

**HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA**

**AUDITED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED DECEMBER 31, 2019**

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

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MEMBER OF THE  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC  
ACCOUNTANTS  
and the  
AICPA GOVERNMENTAL  
AUDIT QUALITY CENTER

Independent Auditor's Report

Board of Commissioners  
Housing Authority of South Landry Parish  
Grand Coteau, Louisiana

***Report on the Financial Statements***

We have audited the accompanying financial statements of the Housing Authority of South Landry Parish, Louisiana as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Housing Authority of South Landry Parish basic financial statements as listed in the table of contents.

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

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

***Auditor's Responsibility***

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

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

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

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of South Landry Parish, Louisiana, as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Emphasis of Matter***

Also included in Supplementary Information is an Agreed-Upon Procedures report, which reports on an Agreed-Upon Procedures engagement now required by the Louisiana Legislative Auditor. Our opinion is not modified in respect to this matter.

### ***Other Matters***

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

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

### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of South Landry Parish, Louisiana's basic financial statements. The statement of modernization-uncompleted, financial data schedules, and other information as listed on the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The statement of modernization costs-uncompleted, financial data schedules, and other information as listed on the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated July 6, 2020 on our consideration of the Housing Authority of South Landry Parish, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of South Landry Parish, Louisiana's internal control over financial reporting and compliance.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
July 6, 2020

**HOUSING AUTHORITY OF SOUTH LANDRY, LA**

**REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)**

**December 31, 2019**

**The management of Housing Authority of South Landry LA presents the following discussion and analysis (MD&A) of the Housing Authority's financial activities for the fiscal year ending December 31, 2019. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's included audited financial statements.**

## **FINANCIAL HIGHLIGHTS**

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$3,149,134 at the close of the fiscal year ended 2019.
  - ✓ Of this amount \$1,734,510 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ The remainder of \$1,414,624 of unrestricted assets could be used to meet the Housing Authority's ongoing obligations to citizens and creditors. As a measure of financial strength, this amount equals 162% of the total operating expenses of \$866,916 for the fiscal year 2019, which means the Authority might be able to operate about 20 months using the unrestricted assets alone, compared to 19 months in the prior fiscal year.
- The Housing Authority's total net position increased by \$81,974, a 3% increase from the prior fiscal year 2018.
- The increase in net position of these funds was accompanied by a decrease in unrestricted cash by \$530,320 from fiscal year 2018.
- The Authority Spent \$225,038 on capital asset additions.
- These changes led to an increase in total assets by \$77,067 and a decrease in total liabilities by \$4,907. As related measure of financial health, there are still over \$20 of current assets covering each dollar of total current liabilities, which compares to \$19 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2019?" The Statement of net position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

## Fund Financial Statements

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

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

## USING THIS ANNUAL REPORT

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

Public Housing Capital Fund Program	\$ 150,368
Low Rent Public Housing	458,630
Total funding received this current fiscal year	<u>\$ 608,998</u>

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

## Reporting the Housing Authority's Most Significant Funds

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

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

## FINANCIAL ANALYSIS

The Housing Authority's net position was \$3,149,134 as of December 31, 2019. Of this amount, \$1,734,510 was invested in capital assets and \$1,414,624 was unrestricted. No other specific Assets are restricted. Also, there are no other restrictions on general net position.



**CONDENSED FINANCIAL STATEMENTS**

**Condensed Statement of Net Position  
As of December 31, 2019**

	<b><u>2019</u></b>	<b>2018</b>
<b>ASSETS</b>		
Current assets	\$ 1,499,767	\$ 1,417,241
Capital assets, net of depreciation	1,734,510	1,739,969
Total assets	<u>3,234,277</u>	<u>3,157,210</u>
<b>LIABILITIES</b>		
Current liabilities	74,386	75,369
Non-current liabilities	10,757	14,681
Total liabilities	<u>85,143</u>	<u>90,050</u>
<b>NET POSITION</b>		
Invested in capital assets, net of depreciation	1,734,510	1,739,969
Unrestricted net position	1,414,624	1,327,191
Total net position	<u>\$ 3,149,134</u>	<u>\$ 3,067,160</u>

The net position of these funds increased by \$81,974, or by 3%, from those of fiscal year 2018, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

**CONDENSED FINANCIAL STATEMENTS (Continued)**

**Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position  
Fiscal Year Ended December 31, 2019**

	2019	2018
<b>OPERATING REVENUES</b>		
Tenant Revenue	\$ 315,638	\$ 318,051
HUD grants for operations	458,955	429,175
Other non-tenant revenue	19,522	5,363
Total operating revenues	794,115	752,589
<b>OPERATING EXPENSES</b>		
General	130,924	136,459
Ordinary maintenance and repairs	243,223	231,531
Administrative expenses and management fees	247,949	253,750
Utilities	13,976	13,228
Tenant services	350	350
Depreciation	230,494	234,275
Total operating expenses	866,916	869,593
Income (losses) from operations	(72,801)	(117,004)
<b>NON-OPERATING REVENUES</b>		
Interest income	4,732	2,697
Total non-operating revenues	4,732	2,697
Income (losses) before capital contributions	(68,069)	(114,307)
<b>CAPITAL CONTRIBUTIONS</b>	150,043	16,675
<b>CHANGES IN NET POSITION</b>	81,974	(97,632)
<b>NET POSITION- BEGINNING</b>	3,067,160	3,164,792
<b>NET POSITION- END</b>	\$ 3,149,134	\$ 3,067,160

## EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating, non-operating, and capital contributions increased \$176,929 from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue decreased by \$2,413 from that of the prior fiscal year because the amount of rent each tenant pays is based on a sliding scale of their personal income. Included in this total is other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) which decreased by \$8,399.
- Federal revenues from HUD for operations increased by \$29,780 from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this final result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant.
- Federal Capital Funds from HUD increased by \$133,368 from that of the prior fiscal year. The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2016 through 2017, and submitted a new grant during fiscal year 2019.
- Total other operating revenue increased by \$14,159 and interest income increased by \$6,106 from the prior fiscal year.

