

THE HOUSING AUTHORITY  
OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA  
REPORT ON EXAMINATION  
OF  
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA  
YEAR ENDED SEPTEMBER 30, 2019

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH

LAPLACE, LOUISIANA

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## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
The Housing Authority of St. John the Baptist Parish  
LaPlace, Louisiana

### Report on the Financial Statements

We have audited the accompanying financial statements of The Housing Authority of St. John the Baptist Parish, Louisiana as of and for the year ended September 30, 2019, and the related notes to the 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 design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in 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 Authority'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 Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of September 30, 2019, 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**

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 7 through 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

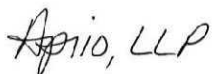
**Other Information**

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. Supplementary data is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for the Department of Housing and Urban Development's information and is not a required part of the basic financial statements. The accompanying Schedules of Expenditures of Federal Awards are 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 are not a required part of the basic financial statements. Additionally, the accompanying Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented for the Office of the Louisiana Legislative Auditor's information and is not a required part of the basic financial statements.

The Financial Data Schedule, the Schedules of Expenditures of Federal Awards and other supplementary data are the responsibility of management and were derived from and relate directly to the underlying accounting data and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting data and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated February 4, 2020 on our consideration of the Authority's internal control over financial reporting and our 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 our 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 *Government Auditing Standards* and should be considered in assessing the results of our audit.



Birmingham, Alabama  
February 4, 2020



## **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  
The Housing Authority of St. John the Baptist Parish  
LaPlace, Louisiana

We 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 Authority, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 4, 2020.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we 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 Authority's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

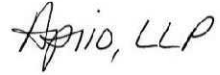
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance 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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Aprio, LLP". The signature is stylized, with the first letter of "Aprio" being a large, looped capital 'A'.

Birmingham, Alabama  
February 4, 2020

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

Board of Commissioners  
The Housing Authority of St. John the Baptist Parish  
LaPlace, Louisiana

### **Report on Compliance for the Major Federal Program**

We have audited the Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended September 30, 2019. The Authority's major federal program is 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**

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the *Uniform Guidance* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

### **Opinion on the Major Program**

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal program for the year ended September 30, 2019.

### **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 our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the 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 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.

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

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

*Aprio, LLP*

Birmingham, Alabama  
February 4, 2020



**THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

This section of the Authority's annual financial report presents management's analysis of the Authority's financial performance during the fiscal year ended September 30, 2019. The operation of The Housing Authority of St. John the Baptist Parish is comprised of a Low-Income Public Housing Program, a Section 8 Housing Choice Vouchers Program and a Resident Opportunity and Supportive Services Program. The Public Housing Program, which also includes a Capital Grant Funding Program, is funded with rental revenue, miscellaneous tenant charges and operating and capital grants from the Department of Housing and Urban Development (HUD). The Section 8 Housing Choice Voucher Program is funded by grants from HUD and HAP reimbursements from other housing authorities. The Resident Opportunity and Supportive Services Program is funded entirely by grants from HUD.

**FINANCIAL HIGHLIGHTS**

1. Total assets exceed total liabilities by	\$4,220,110
2. Unrestricted net position equals	966,483
3. Total revenues decreased by	728,974
4. Total expenses decreased by	740,461

**REQUIRED FINANCIAL STATEMENTS**

The Financial Statements of the Authority report information using the Enterprise Fund accounting methods:

- . Statement of Net Position – includes all of the Authority's assets, deferred outflows of resources, liabilities and deferred inflows of resources, and provides information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial health of the Authority is improving or deteriorating. This statement was formerly known as a Statement of Net Assets.
- . Statement of Revenues, Expenses and Changes in Net Position - provides information as to the current year revenues over expenses. This statement was formerly known as a Statement of Revenues, Expenses and Changes in Net Position.
- . Statement of Cash Flows – provides information about net cash provided by, or used for operating activities, non-capital financing activities, capital and related financing activities and from investing activities.

## **FINANCIAL ANALYSIS**

### **CONDENSED STATEMENT OF NET POSITION**

	<b>2019</b>	<b>2018</b>	<b>Variance</b>
Assets and Deferred Outflows of Resources:			
Current Assets	\$ 1,073,000	\$ 912,164	\$ 160,836
Restricted Assets	536,415	589,386	\$ (52,971)
Capital Assets	2,717,212	2,639,685	77,527
Deferred Outflows of Resources	-	-	-
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 4,326,627</b>	<b>\$ 4,141,235</b>	<b>\$ 185,392</b>
Liabilities and Deferred Inflows of Resources:			
Current Liabilities	\$ 82,716	\$ 67,177	\$ 15,539
Non-current Liabilities	23,801	29,055	(5,254)
Deferred Inflows of Resources	-	-	-
<b>Total Liabilities and Deferred Inflows of Resources</b>	<b>\$ 106,517</b>	<b>\$ 96,232</b>	<b>\$ 10,285</b>
Net Position:			
Net Invested in Capital Assets	\$ 2,717,212	\$ 2,639,685	\$ 77,527
Restricted Net Position	536,415	589,386	(52,971)
Unrestricted Net Position	966,483	815,932	150,551
<b>Total Net Position</b>	<b>\$ 4,220,110</b>	<b>\$ 4,045,003</b>	<b>\$ 175,107</b>

As illustrated in the Condensed Statement of Net Position, the overall net position of the Authority increased by \$175,107. Current assets increased due primarily to increases of grants receivable due from HUD, and unrestricted cash as a result of operating cash inflows exceeding operating cash outflows. See the Statement of Cash Flows for additional detail regarding cash inflows and outflows. Restricted assets decreased moderately as a result of housing assistance payment expenditures exceeding applicable housing assistance payment funding recognized from HUD. See the Capital Assets section on page 10 of this Analysis for changes in capital assets.

