance.



WILLIAM R. HULSEY, CPA
Certified Public Accountant
August 7, 2020

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA

REQUIRED SUPPLEMENTAL INFORMATION

Management's Discussion and Analysis (MD&A)
Housing Authority of Caldwell Parish
March 31, 2020

As management of the Housing Authority, we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended March 31, 2020. All amounts, unless otherwise indicated, are rounded to the nearest dollar.

FINANCIAL HIGHLIGHTS

- The assets of the Housing Authority exceeded its liabilities at the close of the most recent financial by \$1,086,610 (net assets). Of this amount, \$129,277 (unrestricted net assets) that may be used to meet the government's ongoing obligations to citizens and creditors, \$11,340 (restricted) for Housing Assistance Payments.
- The net position of the low rent and capital fund increased \$132,187 (14.3%), due to increase in Federal Capital funds drawn for unit rehabilitations. Net position of the Section 8 program increased \$13,401 (180%) increase in leasing for administrative fee increases.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Housing Authority's financial statements. The Housing Authority's basic financial statements are comprised of two components. 1) Fund financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic statements themselves. The Housing Authority is a special purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

FUND FINANCIAL STATEMENTS

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 state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Housing Authority are reported as propriety fund types.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consist of financial statements to show information about the Housing Authority's most significant funds-such as the Housing Authority's general fund, and tenant-based Section 8 funds.

Management's Discussion and Analysis (MD&A)
Housing Authority of Caldwell Parish
March 31, 2020

Our auditors have provided assurance in their independent auditors' report, located immediately preceding this Management's Discussion and Analysis, that the basic financial statements are fairly stated. Varying degrees of assurance are being provided by the auditors, regarding the other information included in this report. A user of this report should read the independent auditor's report carefully to determine the level of assurance provided for each of the 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 to 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:

Proprietary funds- All of the Housing Authority's services are reported in enterprise funds. They are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the balance sheet. The focus of proprietary funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

FINANCIAL ANALYSIS

The Housing Authority's net position were \$1,086,610 at March 31, 2020. Of this amount, \$945,993 was invested in capital assets, \$129,277 was unrestricted and \$11,340 restricted for Housing Assistance Payments.

As we noted earlier, the Housing Authority uses funds to help control and manage money for particular purposes. The general fund is used to account for the public housing program. The Capital fund accounts for the capital funds program. The Section 8 Program Housing Choice Voucher program is accounted for separately. Our analysis below focuses on the net assets and the change in net assets of the primary government as a whole.

The Statement of Net Position is presented in the format of assets, liabilities and net position. The focus of the Statement of Net Position is to show the net position (assets less liabilities). Net position is broken down between:

Management's Discussion and Analysis (MD&A)
Housing Authority of Caldwell Parish
March 31, 2020

- Net investments in Capital Assets – Capital Assets-(land, construction or improvements) reduced by outstanding debt, if any.
- Restricted– Amounts restricted by a creditor, laws or regulations
- Unrestricted: Net position that does not meet the other definitions.

The Statement of Revenue, Expenses and Changes in Net Position represents Operating Revenues, (tenant revenues), Operating Expenses (administrative, utilities, maintenance and depreciation) and Non-Operating Revenues and Expenses, (grant revenues, investment income and interest expense). The Change in Net Position represents the Housing Authority's profit or loss.

Statement of Net Position			
Year Ended March 31, 2020			
(in thousands)			
	Current Year	Prior Year	Variance
ASSETS			
Current Assets	\$ 198,406	\$ 481,348	-282,942
Restricted assets	0	0	0
Capital assets, net	945,992	508,940	437,053
Total Assets	<u>1,144,398</u>	<u>990,288</u>	154,111
LIABILITIES			
Current Liabilities	37,548	29,538	8,011
Non-current liabilities	20,240	19,729	511
Total Liabilities	57,788	49,267	8,522
NET ASSETS			
Net investment in capital assets	945,993	508,940	437,053
Restricted	11,340	0	11,340
Unrestricted	129,277	432,081	-302,804
Total Net Position	<u>1,086,610</u>	<u>941,021</u>	145,589
Total Liabilities and Total Net Position	1,144,398	990,288	154,111

Management's Discussion and Analysis (MD&A)
Housing Authority of Caldwell Parish
March 31, 2020

Statement of Revenues, Expenses And Changes in Net Position Year Ended March 31, 2020 (in thousands)			
	Current Year	Prior Year	Variance
<u>OPERATING REVENUES</u>	\$	\$	
Tenant Revenue	201,555	173,027	28,528
Other Income	<u>50,522</u>	<u>43,603</u>	6,919
Total Operating Revenue	252,077	216,630	35,447
<u>OPERATING EXPENSES</u>			
Administration	262,076	253,752	8,324
Tenant Services	0	0	0
Utilities	82,450	91,644	-9,194
Ordinary maintenance & operations	296,670	271,761	24,909
Protective Services	329	389	-60
General	122,333	94,441	27,892
Housing Assistance Payments	403,802	376,844	26,958
Depreciation	<u>99,457</u>	<u>80,781</u>	18,676
Total operating expenses	1,267,117	1,169,612	97,505
Income (loss) from Operations	<u>-1,015,040</u>	<u>-952,982</u>	-62,058
<u>NON OPERATING REVENUES</u>			
Other Government Funds		0	0
Federal grants- operating	939,296	889,380	49,916
Federal grants- capital	<u>221,332</u>	<u>98,540</u>	122,792
Total Non-operating revenues	1,160,628	987,920	172,708
Net Change in Position	145,588	34,938	110,650
Net Position at beginning of year	941,022	906,083	34,939
Net Position at end of year	<u><u>1,086,610</u></u>	<u><u>941,021</u></u>	145,589