Compared with the prior fiscal year, total operating expenses decreased \$2,677, or by 0%, but this also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Depreciation expense decreased by \$3,781 from that of the prior fiscal year.
- Maintenance and repairs increased by \$11,692 from that of the prior fiscal year due to changes in the following: Repair staff wages increased by \$8,585 and related employee benefit contributions increased by \$1,636. Materials used decreased by \$24,716 and contract labor costs increased by \$26,187.
- General Expenses decreased by \$5,535 from that of the prior fiscal year. Payments in lieu of taxes (PILOT) increased by \$524. PILOT is calculated as a percentage of rent minus utilities and therefore changed proportionately to the changes in each of these. Insurance premiums increased by \$5,581 and bad debts decreased by \$10,294. Lastly, compensated absences decreased by \$1,346.
- Administrative Expenses decreased by \$5,801 from that of the prior fiscal year due to a combination of factors. Administrative staff salaries decreased by \$5,393 and related employee benefit contributions decreased by \$3,910; therefore, total staff salaries and benefit costs decreased. Outside professional fees changed as follows: audit fees decreased by \$1,540. In addition, staff travel reimbursements decreased by \$4,239, office expenses increased by \$10,223 and sundry expenses decreased by \$942.
- Utilities Expense increased by \$748 from that of the prior fiscal year because water cost decreased by \$146, electricity cost increased by \$1,529, gas cost increased by \$522, and other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) decreased by \$1,157.

## **CAPITAL ASSET AND DEBT ADMINISTRATION**

### **Capital Assets**

At December 31, 2019, the Housing Authority had a total cost of \$8,242,942 invested in a broad range of assets and construction in progress from projects funded in 2016 through 2017, listed below. This amount, not including depreciation, represents increases of \$225,038 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

#### **Statement of Capital Assets As of December 31, 2019**

	<b><u>2019</u></b>	<b><u>2018</u></b>
Land	\$ 211,267	\$ 211,267
Buildings	7,193,992	7,043,949
Leasehold improvements	700,218	700,218
Furniture and equipment	137,465	62,470
Accumulated Depreciation	<u>(6,508,432)</u>	<u>(6,277,935)</u>
Total	<u>\$ 1,734,510</u>	<u>\$ 1,739,969</u>

As of the end of the 2019 fiscal year, the Authority is still in the process of completing HUD grants of \$321,640 obtained during 2016 through 2017 fiscal years. A total remainder of \$27,360 will be received and spent for completing these projects during fiscal year 2020.

### **Debt**

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

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

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The capital budgets for the 2020 fiscal year have already been submitted to HUD for approval and no major changes are expected.

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

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

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability for the money it receives. If you have questions about this report, or wish to request additional financial information, contact Denise Moore, at Housing Authority of South Landry LA; P.O. Drawer E, Grand Coteau, LA 70541.

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
STATEMENT OF NET POSITION

DECEMBER 31, 2019

**ASSETS**

## Current assets

Cash and cash equivalents	\$ 604,729
Investments	837,608
Accounts receivable net	12,736
Interest receivable	380
Prepaid items and other assets	27,487
Inventory	1,764
Restricted assets - cash and cash equivalents	15,063
	<hr/>
Total Current Assets	1,499,767
	<hr/>

## Capital Assets, net

Land and other non-depreciated assets	211,267
Other capital assets - net of depreciation	1,523,243
	<hr/>
Total Capital Assets, net	1,734,510
	<hr/>

Total Assets	\$ 3,234,277
	<hr/> <hr/>

**LIABILITIES**

## Current Liabilities

Accounts payable	\$ 21,091
Unearned income	2,645
Compensated absences payable	8,202
Accrued PILOT	27,385
Deposits due others	15,063
	<hr/>
Total Current Liabilities	74,386
	<hr/>

## Noncurrent Liabilities

Compensated absences payable	10,757
	<hr/>
Total Liabilities	85,143
	<hr/>

**NET POSITION**

Net investment in capital assets	1,734,510
Unrestricted	1,414,624
	<hr/>
Net Position	\$ 3,149,134
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The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
STATEMENT OF REVENUES,  
EXPENSES AND CHANGES IN FUND NET POSITION

FOR THE YEAR ENDED DECEMBER 31, 2019

**OPERATING REVENUES**

Dwelling rental	\$ 287,827
Governmental operating grants	458,955
Tenant revenue - other	27,811
Other	19,522

Total Operating Revenues	794,115
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**OPERATING EXPENSES**

Administration	247,949
Tenant services	350
Utilities	13,976
Ordinary maintenance & operations	243,223
General expenses	130,924
Depreciation	230,494

Total Operating Expenses	866,916
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Income (Loss) from Operations	(72,801)
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Non Operating Revenues (Expenses)

Interest earnings	4,732
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Total Non-Operating Revenues (Expenses)	4,732
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Income (Loss) before contribution	(68,069)
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Capital Contribution	150,043
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Change in net position	81,974
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Total net position - beginning	3,067,160
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Total net position - ending	\$ 3,149,134
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The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2019

**CASH FLOWS FROM  
OPERATING ACTIVITIES**

Rental receipts	\$ 278,737
Other receipts	47,270
Federal grants	462,525
Payments to vendors	(291,425)
Payments to employees – net	(353,320)
	<hr/>
Net cash provided (used) by operating activities	143,787
	<hr/>

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

Purchase of capital assets	(225,038)
Federal Capital Grants	150,043
	<hr/>
Net cash provided (used) by capital and related financing activities	(74,995)
	<hr/>

**CASH FLOWS FROM INVESTING  
ACTIVITIES**

Interest income	4,612
Purchase of investments	(603,724)
	<hr/>
Net cash provided (used) by investing activities	(599,112)
	<hr/>

**NET INCREASE (DECREASE) IN  
CASH AND CASH EQUIVALENTS**

(530,320)

**CASH AND CASH EQUIVALENTS**

Beginning of Fiscal Year	1,150,112
	<hr/>

**CASH AND CASH EQUIVALENTS**

End of Fiscal Year	\$ 619,792
	<hr/> <hr/>

Continued

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2019

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

Operating income (loss)	\$ (72,801)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation Expense	230,494
Provision of uncollectible accounts	9,390
Change in assets and liabilities:	
Receivables	(5,576)
Inventories	644
Prepaid items	(13,457)
Account payables	(4,551)
Deposits due others	(587)
Unearned revenues	(293)
Accrued PILOT	524
Net cash provided (used) by operations	\$ <u>143,787</u>

Concluded

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



HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

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HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

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

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

The Housing Authority has the following units:

PHA Owned Housing	FW-921	148
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GASB Statement 14 establishes criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of this Statement, the Housing Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. As used in GASB Statement 14, fiscally independent means that the Housing Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, levy its own taxes or set rates or charges, and issue bonded debt with HUD approval.