### **CHANGE IN UNRESTRICTED NET POSITION**

Unrestricted Net Position, October 1, 2018	\$ 815,932
Results of Operations	(143,574)
Housing Assistance Payments Funded with Restricted Assets	52,971
Interest Income	669
Depreciation Expense	240,485
<b>Unrestricted Net Position, September 30, 2019</b>	<b>\$ 966,483</b>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer change in financial well-being.

## **FINANCIAL ANALYSIS (continued)**

### **SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

	<b>2019</b>	<b>2018</b>	<b>Variance</b>
Revenues:			
Tenant Rental Revenue	\$ 153,638	\$ 203,161	\$ (49,523)
Operating Grants	3,450,908	3,887,245	(436,337)
Capital Grants	318,012	385,886	(67,874)
Interest Income	669	517	152
Gain on the Disposition of Capital Assets	-	111,957	(111,957)
Other Income	558,750	622,185	(63,435)
Total Revenues	<b>\$ 4,481,977</b>	<b>\$ 5,210,951</b>	<b>\$ (728,974)</b>
Expenses:			
Administrative Expenses	\$ 547,441	\$ 578,204	\$ (30,763)
Tenant Services	56,259	23,800	32,459
Utilities	241,046	238,801	2,245
Maintenance & Operations	248,675	326,462	(77,787)
General Expense	303,453	509,108	(205,655)
Housing Assistance Payments	2,669,511	2,814,341	(144,830)
Loss on Impairment of Capital Assets	-	179,521	(179,521)
Depreciation	240,485	377,094	(136,609)
Total Expenses	<b>\$ 4,306,870</b>	<b>\$ 5,047,331</b>	<b>\$ (740,461)</b>
<b>Excess of Revenues Over Expenses</b>	<b>\$ 175,107</b>	<b>\$ 163,620</b>	<b>\$ 11,487</b>

## **REVENUES**

In reviewing the Schedule of Revenues, Expenses and Changes in Net Position you will find that 84% of the Authority's revenue is derived from grants from the Department of Housing and Urban Development; 3% of the Authority's revenue is from dwelling rent; and 13% is from interest and other income.

## **EXPENSES**

Approximately 21% of the Authority's expenses are for tenant services, and general and administrative costs; 11% for maintenance and utilities; 6% for depreciation; and 62% for housing assistance payments.

## **Excess of Revenues Over Expenses**

Rental revenues decreased due to a reduction of leasing as a result of the Authority's participation in HUD's Rental Assistance Demonstration (RAD) Program. Operating grants decreased due predominantly to reductions of funding recognized through the Section 8 Housing Choice Voucher and Community Development Block Grant Programs. Capital grant revenue decreased due to a reduction of renovation activity on the Authority's remaining Public Housing sites. The fiscal year 2018 gain on the disposition of capital assets resulted from the disposition of a former Public Housing dwelling property to a local affiliate in connection with the Authority's participation in HUD's RAD Program.

## **FINANCIAL ANALYSIS (continued)**

Other income decreased due to a reduction of housing assistance payments recovered from other housing authorities for Section 8 Housing Choice Voucher Program participants ported in. Maintenance costs decreased due mainly to the reduction of leasing. General expenses decreased due to a reduction of predevelopment costs incurred in connection with the Authority's participation in HUD's RAD Program. Housing assistance payments decreased due to both a reduction of leasing and a reduction of assistance payments issued to other housing authorities for Section 8 Housing Choice Voucher Program participants ported in. The fiscal year 2018 loss on impairment of capital assets resulted from the destruction of certain Public Housing dwelling units due to fire damage which left the units uninhabitable, and an assessment of other unoccupied units as uninhabitable. No such loss was incurred during fiscal year 2019. The reduction of depreciation expense resulted predominantly from fiscal year 2018 disposition activity.

### **CAPITAL ASSETS**

As of year-end, the Authority had \$2,717,212 invested in a variety of capital assets as reflected in the following schedule:

	<b>2019</b>	<b>2018</b>	<b>Variance</b>	<b>% Change</b>
Land	\$ 171,875	\$ 171,875	\$ -	0%
Buildings & Improvements	8,397,978	8,889,930	(491,952)	-6%
Furniture & Equipment	289,782	289,782	-	0%
Construction in Process	809,455	491,443	318,012	65%
Accumulated Depreciation	(6,951,878)	(7,203,345)	251,467	-3%
<b>Net Capital Assets</b>	<b>\$ 2,717,212</b>	<b>\$ 2,639,685</b>	<b>\$ 77,527</b>	<b>3%</b>

The following reconciliation summarizes the change in Capital Assets:

Beginning Balance, October 1, 2018	\$ 2,639,685
Additions:	
Capital Fund Program - Improvements	318,012
Depreciation Expense	<u>(240,485)</u>
<b>Ending Balance, September 30, 2019</b>	<b><u>\$ 2,717,212</u></b>



## **ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS**

Several factors that may affect the financial position of the Authority in the subsequent fiscal year are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

## **CONTACT**

This financial report is designed to provide our residents, the citizens of LaPlace, Louisiana, federal and state regulatory bodies, and any potential creditors with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplemental information, you may contact the Executive Director, at 152 Joe Parquet Circle, LaPlace, Louisiana 70068.