Management's Discussion and Analysis (MD&A)
Housing Authority of Caldwell Parish
March 31, 2020

Total revenues increased \$208,155 (15%) mainly due to:

- Increase in Rental Income \$28,528, (16.5%) due to Flat Rents.
- Increase in Other income \$6,919 due increase in tenant other services
- Increase in HUD Capital Funding \$122,792 (124.6%) due to PHA increase in Unit rehabilitation paid from CFP

Total operating Expenses increased \$97,505 (8.3%) mainly due to:

- Increase in Administrative expenses \$8,324 (3.3%) in salary increases per Civil Service.
- Increase in Maintenance expenses \$24,909, (9.2%) increase in Maintenance contract costs and loss of one maintenance employee
- Decrease in Utilities-\$9,194 (10%) leak repairs
- Increase in General Expenses \$27,892 due to increase in property insurance with rate increases
- Increase in Housing Assistance payment \$26,958 (7.20%) due increase in of leasing.

Net Position therefore decrease by 70.10 % due in use of prior year insurance proceeds for completion of roofs.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At March 31, 2020 the Housing Authority had \$508,940 invested in a broad range of capital assets, including land, buildings, and furniture and equipment. This amount represents a net increase (including additions, deductions, and depreciation) of \$437,053 or 85.90%) from last year with completion of roofs

Capital Assets	
Year Ended March 31, 2020	
(Net of Depreciation)	
Land	\$ 75,495
Buildings	765,907
Leasehold Improvements	916
Furniture and equipment	103,674
Construction in Progress	0
Total	945,992

Capital Expenditures of \$536,508 were added from the Capital Fund and Low Rent program. This was offset with depreciation of \$99,456.

Management's Discussion and Analysis (MD&A)
Housing Authority of Caldwell Parish
March 31, 2020

Major capital projects planned for March 31, 2021 include capital funding of at least \$255,000 of budgeted projects.

No debt was issued for these additions.

Debt

The Housing Authority has not incurred any mortgages, leases, or bond indentures for financing capital assets or operations. Accrued annual leave is available to Housing Authority employees.

ECONOMIC FACTORS

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the Federal budget than by local economic conditions. The budgets for March 31, 2021 have already been complete and no major changes are expected.

The Capital fund programs are multiple year budgets and have remained relatively stable although funding has decreased over the years. Capital funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

The Section 8 program is mainly affected by the federal budgets as well as by the rental market of the community, which it serves. This can affect the number of families leased to as well as the Housing Assistance Payments paid by the Housing Authority.

CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT

Our financial report is designed to provide our citizen's, taxpayers, and 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 any questions about this report or wish to request additional financial information, contact Rhonda Ratcliff, Executive Director, at the Housing Authority of the Caldwell Parish, 103 North Alvin ST, Columbia, LA 71418, telephone number (318)-649-0686.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
STATEMENT OF NET POSITION
YEAR ENDED MARCH 31, 2020

	<u>General Fund</u>	<u>Housing Choice Vouchers</u>	<u>Total</u>
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 159,815	\$ 16,098	\$ 175,913
Accounts receivable, net	8,456	-	8,456
Accounts receivable - HUD	-	-	-
Accounts receivable - HUD other projects	938	4,125	5,063
Accounts receivable - miscellaneous	-	4,137	4,137
Inventory	550	-	550
Interprogram due from	-	-	-
Capital Assets:			
Non-depreciable	75,495	-	75,495
Depreciable	870,497	-	870,497
Total assets	<u>1,115,751</u>	<u>24,360</u>	<u>1,140,111</u>
<i>Deferred Outflows of Resources</i>			
Prepaid expenses and other assets	<u>4,115</u>	<u>172</u>	<u>4,287</u>
LIABILITIES			
Accounts payable	9,044	-	9,044
Accrued payroll taxes payable	1,765	-	1,765
Compensated absences payable	7,059	737	7,796
Interprogram due to	-	-	-
Non-current liabilities			
Due in more than one year			
Compensated absences	<u>17,300</u>	<u>2,940</u>	<u>20,240</u>
Total liabilities	<u>35,168</u>	<u>3,677</u>	<u>38,845</u>
<i>Deferred Inflows of Resources</i>			
Deferred revenue	1,068	-	1,068
Deposits due others	<u>17,875</u>	<u>-</u>	<u>17,875</u>
Total deferred inflows of resources	<u>18,943</u>	<u>-</u>	<u>18,943</u>
Net Position			
Net investment in capital assets	945,993	-	945,993
Restricted for:			
Housing assistance payments	-	11,340	11,340
Unrestricted	<u>119,762</u>	<u>9,515</u>	<u>129,277</u>
Total net position	<u>\$ 1,065,755</u>	<u>\$ 20,855</u>	<u>\$ 1,086,610</u>

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

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
STATEMENT OF ACTIVITIES
YEAR ENDED MARCH 31, 2020

	<u>Expenses</u>	<u>Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Function activities					
General fund - low rent	\$ -	\$ 201,555	\$ 502,590	\$ 221,332	\$ 975,999
Administration	262,076				(262,076)
Tenant services	-				-
Protective services	329				(329)
Utilities	82,450				(82,450)
Maintenance and operations	296,670				(296,670)
General expenses	30,624				(30,624)
Insurance	91,709				(91,709)
Depreciation	99,457				(99,457)
Casualty losses	-				-
Housing choice vouchers					
HAP payments	403,802		436,706		32,904
	<u>\$ 1,267,117</u>	<u>\$ 201,555</u>	<u>\$ 939,296</u>	<u>\$ 221,332</u>	<u>145,588</u>
			General revenues		<u>-</u>
			Change in net position		145,588
			Net position - beginning		941,022
			Prior period adjustment		<u>-</u>
			Net position - ending		<u>\$ 1,086,610</u>