The Housing Authority is a related organization of the Towns of Arnaudville, Cankton, Grand Coteau, and Sunset since the Towns of Arnaudville, Cankton, Grand Coteau, and Sunset appoints a voting majority of the Housing Authority's governing board. The Towns of Arnaudville, Cankton, Grand Coteau, and Sunset are not financially accountable for the Housing Authority as they cannot impose their 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 Towns of Arnaudville, Cankton, Grand Coteau, and Sunset. Accordingly, the Housing Authority is not a component unit of the financial reporting entity of the Towns of Arnaudville, Cankton, Grand Coteau, and Sunset.

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

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

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

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

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

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 program and the Capital Fund program.

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

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

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

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

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

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$619,792. This is comprised of cash and cash equivalents of \$604,729 and restricted assets – cash of \$15,063, on the statement of net position.

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

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

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

Definitions:

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

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

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

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

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

**I. CAPITAL ASSETS** Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$2,000. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful live is management's estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

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

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

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

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

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

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

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

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

**N. USE OF ESTIMATES** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses and other financing sources and uses during the reporting period. Actual results could differ from those estimates.

**NOTE 2 – DEPOSITS AND INVESTMENTS** The Housing Authority has reported their investments with a maturity at time of purchase of one year or less at amortized cost. Investments with maturity at time of purchase of greater than one year are presented at fair value at December 31, 2019. Deposits are stated at cost, which approximates fair value.

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

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

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

Restricted Cash: \$15,063 is restricted in the General Fund for security deposits.

At December 31, 2019, the Housing Authority's carrying amount of deposits was \$1,457,400 and the bank balance was \$1,492,374, which includes \$837,608 in certificates of deposits classified as investments. \$500,000 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$992,374 was covered by pledged securities. However, this \$992,374 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

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

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

**NOTE 3 – ACCOUNTS RECEIVABLE** The receivables at December 31, 2019, are as follows:

<u>Class of Receivables</u>	
Local sources:	
Tenants	\$ 5,349
Federal sources:	
Grants	7,387
Total	<u>\$ 12,736</u>

The tenants account receivables is net of an allowance for doubtful accounts of \$10,068.

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Non-depreciable assets				
Land and buildings	\$ 211,267	\$ 0	\$ 0	\$ 211,267
Depreciable assets:				
Buildings	7,744,167	150,043	0	7,894,210
Furniture and equipment	62,470	74,995	2,706	134,759
Total capital assets	<u>8,017,904</u>	<u>225,038</u>	<u>2,706</u>	<u>8,240,236</u>
Less: accumulated depreciation				
Buildings	6,223,349	211,555	0	6,434,904
Furniture and equipment	54,589	18,939	2,706	70,822
Total accumulated depreciation	<u>6,277,938</u>	<u>230,494</u>	<u>2,706</u>	<u>6,505,726</u>
Total capital assets, net	<u>\$ 1,739,966</u>	<u>\$ (5,456)</u>	<u>\$ 0</u>	<u>\$ 1,734,510</u>

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

**NOTE 5 – ACCOUNTS PAYABLE** The payables at December 31, 2019 are as follows:

Vendors	\$	16,018
Payroll taxes & Retirement withheld		3,925
Utilities		1,148
Total	\$	<u>21,091</u>

**NOTE 6 – COMPENSATED ABSENCES** At December 31, 2019, employees of the Housing Authority have accumulated and vested \$18,959 of employee leave computed in accordance with GASB, Codification Section C60.

**NOTE 7 – LONG-TERM OBLIGATIONS** The following is a summary of the long-term obligation transactions for the year ended December 31, 2019.

		Compensated Absences
Balance, beginning	\$	<u>22,387</u>
Additions		14,332
Deletions		<u>(17,760)</u>
Balance, ending		<u>18,959</u>
Amounts due in one year	\$	<u>8,202</u>



HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

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

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 5.5% of his effective compensation, and may make additional contributions. The employer is required to make monthly contributions equal to 8.5% of each participant's effective compensation.

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

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

The Housing Authority made the required contributions of \$33,422 for the year ended December 31, 2019, of which \$20,072 was paid by the Housing Authority and \$13,350 was paid by employees. No payments were made out of the forfeiture account.

**NOTE 9 – COMMITMENTS AND CONTINGENCIES**

**Commitments** The Authority entered into an Employment Agreement with the Executive Director, effective April 5, 2020. The Agreement renewed a previous one year agreement. It is for one year, and the Board may extend for one year at a time, at least ninety days in advance of the current one year term. The Executive Director may terminate the Agreement at any time, provided she gives at least sixty days written notice to the Board prior to her resignation.

The Agreement may be terminated by the Board at any time, provided five days written notice is given and due process is followed. If the Executive Director is terminated without cause, the Authority is obligated to pay a lump sum equal to the salary and benefits she would have received for the remainder of the one year term. If the Executive Director leaves for any reason, the Authority is obligated to pay all unused but earned annual leave, in accordance with the Employment Agreement.

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2019

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

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

**Construction Projects** There are certain renovation or construction projects in progress at December 31, 2019. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

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

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

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

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

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

**NOTE 10 – ECONOMIC DEPENDENCE** The Department of Housing and Urban Development provided \$608,998 to the Housing Authority, which represents approximately 64% of the Housing Authority's total revenue and capital contributions for the year.

**NOTE 11 - SUBSEQUENT EVENTS** Management has evaluated events and transactions subsequent to the statement of net position date through, July 6, 2020, of the independent auditor's report for potential recognition or disclosure in the financial statements. Management has not identified any items requiring recognition or disclosure.



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

Independent Auditor's Report

Housing Authority of South Landry Parish  
Grand Couteau, Louisiana

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of each major fund of the Housing Authority of South Landry Parish, Louisiana, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Housing Authority of South Landry Parish, Louisiana's basic financial statements, and have issued our report thereon dated July 6, 2020.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Housing Authority of South Landry Parish, Louisiana'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 Housing Authority of South Landry Parish, Louisiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of South Landry Parish, Louisiana's internal control.