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019

ASSETS AND DEFERRED  
OUTFLOWS OF RESOURCES

	<b>Enterprise Fund</b>
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 646,503
Accounts Receivable (Net)	296,932
Prepaid Costs	129,565
Total Current Assets	<u>1,073,000</u>
<u>Restricted Assets</u>	
Cash and Cash Equivalents	<u>536,415</u>
Total Restricted Assets	<u>536,415</u>
<u>Capital Assets</u>	
Land	171,875
Buildings and Improvements	8,397,978
Furniture & Equipment	289,782
Construction in Progress	809,455
	<u>9,669,090</u>
(Less): Accumulated Depreciation	<u>(6,951,878)</u>
Net Capital Assets	<u>2,717,212</u>
Total Assets	<u>4,326,627</u>
Deferred Outflows of Resources	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u><u>\$ 4,326,627</u></u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019

**LIABILITIES, DEFERRED INFLOWS OF  
RESOURCES AND NET POSITION**

	<b>Enterprise Fund</b>
<b><u>Current Liabilities</u></b>	
Accounts Payable	\$ 57,767
Accrued Wages and Payroll Taxes	10,566
Accrued Compensated Absences	2,504
Tenant Security Deposits	11,198
Unearned Revenue	681
Total Current Liabilities	<u>82,716</u>
<b><u>Long Term Liabilities</u></b>	
Accrued Compensated Absences	<u>23,801</u>
Total Long Term Liabilities	<u>23,801</u>
Total Liabilities	<u>106,517</u>
Deferred Inflows of Resources	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>106,517</u>
<b><u>Net Position</u></b>	
Net Investment in Capital Assets	2,717,212
Restricted Net Position	536,415
Unrestricted Net Position	966,483
Total Net Position	<u>4,220,110</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 4,326,627</u>

See the accompanying notes to financial statements.

**THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	<b>Enterprise Fund</b>
<u>Operating Revenues</u>	
Dwelling Rent	\$ 153,638
Operating Grants	3,450,908
Other Revenue	558,750
Total Operating Revenues	<u>4,163,296</u>
<u>Operating Expenses</u>	
Administrative	547,441
Tenant Services	56,259
Utilities	241,046
Maintenance and Operations	248,675
General Expense	303,453
Housing Assistance Payments	2,669,511
Depreciation	240,485
Total Operating Expenses	<u>4,306,870</u>
Operating Income (Loss)	<u>(143,574)</u>
<u>Non-Operating Revenues (Expenses)</u>	
Interest Income	669
Total Non-Operating Rev/(Exp)	<u>669</u>
Increase (decrease) before Capital Contributions	<u>(142,905)</u>
Capital Contributions	<u>318,012</u>
Increase (Decrease) in Net Position	175,107
Net Position, Beginning	4,045,003
Net Position, Ending	<u><u>\$ 4,220,110</u></u>

See the accompanying notes to financial statements.



**THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	<b>Enterprise Fund</b>
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 149,116
Cash Received from Operating Grants	3,402,974
Cash Received from Other Sources	535,642
Cash Payments for Salaries and Benefits	(533,178)
Cash Payments to Vendors and Landlords	(3,540,681)
Net cash provided by operating activities	<u>13,873</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	318,012
Capital Outlay	(318,012)
Net cash provided (used) by capital & related financing activities	<u>-</u>
<u>Cash flows from investing activities:</u>	
Interest earned from cash and cash equivalents	669
Net cash provided by investing activities	<u>669</u>
Net increase in cash and cash equivalents	14,542
Total cash and cash equivalents, beginning of year	<u>1,168,376</u>
Total cash and cash equivalents, end of year	<u><u>\$ 1,182,918</u></u>
 <u>Reconciliation of operating loss to net cash provided by operating activities:</u>	
Operating Loss	\$ (143,574)
Adjustment to reconcile operating loss to net cash provided by operating activities:	
Depreciation	240,485
Bad Debt Expense (Tenants)	4,070
Change in Tenant Accounts Receivable	(5,000)
Change in Accounts Receivable/Payable - Grants	(47,934)
Change in Other Accounts Receivable	(21,942)
Change in Prepaid Costs	(22,517)
Change in Accounts Payable - Operating	18,033
Change in Accrued Expenses	(7,060)
Change in Deferred Revenue - Tenant	478
Change in Security Deposits Held	(1,166)
Net cash provided by operating activities	<u><u>\$ 13,873</u></u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH

LAPLACE, LOUISIANA

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2019

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138 and GASB Statement 63.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "Enterprise Fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded when incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as applicable pronouncements issued by the Financial Accounting Standards Board.

Cash

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required.

Accounts Receivable

Tenant accounts receivables are reported at the amount considered by management to be collectible and total \$4,173, which includes an allowance for doubtful accounts of \$932. Other receivables consist of amounts due from HUD for operating grants totaling \$270,817, and other miscellaneous receivables of \$21,942.