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

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2020

	General Fund	Housing Choice Vouchers	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Rental receipts	\$ 203,456	\$ -	\$ 203,456
Other receipts	3,077	-	3,077
Payments to HUD	-	-	-
Other revenues (expenses)	12,402	38,120	50,522
Federal grants	481,633	437,180	918,813
Federal capital grants	221,332	-	221,332
HAP Payments	-	(369,374)	(369,374)
Payments to vendors	(450,276)	(43,176)	(493,452)
Payments to employees - net	(207,739)	(53,991)	(261,730)
Net cash used by operating activities	<u>263,885</u>	<u>8,759</u>	<u>272,644</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Operating transfers in	29,869	-	29,869
Operating transfers out	(29,869)	-	(29,869)
Insurance proceeds	-	-	-
Net cash provided by non- capital financing activities	<u>-</u>	<u>-</u>	<u>-</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of capital assets	(536,508)	-	(536,508)
Interprogram due to / from	-	-	-
Capital Asset Deletions	-	-	-
Net cash provided (used) by capital and related financing activities	<u>(536,508)</u>	<u>-</u>	<u>(536,508)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	-	-	-
Net cash provided by interest income net of purchase of investment	<u>-</u>	<u>-</u>	<u>-</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(272,623)	8,759	(263,864)
CASH AND CASH EQUIVALENTS			
Beginning of fiscal year	<u>432,438</u>	<u>7,339</u>	<u>439,777</u>
End of fiscal year	<u>\$ 159,815</u>	<u>\$ 16,098</u>	<u>\$ 175,913</u>

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

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2020

	General Fund	Housing Choice Vouchers	Total
RECONCILIATION OF OPERATING			
INCOME (LOSS) TO NET CASH PROVIDED			
(USED) BY OPERATING ACTIVITIES:			
Operating Income	\$ 132,187	\$ 13,401	\$ 145,588
Adjustment to reconcile operating income to net cash provided by operating activities:			
Depreciation expense	99,456	-	99,456
Allowance for doubtful accounts	-	-	-
Change in assets and liabilities:			
Receivables	(4,979)	-	(4,979)
Accounts receivable - HUD	15,047	(474)	14,573
Accounts receivable - miscellaneous	5,910	(4,137)	1,773
Inventories	70	-	70
Prepaid items	7,813	(172)	7,641
Accounts payable	5,229	-	5,229
Accrued expenses	(716)	-	(716)
Compensated absences	370	141	511
Deferred revenue	(126)	-	(126)
Deposits Due to Others	3,624	-	3,624
	<u>\$ 263,885</u>	<u>\$ 8,759</u>	<u>\$ 272,644</u>
Net cash used by operating activities	<u>\$ 263,885</u>	<u>\$ 8,759</u>	<u>\$ 272,644</u>
RECONCILIATION OF CASH AND RESTRICTED CASH			
REPORTED WITH THE BALANCE SHEET THAT SUM			
TO THE TOTAL OF THE SAME SUCH AMOUNTS IN			
THE STATEMENT OF CASH FLOWS			
Cash and Cash Equivalents	\$ 141,940	\$ 4,758	
Tenants' Security Deposits	17,875	11,340	
	<u>\$ 159,815</u>	<u>\$ 16,098</u>	
Total Cash and Restricted Cash	<u>\$ 159,815</u>	<u>\$ 16,098</u>	

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

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

INTRODUCTION

Housing Authorities are chartered as a public corporation under the laws (LSA-RS 40:391) of the State of Louisiana for the purpose of providing safe and sanitary housing and related facilities for eligible low-income families and the elderly. 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 serve a staggered term of four years.

Under the United States Housing Act of 1937, as amended, the U. S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-rent housing programs in the United States. Accordingly, HUD has entered into an annual contributions contract with the Housing Authority for the purpose of assisting the Housing Authority in financing the acquisition, construction and leasing of Housing Units and to make annual contributions (subsidies) to the Housing Authority for the purpose of maintaining this low-rent character.

The Housing Authority participates in Section 8 housing assistance payment programs. The rental certificate and moderate rehabilitation programs provide assistance to low-income persons seeking housing by subsidizing rents between tenants and owners of existing private housing. Under these two programs, the Housing Authority enters into housing assistance payment contracts with landlords. Section 8 Rental Voucher Program, another Section 8 housing assistance program, provides assistance to low-income families. The program provides for a voucher which can be used by the tenant to pay rent to any landlord he chooses.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The accompanying financial statements of the Housing Authority of the Parish of Caldwell 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.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Reporting Entity

GASB Statement No. 14 established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the Housing Authority is legally separate and fiscally independent by being solely accountable for fiscal matters, including (1) budget authority, (2) responsibility for funding deficits and operating deficiencies, (3) fiscal management for controlling the collection and disbursement of funds, and (4) the authority to issue debt, the Housing Authority is a separate governmental reporting entity. Based on the foregoing criteria, no entities were identified as component units of the Authority.

The Housing Authority is a related organization of the Parish of Caldwell since the Parish of Caldwell appoints a voting majority of the Housing Authority's governing board. The Parish of Caldwell 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 Parish of Caldwell. Accordingly, the Housing Authority is not a component unit of the financial reporting entity of the Parish of Caldwell.