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

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

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

As part of obtaining reasonable assurance about whether the Housing Authority of South Landry Parish, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
July 6, 2020

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED YEAR ENDED DECEMBER 31, 2019

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

**Financial Statement Audit**

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

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2019

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

None

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED DECEMBER 31, 2019

There were no audit findings.

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED DECEMBER 31, 2019

**The following prior audit finding was a significant deficiency, required to be reported, in the prior year in accordance with *Governmental Auditing Standards* generally accepted in the United States of America:**

Finding 2018-001-Late Filing With the Louisiana Legislative Auditor

Condition

State law requires the annual audit report be filed no later than six months after fiscal year end with the Louisiana Legislative Auditor.

Recommendation

The audit process should be timely started and finished.

Current Status

This finding is not repeated in the current audit.



## SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
STATEMENT OF MODERNIZATION COSTS - UNCOMPLETED

YEAR ENDED DECEMBER 31, 2019

CASH BASIS

	2016 Capital Fund	2017 Capital Fund	2018 Capital Fund	2019 Capital Fund
Funds approved	\$ 158,180	\$ 163,460	\$ 253,794	\$ 265,361
Funds expended	158,180	136,100	0	0
Excess of funds approved	\$ 0	\$ 27,360	\$ 253,794	\$ 265,361
Funds advanced	\$ 158,180	\$ 136,100	\$ 0	\$ 0
Funds expended	158,180	136,100	0	0
Excess (Deficiency) of funds advanced	\$ 0	\$ 0	\$ 0	\$ 0

See accountants' report

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

YEAR ENDED DECEMBER 31, 2019

**Agency Head Name:** Denise Moore, Executive Director

<b>Purpose</b>	<b>Amount</b>
Salary	\$ 59,250
Benefits-insurance	13,300
Benefits-retirement	4,334
Benefits	
Car allowance	
Vehicle provided by government	
Per diem	450
Reimbursements	
Travel	
Registration fees	875
Conference travel	
Continuing professional education fees	
Housing	
Unvouchered expenses*	
Special meals	
Total	\$ 78,209

See accountants' report

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2019

FEDERAL GRANTOR PROGRAM TITLE	CDFA NO.	PROGRAM EXPENDITURES
U. S. Department of Housing and Urban Development Direct Programs:		
Low-Income Housing Operating Subsidy	14.850a	\$ 458,630
Capital Fund Program	14.872	150,368
		<hr/>
Total United States Department of Housing and Urban Development		\$ 608,998
		<hr/> <hr/>
Total Expenditures of Federal Awards		\$ 608,998
		<hr/> <hr/>

The accompanying notes are an integral part of this schedule.

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2019

**NOTE 1 – BASIS OF PRESENTATION** The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Housing Authority of the City of South Landry Parish, Louisiana (the “Housing Authority”) under programs of the federal government for the year ended December 31, 2019. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing Authority.

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

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

	Federal Sources
Enterprise Funds	
Governmental operating grants	\$ 458,955
Capital contributions	150,043
	<hr/>
Total	\$ 608,998
	<hr/> <hr/>

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

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



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## **AGREED UPON PROCEDURES REPORT**

### **Independent Accountant's Report On Applying Agreed-Upon Procedures**

To the Board of Directors of the South Landry Parish Housing Authority and the Louisiana Legislative Auditor:

We have performed the procedures enumerated below, which were agreed to by the South Landry Parish Housing Authority and the Louisiana Legislative Auditor (LLA) on the control and compliance (C/C) areas identified in the LLA's Statewide Agreed-Upon Procedures (SAUPs) for the fiscal period January 1, 2019 through December 31, 2019. The South Landry Parish Housing Authority's management is responsible for those C/C areas identified in the SAUPs.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and applicable standards of *Government Auditing Standards*. The sufficiency of these procedures is solely the responsibility of the specified users of this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures and associated findings are as follows:

#### ***Written Policies and Procedures***

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1. Obtain and inspect the entity's written policies and procedures and observe that they address each of the following categories and subcategories (if applicable to public funds and the entity's operations):
  - a) ***Budgeting***, including preparing, adopting, monitoring, and amending the budget
  - b) ***Purchasing***, including (1) how purchases are initiated; (2) how vendors are added to the vendor list; (3) the preparation and approval process of purchase requisitions and purchase orders; (4) controls to ensure compliance with the public bid law; and (5) documentation required to be maintained for all bids and price quotes.
  - c) ***Disbursements***, including processing, reviewing, and approving
  - d) ***Receipts/Collections***, including receiving, recording, and preparing deposits. Also, policies and procedures should include management's actions to determine the completeness of all collections for each type of revenue or agency fund additions (e.g. periodic confirmation with outside parties, reconciliation to utility billing after cutoff procedures, reconciliation of traffic ticket number sequences, agency fund forfeiture monies confirmation).

- e) ***Payroll/Personnel***, including (1) payroll processing, and (2) reviewing and approving time and attendance records, including leave and overtime worked.
- f) ***Contracting***, including (1) types of services requiring written contracts, (2) standard terms and conditions, (3) legal review, (4) approval process, and (5) monitoring process
- g) ***Credit Cards (and debit cards, fuel cards, P-Cards, if applicable)***, including (1) how cards are to be controlled, (2) allowable business uses, (3) documentation requirements, (4) required approvers of statements, and (5) monitoring card usage (e.g., determining the reasonableness of fuel card purchases)
- h) ***Travel and expense reimbursement***, including (1) allowable expenses, (2) dollar thresholds by category of expense, (3) documentation requirements, and (4) required approvers
- i) ***Ethics***, including (1) the prohibitions as defined in Louisiana Revised Statute 42:1111-1121, (2) actions to be taken if an ethics violation takes place, (3) system to monitor possible ethics violations, and (4) requirement that all employees, including elected officials, annually attest through signature verification that they have read the entity's ethics policy.
- j) ***Debt Service***, including (1) debt issuance approval, (2) continuing disclosure/EMMA reporting requirements, (3) debt reserve requirements, and (4) debt service requirements.
- k) ***Disaster Recovery/Business Continuity***, including (1) identification of critical data and frequency of data backups, (2) storage of backups in a separate physical location isolated from the network, (3) periodic testing/verification that backups can be restored, (4) use of antivirus software on all systems, (5) timely application of all available system and software patches/updates, and (6) identification of personnel, processes, and tools needed to recover operations after a critical event.