Prepaid Items

Prepaid Items consist of payments made to vendors for services that will benefit future periods.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE A - SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation has been expensed in the statement of income and expenses. Estimated useful lives are as follows:

Buildings and Improvements	40 years
Furniture and Equipment	3 - 7 years

Authority management has assessed the carrying values of capital asset balances as of September 30, 2019, and as of February 4, 2020. No significant capital asset value impairments exist as of the noted dates.

#### Deferred Outflows and Inflows of Resources

A Deferred Outflow of Resources is a consumption of assets by the Authority that is applicable to a future reporting period. Conversely, a Deferred Inflow of Resources is an acquisition of assets by the Authority that is applicable to a future reporting period. The Authority had not Deferred Outflows or Inflows of Resources as of September 30, 2019.

#### Revenue Accounting Policies

Dwelling rent income, HUD grants recognized for operations, and other miscellaneous income are reported as operating income. HUD grants received to fund capital asset expenditures and all other revenue is reported as non-operating revenue.

#### Cost Allocation

The Authority allocates indirect costs to programs on the basis of one of the following methods: direct salaries and wages, percentage of office square footage, number of vouchers and/or units, estimated/actual time spent, number of checks processed or the allotment stipulated in contractual agreements.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The Mayor appoints the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards, Statement No. 14 (amended), of the Governmental Accounting Standards Board: The Financial Reporting Entity, Statement No. 39: Determining Whether Certain Organizations are Component Units, and Statement No. 61: The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

Based upon the application of these criteria, the reporting entity includes the following blended component unit:

**Garyville Residential, LLC** (the LLC) is a legally separate limited liability company formed for the purpose of ultimately owning and managing a new mixed-income apartment complex known as Garyville Oaks Apartments. The LLC anticipates assuming full ownership and management of the apartment complex during fiscal year 2020. The LLC's fiscal year-end is September 30 and the Housing Authority is its sole member. As of September 30, 2019, the LLC reported current assets and liabilities of \$33,789, which included a current liability payable to the Housing Authority of \$30,934. The LLC recognized operating revenues and expenses of \$11,800. Cash flows consisted of operating inflows of \$2,855, non-capital financing inflows of \$30,934 from the Housing Authority, and operating outflows of \$30,361. The LLC's financial activity and balances have been consolidated into the financial activity and balances of the Authority. The LLC does not issue stand-alone financial statements.



## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE C - CASH AND INVESTMENT DEPOSITS

*Custodial Credit Risk* – The Housing Authority policy is to limit credit risk by adherence to the list of HUD-permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

*Interest Rate Risk* – The Housing Authority's formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other federally insured investments.

The Housing Authority's cash and cash equivalents consist of cash held in three interest bearing checking accounts and one non-interest-bearing checking account, totaling \$1,182,718. The remaining \$200 is held in the form of petty cash or change fund. Deposits with financial institutions are secured as follows:

	<u>General Ledger</u>	<u>Bank Deposits</u>
Insured by FDIC	\$ 253,428	\$ 253,428
Collateralized with specific securities in the Authority name which are held by a third-party financial institution	929,290	989,986
	<u>\$ 1,182,718</u>	<u>\$ 1,243,414</u>

### NOTE D - CONTRACTUAL COMMITMENTS

The Authority had Outstanding Contractual Commitments as of the fiscal year-end as follows:

**Type of Commitment:**

Property Maintenance	\$ 73,433
Professional and Administrative	116,821
<b>Total Outstanding Contractual Commitments</b>	<b><u>\$ 190,254</u></b>

### NOTE E – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

### NOTE F – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE G – SIGNIFICANT ESTIMATES

The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

### NOTE H – ACCRUED COMPENSATED ABSENCES

It is the Housing Authority's policy to permit employees, depending on tenure, to accumulate earned but unused vacation and sick leave. Upon separation from employment after one year of service, an employee is entitled to receive pay for accrued vacation up to a specified maximum. Vacation leave accrued but not yet utilized or paid as of September 30, 2019 is reported as a liability allocated between current and non-current.

Because management cannot reasonably estimate the amount of earned sick leave which will be utilized, the Authority has not accrued any earned but unused sick leave in its Statement of Net Position. Management does not anticipate that the amount of earned sick leave as of fiscal year-end, that will be utilized in subsequent fiscal years will be significant to its financial statements.

	Balance October 1, <u>2018</u>	<u>Increase</u>	<u>Decrease</u>	Balance September 30, <u>2019</u>	<u>Due Within One Year</u>
Accrued Compensated Absences	\$ 32,283	26,307	32,285	\$ 26,305	\$ 2,504
Less: Current portion	(3,228)			(2,504)	
<b>Total Long-Term Liabilities</b>	<b>\$ 29,055</b>			<b>\$ 23,801</b>	<b>\$ -</b>

### NOTE I – OTHER COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – PROPERTY AND EQUIPMENT

Summaries of property and equipment balances and activity are as follows at fiscal year-end:

	<u>PUBLIC HOUSING</u>	<u>HOUSING CHOICE VOUCHERS</u>	<u>TOTAL</u>
Land	\$ 171,875	\$ -	\$ 171,875
Building and Improvements	8,397,978	-	8,397,978
Furniture, Fixtures and Equipment	272,176	17,606	289,782
Construction in Process	809,455	-	809,455
Less Accumulated Depreciation	(6,934,272)	(17,606)	(6,951,878)
<b>Total Property and Equipment</b>	<b><u>\$ 2,717,212</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 2,717,212</u></b>

	<u>October 1, 2018 Balance</u>	<u>Additions</u>	<u>Transfers &amp; Deletions</u>	<u>September 30, 2019 Balance</u>
Land	\$ 171,875	\$ -	\$ -	\$ 171,875
Construction in Process	491,443	318,012	-	809,455
Total Assets not being depreciated	663,318	318,012	-	981,330
Buildings and Improvements	8,889,930	-	(491,952)	8,397,978
Furniture and Equipment	289,782	-	-	289,782
Total Property and Equipment	9,843,030	318,012	(491,952)	9,669,090
Less Accumulated Depreciation				
Building and Improvements	(7,024,521)	(216,785)	491,952	(6,749,354)
Furniture and Equipment	(178,824)	(23,700)	-	(202,524)
<b>Net Book Value</b>	<b><u>\$ 2,639,685</u></b>	<b><u>\$ 77,527</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 2,717,212</u></b>

During the fiscal year, the Authority demolished certain uninhabitable dwelling properties for future development. The cost bases and accumulated depreciation of the demolished properties totaled \$491,952. The Authority recognized an impairment loss which reduced the carrying value of the applicable properties during fiscal year 2018.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE K – RESTRICTED ASSETS AND RESTRICTED NET POSITION

The Authority's restricted assets and net position consist of the following as of the fiscal year-end:

Insurance Proceeds Held for Capital Improvements	\$ 484,021
Funds Held for Housing Assistance Payments	<u>52,394</u>
<b>Total Restricted Assets and Net Position</b>	<b><u>\$ 536,415</u></b>

### NOTE L - PENSION PLAN

The Housing Authority contributes to a defined contribution pension plan titled The St. John the Baptist Parish Housing Authority Retirement Plan, administered by a private corporation under contract with the Authority. All full-time employees are eligible for the plan after completing 6 months employment with the Authority. The Authority contributes 7.5% of each participating employee's base salary to the plan. Employer contributions to the plan for participating employees, for the year ended September 30, 2019 were \$20,378. Employee contributions are equal to 5% of each participating employee's base salary. Employee contributions to the plan for the year ended September 30, 2019 were \$20,196.

### NOTE M – SUBSEQUENT EVENTS

In preparing financial statements, management evaluated subsequent events through February 4, 2020, the date the financial statements were available to be issued.



THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2019

**EXPENDITURES**

Public Housing Program	
Total CFDA Number 14.850a	<u>\$ 1,018,570</u>
Resident Opportunity and Supportive Services Program	
Total CFDA Number 14.870	<u>56,969</u>
Section 8 Housing Choice Voucher Program	
Total CFDA Number 14.871	<u>2,311,743</u>
Capital Fund Program	
Total CFDA Number 14.872	<u>366,455</u>
Community Development Block Grant (Passed through the State of Louisiana Office of Community Development, Disaster Recovery Unit)	
Total CFDA Number 14.228	<u>15,183</u>
 TOTAL HUD EXPENDITURES	 <u>3,768,920</u>
<b>TOTAL FEDERAL EXPENDITURES</b>	<b><u>\$ 3,768,920</u></b>

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the year ended September 30, 2019. The information on this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial net position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

NOTE 3 – INDIRECT COST RATE

The Authority has elected not to use the 10% *De Minimus Indirect Cost Rate* allowed under the Uniform Guidance.

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2018

**EXPENDITURES**

Public Housing Program	
Total CFDA Number 14.850a	<u>\$ 983,203</u>
Resident Opportunity and Supportive Services Program	
Total CFDA Number 14.870	<u>54,125</u>
Section 8 Housing Choice Voucher Program	
Total CFDA Number 14.871	<u>2,535,244</u>
Capital Fund Program	
Total CFDA Number 14.872	<u>515,742</u>
Community Development Block Grant (Passed through the State of Louisiana Office of Community Development, Disaster Recovery Unit)	
Total CFDA Number 14.228	<u>184,817</u>
 TOTAL HUD EXPENDITURES	 <u>4,273,131</u>
 TOTAL FEDERAL EXPENDITURES	 <u><u>\$ 4,273,131</u></u>

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the year ended September 30, 2018. The information on this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial net position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

NOTE 3 – INDIRECT COST RATE

The Authority has elected not to use the 10% *De Minimus Indirect Cost Rate* allowed under the Uniform Guidance.

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2018

NOTE 4 – RESTATEMENT OF FISCAL YEAR 2018 SCHEDULE OF FEDERAL AWARDS

The Authority expended \$184,817 of federal awards under the Community Development Block Grant Program during the fiscal year ended September 30, 2018 which was not presented in the Schedule of Expenditures of Federal Awards for the fiscal year ended September 30, 2018. The fiscal year 2018 Schedule is presented above to reflect the applicable expenditures.