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 criterion 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:

1. Appointing a voting majority of an organization's governing body, and:
 - a. The ability of the Housing Authority 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 Housing Authority.
2. Organizations for which the Housing Authority does not appoint a voting majority but are fiscally dependent on the Housing Authority.
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.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Funds

The accounts of the Housing Authority are organized and operated in 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.

The transactions of the Housing Authority are reported in a proprietary Enterprise Fund. The general fund accounts for the transactions of the Public Housing Low Rent and the Capital Fund program. The Housing Choice Voucher fund accounts for the Section 8 Housing Choice Voucher program.

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, revenue 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 balance sheet. Operating statements of these funds present increases and decreases in net current assets. The Authority applies all Governmental Accounting Standards Board (GASB) pronouncements as well as Financial Accounting Standards Board (FASB) statements and interpretations issued on or before November 30, 1989, unless the pronouncements conflict with or contradict GASB pronouncements.

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 and the housing assistance payments. All revenues and expenses not meeting this definition, are reported as non-operating revenues and expenses.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus and Basis of Accounting (Continued)

The following practices in recording revenues and expenses are used:

Revenues

Federal entitlements are recorded as unrestricted grants-in-aid when available and measurable. Federal restricted grants are recorded when the reimbursable expenses have been incurred.

Rental income is recorded in the month earned.

Interest earnings on time deposits are recorded when the time deposits have matured and the interest is available. Interest income on interest bearing demand deposits is recorded each month when credited by the bank to the account.

Substantially all other revenues are recorded when they become available to the Housing Authority.

Expenses

Salaries are recorded as expenses when incurred.

Purchases of various operating supplies are recorded as expenses in the accounting period they are consumed.

Principal and interest on debt are recognized when incurred.

Substantially all other expenses are recognized when the related fund liability has been incurred.

Deferred Revenues

The Housing Authority reports deferred revenues on its balance sheet. Deferred 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 incurrence of qualifying expenses. In subsequent periods, when the Housing Authority has a legal claim to the resources, the liability for deferred revenue is removed from the balance sheet and the revenue is recognized.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgets and Budgetary Accounting

Annual budgets are prepared. Periodic comparison reports are prepared and actual expenses are compared to budgeted amounts. These reports are prepared to assist management in controlling the day-to-day operation of the Housing Authority.

The Authority is required by its HUD Annual Contributions Contracts to adopt annual budgets for the Low-Rent Housing Program and the Section 8 Programs. Annual budgets are not required for CIAP grants as their budgets are approved for the length of the project.

The Authority is under a limited budget review from HUD with the control category of total operating expenditures. If there are no overruns of the total operating expenditures, then HUD does not require budget revisions other than when there are substantial additions to nonroutine expenditures.

Encumbrances

Encumbrance accounting, under which purchase orders are recorded in order to reserve that portion of the applicable appropriation, is not employed. However, outstanding purchase orders are taken into consideration before expenditures are incurred in order to assure that applicable appropriations are not exceeded. In addition, the monthly budget reports are reviewed to ensure compliance with the budget, and where necessary, revisions to the budget are made.

Cash and Cash Equivalents

Cash includes amounts in demand deposits and interest-bearing demand deposits. Cash equivalents include amounts in time deposits 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.

Under state law, the Housing Authority may invest in United States bonds, treasury notes, or certificates. These are classified as investments if their original maturities exceed 90 days; however, if the original maturities are 90 days or less, they are classified as cash equivalents. Investments are stated at cost.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Allowance for Doubtful Accounts

The allowance for doubtful accounts is determined on information available at the time which would indicate the uncollectibility of the accounts receivable.

Prepaid Items

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

Fixed Assets

Fixed assets are recorded at the time they are purchased or constructed, and the related assets are capitalized (reported) in the general fixed assets account group. Public domain or infrastructures such as sidewalks and parking lots are capitalized. Interest expense during construction is capitalized.

Tenant Receivables

Receivables for rentals and services charges are reported on the balance sheet, net of allowance for doubtful accounts.

Compensated Absences

Employees earn annual leave based upon years of services, and may accrue up to 300 hours. Sick time is earned but not accrued since it is dependent upon a future event. Upon termination all accrued vacation time is paid. At March 31, 2020, the CPHA had a liability of \$28,036, of which \$7,796 is current. Only the increase is recognized as a current year expense in these financial statements.

Reserves

Reserves represent those portions of fund equity not appropriable for expenses or legally segregated for a specific future use.

Income Taxes

No provision is made for income taxes since the Housing Authority of the Parish of Caldwell is a governmental entity in the State of Louisiana.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Restricted Net Position

Net position is reported as restricted when constraints placed on net position 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 which both restricted and unrestricted net position is available.

NOTE 2 – USE OF ESTIMATES IN THE PREPARATION OF FINANCIAL STATEMENTS

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. Accordingly, actual results could differ from those estimates.

NOTE 3 - CASH AND CASH EQUIVALENTS

At March 31, 2020, the Housing Authority had cash and cash equivalents totaling \$439,777 as follows:

Cash on hand	\$ 50
Carrying amount of deposits	<u>175,863</u>
Total	<u>\$ 175,913</u>
Cash and cash equivalents	\$ 146,698
Cash and cash equivalents - restricted	<u>29,215</u>
Total	<u>\$ 175,913</u>

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

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 3 - CASH AND CASH EQUIVALENTS (Continued)

It is the entity's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation Insurance. The entity's deposits are categorized to give an indication of the level of risk assumed by the entity at March 31, 2020.

The categories are described as follows:

- Category 1 – Insured or collateralized with securities held by the entity or by its agent in the entity's name.
- Category 2 – Collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name.
- Category 3 – Uncollateralized, uninsured and unregistered, but with securities held by the bank, its trust department, or its agent, pledged to the PHA, but not in the PHA's name.