#### Results of Testing:

Before the beginning of the audit year, the Authority had adopted many of the above policies. During the audit year, the Authority adopted the remaining policies that it needed-Budgeting, Purchasing, Disbursements, Receipts, and Contracting.

#### ***Board or Finance Committee***

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2. Obtain and inspect the board/finance committee minutes for the fiscal period, as well as the board's enabling legislation, charter, bylaws, or equivalent document in effect during the fiscal period, and:
  - a) Observe that the board/finance committee met with a quorum at least monthly, or on a frequency in accordance with the board's enabling legislation, charter, bylaws, or other equivalent document.
  - b) For those entities reporting on the governmental accounting model, observe that the minutes referenced or included monthly budget-to-actual comparisons on the general fund and major special revenue funds, as well as monthly financial statements (or budget-to-actual comparisons, if budgeted) for major proprietary funds. *Alternately, for those entities reporting on the non-profit accounting model, observe that the minutes referenced or included financial activity relating to public funds if those public funds comprised more than 10% of the entity's collections during the fiscal period.*

- c) For governmental entities, obtain the prior year audit report and observe the unassigned fund balance in the general fund. If the general fund had a negative ending unassigned fund balance in the prior year audit report, observe that the minutes for at least one meeting during the fiscal period referenced or included a formal plan to eliminate the negative unassigned fund balance in the general fund.

Results of Testing:

- a) The board met on a timely basis in accordance with its bylaws.
- b) The board minutes note that the board reviewed the year-to-date budgeted to actual income and expenses.
- c) The unrestricted fund balance at the end of the prior year was a positive amount.

***Bank Reconciliations***

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- 3. Obtain a listing of client bank accounts for the fiscal period from management and management's representation that the listing is complete. Ask management to identify the entity's main operating account. Select the entity's main operating account and randomly select 4 additional accounts (or all accounts if less than 5). Randomly select one month from the fiscal period, obtain and inspect the corresponding bank statement and reconciliation for selected each account, and observe that:
  - a) Bank reconciliations include evidence that they were prepared within 2 months of the related statement closing date (e.g., initialed and dated, electronically logged);
  - b) Bank reconciliations include evidence that a member of management/board member who does not handle cash, post ledgers, or issue checks has reviewed each bank reconciliation (e.g., initialed and dated, electronically logged); and
  - c) Management has documentation reflecting that it has researched reconciling items that have been outstanding for more than 12 months from the statement closing date, if applicable.

Results of Testing:

The Year 3 instructions state that if there were no exceptions noted in a section in Year 2 tests, then tests are not necessary. No exceptions were noted in this category in Year 2, and therefore no tests are necessary. Related tests were performed for the regular audit.

***Collections (excluding EFTs)***

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- 4. Obtain a listing of deposit sites for the fiscal period where deposits for cash/checks/money orders (cash) are prepared and management's representation that the listing is complete. Randomly select 5 deposit sites (or all deposit sites if less than 5).



### Results of Testing:

No exceptions were noted in this category in Year 2. Therefore, no tests were necessary. Related tests were performed for the regular audit.

5. For each deposit site selected, obtain a listing of collection locations and management's representation that the listing is complete. Randomly select one collection location for each deposit site (i.e. 5 collection locations for 5 deposit sites), obtain and inspect written policies and procedures relating to employee job duties (if no written policies or procedures, inquire of employees about their job duties) at each collection location, and observe that job duties are properly segregated at each collection location such that:
  - a) Employees that are responsible for cash collections do not share cash drawers/registers.
  - b) Each employee responsible for collecting cash is not responsible for preparing/making bank deposits, unless another employee/official is responsible for reconciling collection documentation (e.g. pre-numbered receipts) to the deposit.
  - c) Each employee responsible for collecting cash is not responsible for posting collection entries to the general ledger or subsidiary ledgers, unless another employee/official is responsible for reconciling ledger postings to each other and to the deposit.
  - d) The employee(s) responsible for reconciling cash collections to the general ledger and/or subsidiary ledgers, by revenue source and/or agency fund additions are not responsible for collecting cash, unless another employee verifies the reconciliation.

### Results of Testing:

Since no Year 2 exceptions were noted in this category, no tests were necessary. Related tests were performed for the regular audit.

6. Inquire of management that all employees who have access to cash are covered by a bond or insurance policy for theft.

### Results of Testing:

All employees who have access to cash are covered by a bond for theft.

7. Randomly select two deposit dates for each of the 5 bank accounts selected for procedure #3 under "Bank Reconciliations" above (select the next deposit date chronologically if no deposits were made on the dates randomly selected and randomly select a deposit if multiple deposits are made on the same day). *Alternately, the practitioner may use a source document other than bank statements when selecting the deposit dates for testing, such as a cash collection log, daily revenue report, receipt book, etc.* Obtain supporting documentation for each of the 10 deposits and:
  - a) Observe that receipts are sequentially pre-numbered.
  - b) Trace sequentially pre-numbered receipts, system reports, and other related collection documentation to the deposit slip.

- c) Trace the deposit slip total to the actual deposit per the bank statement.
- d) Observe that the deposit was made within one business day of receipt at the collection location (within one week if the depository is more than 10 miles from the collection location or the deposit is less than \$100).
- e) Trace the actual deposit per the bank statement to the general ledger.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

**Non-Payroll Disbursements (excluding card purchases/payments, travel reimbursements, and petty cash purchases)**

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- 8. Obtain a listing of locations that process payments for the fiscal period and management's representation that the listing is complete. Randomly select 5 locations (or all locations if less than 5).

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

- 9. For each location selected under #8 above, obtain a listing of those employees involved with non-payroll purchasing and payment functions. Obtain written policies and procedures relating to employee job duties (if the agency has no written policies and procedures, inquire of employees about their job duties), and observe that job duties are properly segregated such that:
  - a) At least two employees are involved in initiating a purchase request, approving a purchase, and placing an order/making the purchase.
  - b) At least two employees are involved in processing and approving payments to vendors.
  - c) The employee responsible for processing payments is prohibited from adding/modifying vendor files, unless another employee is responsible for periodically reviewing changes to vendor files.
  - d) Either the employee/official responsible for signing checks mails the payment or gives the signed checks to an employee to mail who is not responsible for processing payments.