The Housing Authority of St. John the Baptist Parish (LA095)

LAPlace, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
111 Cash - Unrestricted	\$ 316,469	\$ 860	\$ 105,206	\$ -	\$ 212,770	\$ -	\$ -	\$ 635,305
112 Cash - Restricted - Modernization and Development	484,021	-	-	-	-	-	-	484,021
113 Cash - Other Restricted	-	-	-	-	52,394	-	-	52,394
114 Cash - Tenant Security Deposits	8,630	2,568	-	-	-	-	-	11,198
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-
<b>100 Total Cash</b>	<b>\$ 809,120</b>	<b>\$ 3,428</b>	<b>\$ 105,206</b>	<b>\$ -</b>	<b>\$ 265,164</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,182,918</b>
121 Accounts Receivable - PHA Projects	-	-	-	-	9,309	-	-	9,309
122 Accounts Receivable - HUD Other Projects	248,325	-	-	22,492	-	-	-	270,817
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	1,391	11,242	-	-	-	-	-	12,633
126 Accounts Receivable - Tenants	4,581	524	-	-	-	-	-	5,105
126.1 Allowance for Doubtful Accounts - Tenants	(932)	-	-	-	-	-	-	(932)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-
128 Fraud Recovery	-	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-
<b>120 Total Receivables, Net of Allowances for Doubtful Accounts</b>	<b>\$ 253,365</b>	<b>\$ 11,766</b>	<b>\$ -</b>	<b>\$ 22,492</b>	<b>\$ 9,309</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 296,932</b>
131 Investments - Unrestricted	-	-	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	110,970	18,595	-	-	-	-	-	129,565
143 Inventories	-	-	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	51,711	-	-	-	(51,711)	-
145 Assets Held for Sale	-	-	-	-	-	-	-	-
<b>150 Total Current Assets</b>	<b>\$ 1,173,455</b>	<b>\$ 33,789</b>	<b>\$ 156,917</b>	<b>\$ 22,492</b>	<b>\$ 274,473</b>	<b>\$ -</b>	<b>\$ (51,711)</b>	<b>\$ 1,609,415</b>
161 Land	171,875	-	-	-	-	-	-	171,875
162 Buildings	8,287,066	-	-	-	-	-	-	8,287,066
163 Furniture, Equipment & Machinery - Dwellings	123,641	-	-	-	-	-	-	123,641

The Housing Authority of St. John the Baptist Parish (LA095)  
LAPlace, LA

**Entity Wide Balance Sheet Summary**

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
164 Furniture, Equipment & Machinery - Administration	148,535	-	-	-	17,606	-	-	166,141
165 Leasehold Improvements	110,912	-	-	-	-	-	-	110,912
166 Accumulated Depreciation	(6,934,272)	-	-	-	(17,606)	-	-	(6,951,878)
167 Construction in Progress	809,455	-	-	-	-	-	-	809,455
168 Infrastructure	-	-	-	-	-	-	-	-
<b>160 Total Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 2,717,212</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,717,212</b>
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	-	-	-	-	-	-	-	-
<b>180 Total Non-Current Assets</b>	<b>\$ 2,717,212</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,717,212</b>
<b>200 Deferred Outflow of Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>290 Total Assets and Deferred Outflow of Resources</b>	<b>\$ 3,890,667</b>	<b>\$ 33,789</b>	<b>\$ 156,917</b>	<b>\$ 22,492</b>	<b>\$ 274,473</b>	<b>\$ -</b>	<b>\$ (51,711)</b>	<b>\$ 4,326,627</b>
311 Bank Overdraft	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	34,484	-	-	-	-	-	-	34,484
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	6,722	-	-	1,411	2,433	-	-	10,566
322 Accrued Compensated Absences - Current Portion	2,053	-	-	30	421	-	-	2,504
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	3,515	-	-	-	11,118	-	-	14,633
341 Tenant Security Deposits	8,630	2,568	-	-	-	-	-	11,198
342 Unearned Revenue	394	287	-	-	-	-	-	681
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-

The Housing Authority of St. John the Baptist Parish (LA095)  
LAPlace, LA

**Entity Wide Balance Sheet Summary**

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
345 Other Current Liabilities	-	-	-	-	-	-	-	-
346 Accrued Liabilities - Other	8,650	-	-	-	-	-	-	8,650
347 Inter Program - Due To	-	30,934	-	20,777	-	-	(51,711)	-
348 Loan Liability - Current	-	-	-	-	-	-	-	-
<b>310 Total Current Liabilities</b>	<b>\$ 64,448</b>	<b>\$ 33,789</b>	<b>\$ -</b>	<b>\$ 22,218</b>	<b>\$ 13,972</b>	<b>\$ -</b>	<b>\$ (51,711)</b>	<b>\$ 82,716</b>
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	18,478	-	-	274	5,049	-	-	23,801
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-
<b>350 Total Non-Current Liabilities</b>	<b>\$ 18,478</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 274</b>	<b>\$ 5,049</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,801</b>
<b>300 Total Liabilities</b>	<b>\$ 82,926</b>	<b>\$ 33,789</b>	<b>\$ -</b>	<b>\$ 22,492</b>	<b>\$ 19,021</b>	<b>\$ -</b>	<b>\$ (51,711)</b>	<b>\$ 106,517</b>
<b>400 Deferred Inflow of Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
508.4 Net Investment in Capital Assets	2,717,212	-	-	-	-	-	-	2,717,212
511.4 Restricted Net Position	484,021	-	-	-	52,394	-	-	536,415
512.4 Unrestricted Net Position	606,508	-	156,917	-	203,058	-	-	966,483
<b>513 Total Equity - Net Assets / Position</b>	<b>\$ 3,807,741</b>	<b>\$ -</b>	<b>\$ 156,917</b>	<b>\$ -</b>	<b>\$ 255,452</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,220,110</b>
<b>600 Total Liabilities, Deferred Inflows of Resources and Equity Net</b>	<b>\$ 3,890,667</b>	<b>\$ 33,789</b>	<b>\$ 156,917</b>	<b>\$ 22,492</b>	<b>\$ 274,473</b>	<b>\$ -</b>	<b>\$ (51,711)</b>	<b>\$ 4,326,627</b>