Cash Deposits, categorized by level of risk, (at cost, which approximates market) are:

Total Bank Balances	Category		
	1	2	3
\$ 182,966	\$ 250,000	\$ 135,000	\$ -

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 3, 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.

NOTE 4 – ACTIVITIES OF THE PHA

At March 31, 2020, the CPHA was managing 116 units of low-rent in one project under Program FW-2063 and 114 units of Section 8 under Program FW-2124.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 5 - RECEIVABLES

The receivables at March 31, 2020 are as follows:

Local Sources:			
Tenants		\$ 31,226	
Less: Allowance for doubtful accounts		<u>(22,770)</u>	
Total Accounts Receivable – Tenants			\$ 8,456
Accounts Receivable – Miscellaneous			
Federal sources:			
Accounts Receivable – HUD PHA Projects		\$ -	
- HUD		<u>5,063</u>	
Total Accounts Receivable - HUD			5,063
Accounts Receivable – Other			<u>4,137</u>
TOTAL RECEIVABLES			<u>\$ 17,656</u>

NOTE 6 - INVENTORY

Inventory consists of maintenance supplies. 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.

NOTE 7 - FIXED ASSETS

As stated in Note 1, soft costs formerly capitalized have been written off and fixed assets are now depreciated on the straight-line method over their estimated useful lives as follows:

Site improvements	15 Years
Building	33 Years
Buildings improvements	15 Years
Nondwelling structures	15 Years
Equipment	3 to 7 Years

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 7 - FIXED ASSETS(Continued)

The changes in general fixed assets are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Land	\$ 75,495	\$ -	\$ -	\$ 75,495
Building and improvements	4,993,877	487,392	-	5,481,269
Leasehold improvements	951,402	-	-	951,402
Furniture, equipment and machinery	296,931	49,116	-	346,047
Sub-total	6,317,705	536,508	-	6,854,213
Accumulated Depreciation	5,808,765	99,456	-	5,908,221
Total	\$ 508,940	\$ 437,052	\$ -	\$ 945,992

Depreciation expense was \$99,456 for the year ended March 31, 2020.

NOTE 8 - SECURITY DEPOSIT ACCOUNT

At March 31, 2020, the security deposit account had a balance of \$17,875 and tenant security deposits totaled \$17,875.

NOTE 9 - DEFERRED COMPENSATION PLAN

The Housing Authority of the Parish of Caldwell offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all Housing Authority of the Parish of Caldwell employees, permits them to defer a portion of their salary until future years.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property or rights are (until paid or made available to the employee or other beneficiary) held for the exclusive benefits of the plan participants.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 10 - COMMITMENTS AND CONTINGENCIES

The entity is subject to possible examinations by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refund by the entity to federal grantors and/or program beneficiaries.

According to the District Attorney's office, there was no pending or threatened litigation at March 31, 2020.

NOTE 11 - 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.

NOTE 12 - PENSION PLAN

The Housing-Renewal and Local Agency Retirement Plan was formed effective January 1, 1970 under an agreement between the Metropolitan Development and Housing Agency, Nashville, Tennessee (formerly the Nashville Housing Authority) as sponsoring employer and certain trustees for the purpose of establishing a retirement system providing benefits for employees of the sponsoring employer and such other employers as may elect to participate in the Plan. In addition to retirement benefits, the Plan provides certain benefits for those members who die or become disabled prior to retirement.

From the effective date, the Plan Administrator has been William M. Mercer, Inc.

All contributions into and disbursements from the trust fund flow through the trust department of the custodial bank, P.N.C. Bank of Kentucky. All financial transactions of the trust are recorded daily. Distribution instructions may only be made by the Plan Administrator. The individual trustees neither receive contributions nor implement disbursements. Asset and individual participant account balances are updated and reconciled monthly by the Plan Administrator.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 12 - PENSION PLAN (Continued)

Plan Description

The Plan is a defined contribution retirement plan covering essentially all employees of the various participating employers. Since the participating employers are all governmental units, the Plan is not subject to the provisions of the Employee Retirement Income Security Act of 1974, except for the contribution limitations of Section 415.

The Plan and Trust are qualified under Section 401(a) of the Internal Revenue Code and their income is exempt from taxation under Section 501(a) of the Code.

The Plan is funded by employer contributions and in some cases, employee contributions. The rates of contributions are determined by the various joinder agreements of the participating employers.

Terminated or retiring participants are entitled to certain benefits including the full amount of their contributions to the Plan as well as earnings on their contributions. In addition to the amount of their contribution, each participant is entitled to the portion of the employer's contributions in which he or she has a vested interest. Vesting provisions are determined in accordance with the participating employers' joinder agreement. If a participating employee shall be determined to be totally and permanently disabled, or if an active participating employee should die prior to retirement, or a participant upon attaining normal retirement age as specified in the employer's joinder agreement, then the employee or their designated beneficiary shall be entitled to the full value of the participant's account. Benefits are payable in the form of lump sum cash settlements or purchased annuities, depending upon the election of the participant. Effective January 1, 1989 the non-vested portion of a terminated participants' account which arose prior to January 1, 1989, will be used first to pay the administrative expense of the plan and the balance to reduce the employer contributions in succeeding plan years.

The non-vested portion of a terminated participant's account, which arose after January 1, 1989, shall be applied in the same manner as pre-January 1, 1989 amounts. However, for any forfeitures remaining as of the December 31 monthly valuation date after payment of the applicable employer's expenses, the employer may elect in its Joinder Agreement to have those forfeitures returned to the housing authority. The total amount of assets for the plan year ended March 31, 2020, was \$523,995.