[Note: Exceptions to controls that constrain the legal authority of certain public officials (e.g., mayor of a Lawrason Act municipality); should not be reported.]]

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

10. For each location selected under #8 above, obtain the entity's non-payroll disbursement transaction population (excluding cards and travel reimbursements) and obtain management's representation that the population is complete. Randomly select 5 disbursements for each location, obtain supporting documentation for each transaction and:

- a) Observe that the disbursement matched the related original invoice/billing statement.
- b) Observe that the disbursement documentation included evidence (e.g., initial/date, electronic logging) of segregation of duties tested under #9, as applicable.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

***Credit Cards/Debit Cards/Fuel Cards/P-Cards***

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11. Obtain from management a listing of all active credit cards, bank debit cards, fuel cards, and P-cards (cards) for the fiscal period, including the card numbers and the names of the persons who maintained possession of the cards. Obtain management's representation that the listing is complete.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

12. Using the listing prepared by management, randomly select 5 cards (or all cards if less than 5) that were used during the fiscal period. Randomly select one monthly statement or combined statement for each card (for a debit card, randomly select one monthly bank statement), obtain supporting documentation, and:

- a) Observe that there is evidence that the monthly statement or combined statement and supporting documentation (e.g., original receipts for credit/debit card purchases, exception reports for excessive fuel card usage) was reviewed and approved, in writing (or electronically approved), by someone other than the authorized card holder. [Note: Requiring such approval may constrain the legal authority of certain public officials (e.g., mayor of a Lawrason Act municipality); these instances should not be reported.]]
- b) Observe that finance charges and late fees were not assessed on the selected statements.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

13. Using the monthly statements or combined statements selected under #12 above, excluding fuel cards, randomly select 10 transactions (or all transactions if less than 10) from each statement, and obtain supporting documentation for the transactions (i.e. each card should have 10 transactions subject to testing). For each transaction, observe that it is supported by (1) an original itemized receipt that identifies precisely what was purchased, (2) written documentation of the business/public purpose, and (3) documentation of the individuals participating in meals (for meal charges only). For missing receipts, the practitioner should describe the nature of the transaction and note whether management had a compensating control to address missing receipts, such as a “missing receipt statement” that is subject to increased scrutiny.

Results of Testing:

Since there were no exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

***Travel and Travel-Related Expense Reimbursements (excluding card transactions)***

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14. Obtain from management a listing of all travel and travel-related expense reimbursements during the fiscal period and management’s representation that the listing or general ledger is complete. Randomly select 5 reimbursements, obtain the related expense reimbursement forms/prepaid expense documentation of each selected reimbursement, as well as the supporting documentation. For each of the 5 reimbursements selected:
- a) If reimbursed using a per diem, agree the reimbursement rate to those rates established either by the State of Louisiana or the U.S. General Services Administration ([www.gsa.gov](http://www.gsa.gov)).
  - b) If reimbursed using actual costs, observe that the reimbursement is supported by an original itemized receipt that identifies precisely what was purchased.
  - c) Observe that each reimbursement is supported by documentation of the business/public purpose (for meal charges, observe that the documentation includes the names of those individuals participating) and other documentation required by written policy (procedure #1h).
  - d) Observe that each reimbursement was reviewed and approved, in writing, by someone other than the person receiving reimbursement.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

***Contracts***

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15. Obtain from management a listing of all agreements/contracts for professional services, materials and supplies, leases, and construction activities that were initiated or renewed during the fiscal period. *Alternately, the practitioner may use an equivalent selection source, such as an active vendor*

*list.* Obtain management's representation that the listing is complete. Randomly select 5 contracts (or all contracts if less than 5) from the listing, excluding the practitioner's contract, and:

- a) Observe that the contract was bid in accordance with the Louisiana Public Bid Law (e.g., solicited quotes or bids, advertised), if required by law.
- b) Observe that the contract was approved by the governing body/board, if required by policy or law (e.g. Lawrason Act, Home Rule Charter).
- c) If the contract was amended (e.g. change order), observe that the original contract terms provided for such an amendment.
- d) Randomly select one payment from the fiscal period for each of the 5 contracts, obtain the supporting invoice, agree the invoice to the contract terms, and observe that the invoice and related payment agreed to the terms and conditions of the contract.

#### Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Procurement tests were performed for the regular audit.

### ***Payroll and Personnel***

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16. Obtain a listing of employees/elected officials employed during the fiscal period and management's representation that the listing is complete. Randomly select 5 employees/officials, obtain related paid salaries and personnel files, and agree paid salaries to authorized salaries/pay rates in the personnel files.

#### Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

17. Randomly select one pay period during the fiscal period. For the 5 employees/officials selected under #16 above, obtain attendance records and leave documentation for the pay period, and:
  - a) Observe that all selected employees/officials documented their daily attendance and leave (e.g., vacation, sick, compensatory). (Note: Generally, an elected official is not eligible to earn leave and does not document his/her attendance and leave. However, if the elected official is earning leave according to policy and/or contract, the official should document his/her daily attendance and leave.)
  - b) Observe that supervisors approved the attendance and leave of the selected employees/officials.
  - c) Observe that any leave accrued or taken during the pay period is reflected in the entity's cumulative leave records.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

18. Obtain a listing of those employees/officials that received termination payments during the fiscal period and management's representation that the list is complete. Randomly select two employees/officials, obtain related documentation of the hours and pay rates used in management's termination payment calculations, agree the hours to the employee/officials' cumulative leave records, and agree the pay rates to the employee/officials' authorized pay rates in the employee/officials' personnel files.

Results of Testing:

Management asserts that no termination payments were made in the audit year. We noted no termination payments during our audit tests.

19. Obtain management's representation that employer and employee portions of payroll taxes, retirement contributions, health insurance premiums, and workers' compensation premiums have been paid, and associated forms have been filed, by required deadlines.

Results of Testing:

Since there were no Year 2 exceptions in this category, these tests are omitted. Related tests were performed for the regular audit.