The Housing Authority of St. John the Baptist Parish (LA095)  
LAPlace, LA

**Entity Wide Revenue and Expense Summary**

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
70300 Net Tenant Rental Revenue	\$ 130,983	\$ 558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,541
70400 Tenant Revenue - Other	22,097	-	-	-	-	-	-	22,097
<b>70500 Total Tenant Revenue</b>	<b>\$ 153,080</b>	<b>\$ 558</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 153,638</b>
70600 HUD PHA Operating Grants	1,067,013	-	-	56,969	2,311,743	15,183	-	3,450,908
70610 Capital Grants	318,012	-	-	-	-	-	-	318,012
70710 Management Fee	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-
<b>70700 Total Fee Revenue</b>	<b>\$ 1,385,025</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,969</b>	<b>\$ 2,311,743</b>	<b>\$ 15,183</b>	<b>\$ -</b>	<b>\$ 3,768,920</b>
70800 Other Government Grants	-	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	366	-	-	-	303	-	-	669
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-
71500 Other Revenue	33,655	11,242	-	-	513,853	-	-	558,750
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-	-	-	-
<b>70000 Total Revenue</b>	<b>\$ 1,572,126</b>	<b>\$ 11,800</b>	<b>\$ -</b>	<b>\$ 56,969</b>	<b>\$ 2,825,899</b>	<b>\$ 15,183</b>	<b>\$ -</b>	<b>\$ 4,481,977</b>
91100 Administrative Salaries	133,558	-	-	-	106,631	-	-	240,189
91200 Auditing Fees	10,950	-	-	-	10,950	-	-	21,900
91300 Management Fee	-	-	-	-	-	-	-	-
91310 Book-keeping Fee	-	-	-	-	-	-	-	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-
91500 Employee Benefit contributions - Administrative	39,734	-	-	-	42,027	-	-	81,761
91600 Office Expenses	43,565	1,117	-	-	19,011	-	-	63,693
91700 Legal Expense	-	-	-	-	-	-	-	-
91800 Travel	6,770	-	-	-	803	-	-	7,573
91810 Allocated Overhead	-	-	-	-	-	-	-	-

The Housing Authority of St. John the Baptist Parish (LA095)  
LAPlace, LA

**Entity Wide Revenue and Expense Summary**

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
91900 Other	101,454	298	-	405	30,168	-	-	132,325
<b>91000 Total Operating - Administrative</b>	<b>\$ 336,031</b>	<b>\$ 1,415</b>	<b>\$ -</b>	<b>\$ 405</b>	<b>\$ 209,590</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 547,441</b>
<b>92000 Asset Management Fee</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
92100 Tenant Services - Salaries	-	-	-	44,007	-	-	-	44,007
92200 Relocation Costs	-	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	12,252	-	-	-	12,252
92400 Tenant Services - Other	-	-	-	-	-	-	-	-
<b>92500 Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,259</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,259</b>
93100 Water	172,969	370	-	-	-	-	-	173,339
93200 Electricity	19,349	1,122	-	-	-	-	-	20,471
93300 Gas	47,236	-	-	-	-	-	-	47,236
93400 Fuel	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-	-
<b>93000 Total Utilities</b>	<b>\$ 239,554</b>	<b>\$ 1,492</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 241,046</b>
94100 Ordinary Maintenance and Operations - Labor	79,723	-	-	-	-	-	-	79,723
94200 Ordinary Maintenance and Operations - Materials and Other	13,456	-	-	-	-	-	-	13,456
94300 Ordinary Maintenance and Operations Contracts	111,637	1,980	-	-	-	-	-	113,617
94500 Employee Benefit Contributions - Ordinary Maintenance	41,879	-	-	-	-	-	-	41,879
<b>94000 Total Maintenance</b>	<b>\$ 246,695</b>	<b>\$ 1,980</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 248,675</b>
95100 Protective Services - Labor	-	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-
95300 Protective Services - Other	-	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-
<b>95000 Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
96110 Property Insurance	193,448	6,123	-	-	-	-	-	199,571