If the Plan is terminated or contributions under the Plan are discontinued, the participating employees are entitled to benefits accrued to the date of such termination or discontinuance to the extent funded and/or to the amounts credited to the employees' accounts.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 12 - PENSION PLAN (Continued)

Funding Policy

The Housing Authority's total payroll for the year ended March 31, 2020 was \$195,496 of which \$179,223 was the covered payroll for employees in the Housing - Renewal and Local Agency Retirement Plan. The Housing Authority contributes 14.5%. The Housing Authority has 4 employees covered under this retirement system. The contribution requirement was \$30,451 all of which was the employers' portion.

NOTE 13 – ACCOUNTING FOR THE IMPAIRMENT OF LONG-LIVED ASSETS

The full amount of the carrying value of buildings and land improvements are deemed recoverable from future cash flows.

NOTE 14 – SUBSEQUENT EVENTS

Subsequent events have been evaluated through August 7, 2020, which is the day the financial statements were available to be issued, and it has been determined that the significant events have occurred for disclosure.

The COVID-19 outbreak in the United States and our state has caused business disruption through mandated and voluntary closings of businesses. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration of the closings and whether those closings will precipitate a wider economic recession. As a result, the related financial impact on the Housing Authority and the duration cannot be estimated at this time.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA

OTHER REPORTS REQUIRED BY *GOVERNMENT AUDITING*
STANDARDS AND BY OFFICE OF MANAGEMENT AND BUDGET
UNIFORM GUIDANCE
SUPPLEMENTAL INFORMATION

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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*

To the Board of Directors
Housing Authority of the Parish of Caldwell
Columbia, 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 each major fund and the aggregate remaining fund information of the Housing Authority of the Parish of Caldwell, as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Parish of Caldwell's basic financial statements, and have issued my report thereon dated August 7, 2020.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered the Housing Authority of the Parish of Caldwell's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Parish of Caldwell's internal control. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the Parish of Caldwell'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.


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 Housing Authority of the Parish of Caldwell's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance 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 information 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 R. HULSEY, CPA
Certified Public Accountant

August 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

To the Board of Directors
Housing Authority of the Parish of Caldwell
Columbia, Louisiana

Report on Compliance for Each Major Federal Program

I have audited The Housing Authority of the Parish of Caldwell'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 Parish of Caldwell's major federal programs for the year ended March 31, 2020. The Housing Authority of the Parish of Caldwell'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 the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of the Housing Authority of the Parish of Caldwell'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 Housing Authority of the Parish of Caldwell's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In my opinion, the Housing Authority of the Parish of Caldwell, 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 March 31, 2020.


Report on Internal Control Over Compliance

The management of the Housing Authority of the Parish of Caldwell 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 Housing Authority of the Parish of Caldwell'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 Housing Authority of the Parish of Caldwell'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.

My consideration of the 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, as defined above. 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. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.


WILLIAM R. HULSEC, CPA
Certified Public Accountant

August 7, 2020

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
 COLUMBIA, LOUISIANA
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED MARCH 31, 2020

<u>Federal Grantor/Pass Through Grantor/Program Name</u>	<u>Federal CFDA Number</u>	<u>Grant ID Number</u>	<u>Program/ Award Amount</u>
U.S. Department of Housing and Urban Development			
Direct programs:			
Public Housing Capital Fund	14.872	LA-48P125 501-13	\$ 276,603
Housing Choice Voucher	14.871	LA-125	436,706*
Low Rent Public Housing	14.850	LA-125000001	447,318*
			<u> -</u>
Total Expenditures of Federal Awards			<u>\$ 1,160,627</u>

*- Denotes major program

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2020

NOTE 1 – GENERAL

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal awards programs of the Housing Authority of the Parish of Caldwell. The Housing Authority reporting entity is defined in Note 1 to the Housing Authority’s basic financial statements. Federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the schedule.

NOTE 2 - BASIS OF ACCOUNTING

The accompanying Schedule of Expenditures of Federal Awards is presented using the accrual basis of accounting, which is described in Note 1 to the Housing Authority’s basic financial statements.

NOTE 3 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

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

Governmental operating grants	\$ 884,024
Capital grants	276,603
	<hr/>
Total	\$ 1,160,627
	=====

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 accounting principles generally accepted in the United States of America.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED MARCH 31, 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?	No
Significant Deficiency (ies) identified that are not considered to be material weaknesses?	None Reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:	
Material weakness (es) identified?	No
Significant Deficiency (ies) identified that are not considered to be material weakness (es)?	None Reported

Type of auditor's report issued on compliance for major programs:	Unmodified
---	------------

Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?	No
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The programs tested as major programs include:
 CFDA# 14.871 Housing Choice Voucher Program
 CFDA# 14.850 Low Rent Public Housing

Dollar threshold used to distinguish between type A and type B programs:	\$750,000
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Auditee qualified as low-risk auditee?	Yes
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HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
SUMMARY SCHEDULE OF CURRENT YEAR AUDIT FINDINGS
FOR THE YEAR ENDED MARCH 31, 2020

Section II- Financial Statement Findings

No matters were reported.

Section III- Federal Award Findings and Questioned Costs

No matters were reported.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
COLUMBIA, LOUISIANA
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
FOR THE YEAR ENDED MARCH 31, 2020

PRIOR YEAR AUDIT FINDINGS

No matters were reported.