*Ethics*

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20. Using the 5 randomly selected employees/officials from procedure #16 under "Payroll and Personnel" above, obtain ethics documentation from management, and:
  - a. Observe that the documentation demonstrates each employee/official completed one hour of ethics training during the fiscal period.
  - b. Observe that the documentation demonstrates each employee/official attested through signature verification that he or she has read the entity's ethics policy during the fiscal period.

Results of Testing:

- a) For the five tested employees or board members, all had documentation of the required ethics training.
- b) The Authority only has signatures for four employees or board members that they read the ethics policy during the audit year. However, it appears Management obtained the signatures of everyone by the time of the date of this audit report.

Corrective Action Response:

Management should obtain signatures of all employees and board members during each audit year that they have read the ethics policy.

*Debt Service*

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21. Obtain a listing of bonds/notes issued during the fiscal period and management's representation that the listing is complete. Select all bonds/notes on the listing, obtain supporting documentation, and observe that State Bond Commission approval was obtained for each bond/note issued.

Results of Testing:

Not applicable.

22. Obtain a listing of bonds/notes outstanding at the end of the fiscal period and management's representation that the listing is complete. Randomly select one bond/note, inspect debt covenants, obtain supporting documentation for the reserve balance and payments, and agree actual reserve balances and payments to those required by debt covenants (including contingency funds, short-lived asset funds, or other funds required by the debt covenants).

Results of Testing:

Not applicable.

*Other*

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23. Obtain a listing of misappropriations of public funds and assets during the fiscal period and management's representation that the listing is complete. Select all misappropriations on the listing, obtain supporting documentation, and observe that the entity reported the misappropriation(s) to the legislative auditor and the district attorney of the parish in which the entity is domiciled.

Results of Testing:

Management represents that they are not aware of any misappropriations of public funds and assets during the fiscal period. No misappropriations were noted during our audit tests.

24. Observe that the entity has posted on its premises and website, the notice required by R.S. 24:523.1 concerning the reporting of misappropriation, fraud, waste, or abuse of public funds.

Results of Testing:

The notice is appropriately posted.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on those C/C areas identified in the SAUPs. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

The purpose of this report is solely to describe the scope of testing performed on those C/C areas identified in the SAUPs, and the result of that testing, and not to provide an opinion on control or compliance. Accordingly, this report is not suitable for any other purpose. Under Louisiana Revised Statute 24:513, this report is distributed by the LLA as a public document.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
July 6, 2020



HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Entity Wide Balance Sheet Summary			
	Project Total	Subtotal	Total
111 Cash - Unrestricted	\$604,729	\$604,729	\$604,729
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted			
114 Cash - Tenant Security Deposits	\$15,063	\$15,063	\$15,063
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	\$619,792	\$619,792	\$619,792
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects	\$7,387	\$7,387	\$7,387
124 Accounts Receivable - Other Government	\$10	\$10	\$10
125 Accounts Receivable - Miscellaneous			
126 Accounts Receivable - Tenants	\$15,407	\$15,407	\$15,407
126.1 Allowance for Doubtful Accounts -Tenants	-\$10,068	-\$10,068	-\$10,068
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable	\$380	\$380	\$380
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$13,116	\$13,116	\$13,116
131 Investments - Unrestricted	\$837,608	\$837,608	\$837,608
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	\$27,487	\$27,487	\$27,487
143 Inventories	\$1,857	\$1,857	\$1,857
143.1 Allowance for Obsolete Inventories	-\$93	-\$93	-\$93
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	\$1,499,767	\$1,499,767	\$1,499,767
161 Land	\$211,267	\$211,267	\$211,267
162 Buildings	\$7,193,992	\$7,193,992	\$7,193,992
163 Furniture, Equipment & Machinery - Dwellings	\$33,769	\$33,769	\$33,769
164 Furniture, Equipment & Machinery - Administration	\$103,696	\$103,696	\$103,696
165 Leasehold Improvements	\$700,218	\$700,218	\$700,218
166 Accumulated Depreciation	-\$6,508,432	-\$6,508,432	-\$6,508,432
167 Construction in Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,734,510	\$1,734,510	\$1,734,510
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	\$1,734,510	\$1,734,510	\$1,734,510
200 Deferred Outflow of Resources			
290 Total Assets and Deferred Outflow of Resources	\$3,234,277	\$3,234,277	\$3,234,277

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Entity Wide Balance Sheet Summary			
	Project Total	Subtotal	Total
311 Bank Overdraft			
312 Accounts Payable <= 90 Days	\$16,018	\$16,018	\$16,018
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable	\$3,925	\$3,925	\$3,925
322 Accrued Compensated Absences - Current Portion	\$8,202	\$8,202	\$8,202
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government	\$27,385	\$27,385	\$27,385
341 Tenant Security Deposits	\$15,063	\$15,063	\$15,063
342 Unearned Revenue	\$2,645	\$2,645	\$2,645
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other	\$1,148	\$1,148	\$1,148
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	\$74,386	\$74,386	\$74,386
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	\$10,757	\$10,757	\$10,757
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	\$10,757	\$10,757	\$10,757
300 Total Liabilities	\$85,143	\$85,143	\$85,143
400 Deferred Inflow of Resources			
508.4 Net Investment in Capital Assets	\$1,734,510	\$1,734,510	\$1,734,510
511.4 Restricted Net Position			
512.4 Unrestricted Net Position	\$1,414,624	\$1,414,624	\$1,414,624
513 Total Equity - Net Assets / Position	\$3,149,134	\$3,149,134	\$3,149,134
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,234,277	\$3,234,277	\$3,234,277

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Single Project Revenue and Expense			
	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$287,827		\$287,827
70400 Tenant Revenue - Other	\$27,811		\$27,811
70500 Total Tenant Revenue	\$315,638	\$0	\$315,638
70600 HUD PHA Operating Grants	\$458,630	\$325	\$458,955
70610 Capital Grants		\$150,043	\$150,043
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$4,732		\$4,732
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	\$19,522		\$19,522
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$798,522	\$150,368	\$948,890
91100 Administrative Salaries	\$120,261		\$120,261
91200 Auditing Fees	\$10,715		\$10,715
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing	\$1,581		\$1,581
91500 Employee Benefit contributions - Administrative	\$58,111		\$58,111
91600 Office Expenses	\$46,927		\$46,927
91700 Legal Expense			
91800 Travel	\$2,649		\$2,649
91810 Allocated Overhead			
91900 Other	\$7,705		\$7,705
91000 Total Operating - Administrative	\$247,949	\$0	\$247,949
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other	\$350		\$350
92500 Total Tenant Services	\$350	\$0	\$350
93100 Water	\$1,241		\$1,241
93200 Electricity	\$9,633		\$9,633
93300 Gas	\$2,167		\$2,167
93400 Fuel			
93500 Labor			
93600 Sewer	\$935		\$935