The Housing Authority of St. John the Baptist Parish (LA095)  
LAPlace, LA

**Entity Wide Revenue and Expense Summary**

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
96120 Liability Insurance	31,832	577	-	-	-	-	-	32,409
96130 Workmen's Compensation	14,422	-	-	-	8,645	-	-	23,067
96140 All Other Insurance	-	213	-	-	-	-	-	213
<b>96100 Total Insurance Premiums</b>	<b>\$ 239,702</b>	<b>\$ 6,913</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,645</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 255,260</b>
96200 Other General Expenses	-	-	-	-	2,633	15,183	-	17,816
96210 Compensated Absences	20,532	-	-	305	5,470	-	-	26,307
96300 Payments in Lieu of Taxes	-	-	-	-	-	-	-	-
96400 Bad debt - Tenant Rents	4,070	-	-	-	-	-	-	4,070
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-	-
<b>96000 Total Other General Expenses</b>	<b>\$ 24,602</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 305</b>	<b>\$ 8,103</b>	<b>\$ 15,183</b>	<b>\$ -</b>	<b>\$ 48,193</b>
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-
<b>96700 Total Interest Expense and Amortization Cost</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>96900 Total Operating Expenses</b>	<b>\$ 1,086,584</b>	<b>\$ 11,800</b>	<b>\$ -</b>	<b>\$ 56,969</b>	<b>\$ 226,338</b>	<b>\$ 15,183</b>	<b>\$ -</b>	<b>\$ 1,396,874</b>
<b>97000 Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 485,542</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,599,561</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,085,103</b>
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	2,200,692	-	-	2,200,692
97350 HAP Portability-In	-	-	-	-	468,819	-	-	468,819
97400 Depreciation Expense	236,964	-	-	-	3,521	-	-	240,485
97500 Fraud Losses	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-
<b>90000 Total Expenses</b>	<b>\$ 1,323,548</b>	<b>\$ 11,800</b>	<b>\$ -</b>	<b>\$ 56,969</b>	<b>\$ 2,899,370</b>	<b>\$ 15,183</b>	<b>\$ -</b>	<b>\$ 4,306,870</b>
10010 Operating Transfer In	8,000	-	-	-	-	-	-	8,000

The Housing Authority of St. John the Baptist Parish (LA095)  
LAPlace, LA

**Entity Wide Revenue and Expense Summary**

Fiscal Year

End: 09/30/2019

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.228 Community Development Block Grant	ELIM	Total Enterprise Fund
10020 Operating transfer Out	(8,000)	-	-	-	-	-	-	(8,000)
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-
<b>10100 Total Other financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>10000 Excess (Deficiency) of Total Revenue Over (Under)</b>	<b>\$ 248,578</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (73,471)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 175,107</b>
<b>Total Expenses</b>								
11020 Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>11030 Beginning Equity</b>	<b>\$ 3,559,163</b>	<b>\$ -</b>	<b>\$ 156,917</b>	<b>\$ -</b>	<b>\$ 328,923</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,045,003</b>
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	\$ -	\$ -	\$ -	\$ -	\$ 203,058	\$ -	\$ -	\$ 203,058
11180 Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ -	\$ 52,394	\$ -	\$ -	\$ 52,394
11190 Unit Months Available	1,729	-	-	-	3,120	-	-	4,849
11210 Number of Unit Months Leased	985	-	-	-	2,820	-	-	3,805
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	318,012	-	-	-	-	-	-	318,012
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

SEPTEMBER 30, 2019

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

**FINANCIAL STATEMENTS**

Type of auditor's report issued: Unmodified

Internal Control over financial reporting:

Are material weaknesses identified? ☐ Yes ☒ No

Are significant deficiencies that are not considered  
to be material weaknesses identified? ☐ Yes ☒ None  
Reported

Is noncompliance that could have a material effect  
on the financial statements identified? ☐ Yes ☒ No

**FEDERAL AWARDS**

Internal control over major programs:

Are material weaknesses identified? ☐ Yes ☒ No

Are significant deficiencies that are not considered  
to be material weaknesses identified? ☐ Yes ☒ None  
Reported

Type of report issued on compliance with requirements  
applicable to each major program: Unmodified

Are there any audit findings that are required to be  
reported in accordance with 2 CFR Section 200.516(a) of  
the Uniform Guidance? ☐ Yes ☒ No

**Identification of major programs:**

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Section 8 Housing Choice Voucher Program	14.871

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Is the auditee identified as a low-risk auditee? ☒ Yes ☐ No

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

SEPTEMBER 30, 2019

**Section II: Financial Statement Findings:**

**Prior Year Findings and Questioned Costs:**

None

**Current Year Findings and Questioned Costs:**

None

**Section III: Federal Award Findings and Questioned Costs:**

**Prior Year Findings and Questioned Costs:**

None

**Current Year Findings and Questioned Costs:**

None

THE HOUSING AUTHORITY OF ST. JOHN THE BAPTIST PARISH  
LAPLACE, LOUISIANA

SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO THE EXECUTIVE  
DIRECTOR

YEAR ENDED SEPTEMBER 30, 2019

**EXPENDITURE PURPOSE**

Salary	<u>\$ 87,006</u>
Benefits - Insurance	<u>10,556</u>
Benefits - Retirement	<u>4,350</u>
Car Allowance	<u>6,000</u>
Per Diem	<u>1,082</u>
Registration Fees	<u>600</u>
Conference Travel	<u>2,983</u>
<b>Total Compensation, Benefits and Other Payments</b>	<b><u>\$ 112,577</u></b>

Agency Head: Trina Sanders, Executive Director

Basis of Presentation:

The above Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of the *Louisiana Revised Statute (R.S.) 24:513A.(3)*, as amended by *Act 706 of the 2014 Legislative Session*.