Section III – Federal Award Findings and Questioned Costs

No matters were reported.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
 COLUMBIA, LOUISIANA
 SUPPLEMENTAL INFORMATION SCHEDULES
 FOR THE YEAR ENDED MARCH 31, 2020

Schedule of Compensation, Reimbursements, Benefits and Other Payments to Agency Head,
 Political Subdivision Head, or Chief Executive Officer

Rhonda Ratcliff, Executive Director

Purpose:	
Salary	\$ 100,344
Benefits – Insurance	13,675
Benefits – Retirement	8,529
Benefits – Dental	-
Travel Reimbursements	-
Registration Fees	-
Auto	4,800
Vehicle Provided	-
Total	<u>\$ 122,548</u>

GENERAL

Compensation Paid To Board Members

The members of the Board of Commissioners serve without compensation.

Federal Financial Awards Programs

In accordance with the Uniform Guidance, a schedule of expenditures of federal awards is presented.

HOUSING AUTHORITY OF THE PARISH OF CALDWELL
 COLUMBIA, LOUISIANA
 STATEMENT OF MODERNIZATION COSTS - COMPLETE
 YEAR ENDED MARCH 31, 2020

CASH BASIS

	CAPITAL FUND
	2019
Funds approved	\$ 240,692
Funds expended	229,598
Excess of funds approved	\$ -

STATEMENT OF MODERNIZATION COSTS - UNCOMPLETE
 YEAR ENDED MARCH 31, 2020

CASH BASIS

	CAPITAL FUND
	2020
Funds approved	\$ 255,345
Funds expended	-
Excess of funds approved	\$ -

Housing Authority of the Parish of Caldwell
Financial Data Schedule
For the Year Ended March 31, 2020

Line Item #	Account Description	Low Rent	Section 8				TOTAL
			Capital Fund Program	Housing Choice Vouchers	Disaster Voucher Program	Other Federal Program 1	
111	Cash - unrestricted	141,940	-	4,758	-	-	146,698
113	Cash - other restricted	-	-	11,340	-	-	11,340
114	Cash - tenant security deposits	17,875	-	-	-	-	17,875
100	Total Cash	159,815	-	16,098	-	-	175,913
121	Accounts receivable - PHA Projects	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	938	-	4,125	-	-	5,063
125	Accounts receivable - miscellaneous	-	-	4,137	-	-	4,137
126	Accounts receivable- tenants - dwelling rents	31,226	-	-	-	-	31,226
126.1	Allowance for doubtful accounts - dwelling rents	(22,770)	-	-	-	-	(22,770)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances for doubtful accounts	9,394	-	8,262	-	-	17,656
131	Investments- unrestricted	-	-	-	-	-	-
142	Prepaid expenses and other assets	4,115	-	172	-	-	4,287
143	Inventories	550	-	-	-	-	550
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
150	Total current assets	173,874	-	24,532	-	-	198,406
161	Land	75,495	-	-	-	-	75,495
162	Buildings	5,481,269	-	-	-	-	5,481,269
163	Furniture, equipment & machinery - dwellings	214,795	-	-	-	-	214,795
164	Furniture, equipment & machinery - administration	129,819	-	1,434	-	-	131,253
165	Leasehold improvements	951,402	-	-	-	-	951,402
166	Accumulated depreciation	(5,906,787)	-	(1,434)	-	-	(5,908,221)
167	Construction in progress	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	945,993	-	-	-	-	945,993
180	Total Non-Current Assets	945,993	-	-	-	-	945,993
190	Total Assets	1,119,867	-	24,532	-	-	1,144,399

Housing Authority of the Parish of Caldwell
Financial Data Schedule
For the Year Ended March 31, 2020

Line Item #	Account Description	Low Rent	Capital Fund Program	Section 8 Housing Choice Vouchers	Disaster Voucher Program	Other Federal Program 1	Other Federal Program 2	TOTAL
311	Bank Overdraft	-	-	-	-	-	-	-
312	Accounts payable < 90 days	9,044	-	-	-	-	-	9,044
321	Accrued wage/payroll taxes payable	1,765	-	-	-	-	-	1,765
322	Accrued compensated absences- current	7,060	-	737	-	-	-	7,797
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
333	Accounts payable - Other Government	-	-	-	-	-	-	-
341	Tenant security deposits	17,875	-	-	-	-	-	17,875
342	Deferred revenue - other	1,068	-	-	-	-	-	1,068
346	Accrued liabilities- other	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-
310	Total current liabilities	36,812	-	737	-	-	-	37,549
								-
354	Accrued compensated absences- noncurrent	17,300	-	2,940	-	-	-	20,240
353	Other noncurrent liabilities	-	-	-	-	-	-	-
350	Total noncurrent liabilities	17,300	-	2,940	-	-	-	20,240
								-
300	Total liabilities	54,112	-	3,677	-	-	-	57,789
								-
504	Net HUD PHA contributions	-	-	-	-	-	-	-
508	Total contributed capital	-	-	-	-	-	-	-
508.1	Invested in Capital Assets, Net of Related Debt	945,993	-	-	-	-	-	945,993
511	Total reserved fund balance	-	-	-	-	-	-	-
								-
511.4	Restricted net position	-	-	11,340	-	-	-	11,340
512.4	Unrestricted net position	119,762	-	9,515	-	-	-	129,277
513	Total equity-net assets/position	1,065,755	-	20,855	-	-	-	1,086,610
								-
600	Total liabilities and equity/net assets	1,119,867	-	24,532	-	-	-	1,144,399

Housing Authority of the Parish of Caldwell
 Financial Data Schedule
 For the Year Ended March 31, 2020