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Single Project Revenue and Expense			
	Low Rent	Capital Fund	Total Project
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$13,976	\$0	\$13,976
94100 Ordinary Maintenance and Operations - Labor	\$106,160		\$106,160
94200 Ordinary Maintenance and Operations - Materials and Other	\$28,370		\$28,370
94300 Ordinary Maintenance and Operations Contracts	\$58,118		\$58,118
94500 Employee Benefit Contributions - Ordinary Maintenance	\$50,575		\$50,575
94000 Total Maintenance	\$243,223	\$0	\$243,223
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$43,708		\$43,708
96120 Liability Insurance	\$10,045		\$10,045
96130 Workmen's Compensation	\$16,207		\$16,207
96140 All Other Insurance	\$9,563		\$9,563
96100 Total insurance Premiums	\$79,523	\$0	\$79,523
96200 Other General Expenses			
96210 Compensated Absences	\$14,943		\$14,943
96300 Payments in Lieu of Taxes	\$27,385		\$27,385
96400 Bad debt - Tenant Rents	\$9,073		\$9,073
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$51,401	\$0	\$51,401
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$636,422	\$0	\$636,422
97000 Excess of Operating Revenue over Operating Expenses	\$162,100	\$150,368	\$312,468
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$230,494		\$230,494
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$866,916	\$0	\$866,916

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Single Project Revenue and Expense			
	Low Rent	Capital Fund	Total Project
10010 Operating Transfer In	\$325		\$325
10020 Operating transfer Out		-\$325	-\$325
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$325	-\$325	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$68,069	\$150,043	\$81,974
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$3,067,160	\$0	\$3,067,160
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	1776		1776
11210 Number of Unit Months Leased	1567		1567
11270 Excess Cash	\$1,342,778		\$1,342,778
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$0	\$150,043	\$150,043
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Entity Wide Revenue and Expense Summary				
	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$287,827	\$287,827		\$287,827
70400 Tenant Revenue - Other	\$27,811	\$27,811		\$27,811
70500 Total Tenant Revenue	\$315,638	\$315,638	\$0	\$315,638
70600 HUD PHA Operating Grants	\$458,955	\$458,955		\$458,955
70610 Capital Grants	\$150,043	\$150,043		\$150,043
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$4,732	\$4,732		\$4,732
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	\$19,522	\$19,522		\$19,522
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$948,890	\$948,890	\$0	\$948,890
91100 Administrative Salaries	\$120,261	\$120,261		\$120,261
91200 Auditing Fees	\$10,715	\$10,715		\$10,715
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing	\$1,581	\$1,581		\$1,581
91500 Employee Benefit contributions - Administrative	\$58,111	\$58,111		\$58,111
91600 Office Expenses	\$46,927	\$46,927		\$46,927
91700 Legal Expense				
91800 Travel	\$2,649	\$2,649		\$2,649
91810 Allocated Overhead				
91900 Other	\$7,705	\$7,705		\$7,705
91000 Total Operating - Administrative	\$247,949	\$247,949	\$0	\$247,949
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$350	\$350		\$350
92500 Total Tenant Services	\$350	\$350	\$0	\$350
93100 Water	\$1,241	\$1,241		\$1,241
93200 Electricity	\$9,633	\$9,633		\$9,633
93300 Gas	\$2,167	\$2,167		\$2,167
93400 Fuel				
93500 Labor				
93600 Sewer	\$935	\$935		\$935

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Entity Wide Revenue and Expense Summary				
	Project Total	Subtotal	ELIM	Total
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$13,976	\$13,976	\$0	\$13,976
94100 Ordinary Maintenance and Operations - Labor	\$106,160	\$106,160		\$106,160
94200 Ordinary Maintenance and Operations - Materials and Other	\$28,370	\$28,370		\$28,370
94300 Ordinary Maintenance and Operations Contracts	\$58,118	\$58,118		\$58,118
94500 Employee Benefit Contributions - Ordinary Maintenance	\$50,575	\$50,575		\$50,575
94000 Total Maintenance	\$243,223	\$243,223	\$0	\$243,223
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$43,708	\$43,708		\$43,708
96120 Liability Insurance	\$10,045	\$10,045		\$10,045
96130 Workmen's Compensation	\$16,207	\$16,207		\$16,207
96140 All Other Insurance	\$9,563	\$9,563		\$9,563
96100 Total insurance Premiums	\$79,523	\$79,523	\$0	\$79,523
96200 Other General Expenses				
96210 Compensated Absences	\$14,943	\$14,943		\$14,943
96300 Payments in Lieu of Taxes	\$27,385	\$27,385		\$27,385
96400 Bad debt - Tenant Rents	\$9,073	\$9,073		\$9,073
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$51,401	\$51,401	\$0	\$51,401
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$636,422	\$636,422	\$0	\$636,422
97000 Excess of Operating Revenue over Operating Expenses	\$312,468	\$312,468	\$0	\$312,468
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$230,494	\$230,494		\$230,494
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$866,916	\$866,916	\$0	\$866,916

HOUSING AUTHORITY OF SOUTH LANDRY PARISH, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED DECEMBER 31, 2019

Entity Wide Revenue and Expense Summary				
	Project Total	Subtotal	ELIM	Total
10010 Operating Transfer In	\$325	\$325	-\$325	\$0
10020 Operating transfer Out	-\$325	-\$325	\$325	\$0
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$81,974	\$81,974	\$0	\$81,974
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$3,067,160	\$3,067,160		\$3,067,160
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors				
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available	1776	1776		1776
11210 Number of Unit Months Leased	1567	1567		1567
11270 Excess Cash	\$1,342,778	\$1,342,778		\$1,342,778
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$150,043	\$150,043		\$150,043
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0	\$0		\$0