Line Item #	Account Description	Low Rent	Capital Fund Program	Section 8 Housing Choice Vouchers	Disaster Voucher Program	Other Federal Program 1	Other Federal Program 2	TOTAL
70300	Net tenant rental revenue	198,478	-	-	-	-	-	198,478
70400	Tenant revenue - other	3,077	-	-	-	-	-	3,077
70500	Total tenant revenue	201,555	-	-	-	-	-	201,555
70600	HUD PHA operating grants	447,318	55,272	436,706	-	-	-	939,296
70610	Capital grants	-	221,332	-	-	-	-	221,332
71100	Intestment income - unrestricted	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-
71500	Other revenue	12,402	-	38,120	-	-	-	50,522
71600	Gain/loss on sale of fixed assets	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-
70000	Total revenue	661,275	276,604	474,826	-	-	-	1,412,705

Housing Authority of the Parish of Caldwell
Financial Data Schedule
For the Year Ended March 31, 2020

Line Item #	Account Description	Low Rent	Section 8				TOTAL
			Capital Fund Program	Housing Choice Vouchers	Disaster Voucher Program	Other Federal Program 1	
91100	Administrative salaries	114,380	-	29,747	-	-	144,127
91200	Auditing fees	10,300	-	4,200	-	-	14,500
91300	Bookkeeping fee	-	-	-	-	-	-
91400	Advertising and marketing	95	-	-	-	-	95
91500	Employee benefit contributions- administrative	50,565	-	6,165	-	-	56,730
91600	Office expenses	22,464	-	9,738	-	-	32,202
91700	Legal	-	-	-	-	-	-
91800	Travel	2,445	-	1,149	-	-	3,594
91900	Other	4,946	2,890	2,992	-	-	10,828
92100	Tenant services - salaries	-	-	-	-	-	-
92300	Tenant services - employee benefit contributions	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-
93100	Water	35,953	-	-	-	-	35,953
93200	Electricity	10,756	-	-	-	-	10,756
93300	Gas	617	-	-	-	-	617
93600	Sewer	35,124	-	-	-	-	35,124
93800	Other utilities expense	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	51,369	-	-	-	-	51,369
94200	Ordinary maintenance and operations - materials and other	40,467	-	-	-	-	40,467
94300	Ordinary maintenance and operations - contract costs	159,604	22,513	-	-	-	182,117
94500	Employee benefit contributions - ordinary maintenance	22,717	-	-	-	-	22,717
95200	Protective services - other contract costs	329	-	-	-	-	329
96110	Property insurance	66,010	-	-	-	-	66,010
96120	Liability insurance	5,241	-	1,310	-	-	6,551
96130	Workmen's Compensation	11,794	-	1,075	-	-	12,869
96450	All other insurance	5,252	-	1,027	-	-	6,279
96200	Other general expenses	2,033	-	79	-	-	2,112
96210	Compensated absences	370	-	141	-	-	511
96400	Bad debts - tenant rents	28,001	-	-	-	-	28,001
96900	Total operating expenses	680,832	25,403	57,623	-	-	763,858
97000	Excess Operating Revenues over Operating Expenses	(19,557)	251,201	417,203	-	-	648,847
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-
97300	Housing assistance payments	-	-	369,374	-	-	369,374
97350	HAP portability-in	-	-	34,428	-	-	34,428
97400	Depreciation expense	88,173	11,284	-	-	-	99,457
90000	Total expenses	769,005	36,687	461,425	-	-	1,267,117
10010	Operating transfers in	29,869	-	-	-	-	29,869
10020	Operating transfers out	-	(29,869)	-	-	-	(29,869)
10100	Total other financing sources (uses)	29,869	(29,869)	-	-	-	-
10000	Excess (deficiency) of operating revenue over (under) expenses	(77,861)	210,048	13,401	-	-	145,588

Housing Authority of the Parish of Caldwell
Financial Data Schedule
For the Year Ended March 31, 2020

Line Item #	Account Description	Low Rent	Capital Fund Program	Section 8	Disaster Voucher Program	Other Federal Program 1	Other Federal Program 2	TOTAL
				Housing Choice Vouchers				
11020	Required annual debt principal payments	-	-	-	-	-	-	-
11030	Beginning equity	933,568	-	7,545	-	-	-	941,113
11040	Prior period adjustments, equity transfers and correction of errors	- 210,048	- (210,048)	-	-	-	-	-
11050	Change in compensated absence balance	-	-	-	-	-	-	-
11060	Depreciation "add back"	-	-	-	-	-	-	-
11070	Maximum annual contributions commitment (per ACC)	-	-	-	-	-	-	-
11080	Prorata maximum annual contributions applicable to a	-	-	-	-	-	-	-
11090	period of less than twelve months	-	-	-	-	-	-	-
11100	Contingency reserve, ACC program reserve	-	-	-	-	-	-	-
11170	Administrative fee equity	-	-	9,515	-	-	-	9,515
11180	Housing assistance payments equity	-	-	11,340	-	-	-	11,340
11190	Unit months available	1,372	-	1,241	-	-	-	2,613
11210	Number of unit months leased	1,329	-	1,054	-	-	-	2,383
11270	Excess cash	75,662	-	-	-	-	-	75,662
11620	Building purchases	315,176	172,216	-	-	-	-	487,392
11630	Furniture & equipment - dwelling purchases	-	49,116	-	-	-	-	49,116
11640	Furniture & equipment - administrative purchases	-	-	-	-	-	-	-
11650	Leasehold improvements purchases	-	-	-	-	-	-	-
11660	Infrastructure purchases	-	-	-	-	-	-	-
13510	CFFP debt service payments	-	-	-	-	-	-	-
13901	Replacement housing factor funds	-	-	-	-	-	-	-