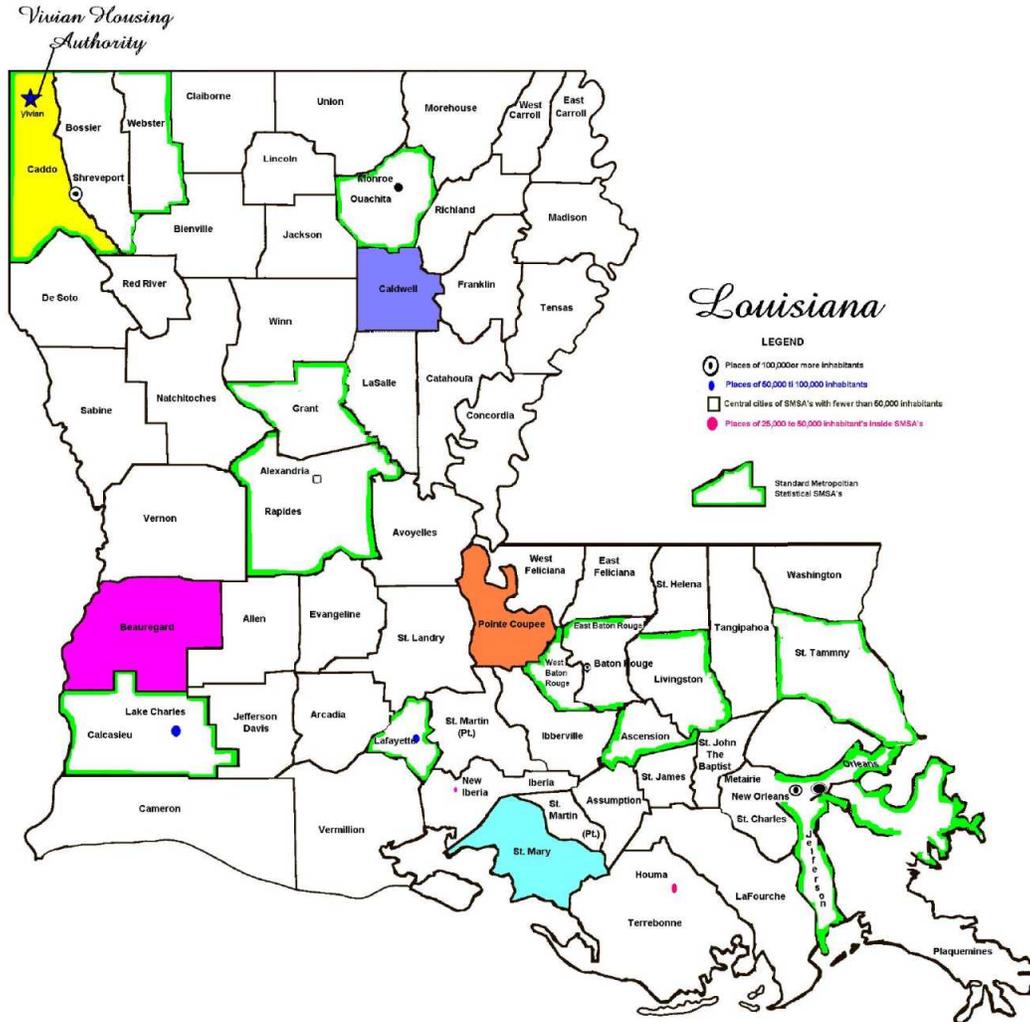


**HOUSING AUTHORITY
OF THE
TOWN OF VIVIAN, LOUISIANA**

**Annual Financial Statements
September 30, 2018**

HOUSING AUTHORITY OF THE TOWN OF VIVIAN VIVIAN, LOUISIANA



* The Vivian Housing Authority is chartered as a public corporation for the purpose of administering housing programs for low income families. Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-income housing programs in the United States. Accordingly, HUD has entered into a contract with the Vivian Housing Authority to make annual contributions (subsidies) for the purpose of funding its programs for low-income families.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**Table of Contents
September 30, 2018**

	<u>Page No.</u>
Independent Auditor's Report.....	1-3
Management's Discussion & Analysis.....	4-7
<u>Basic Financial Statements</u>	
Statement of Net Position.....	9
Statement of Revenues, Expenses, and Changes in Net Position.....	10
Statement of Cash Flows.....	11
Statement of Cash Flows Reconciliation.....	12
Notes to the Basic Financial Statements.....	13-21
<u>Other Supplemental Schedules</u>	
Schedule of Compensation, Benefits, & Other Payments to Agency Head or Chief Executive Officer.....	23
<u>Supplemental Information</u>	
Statement and Certification of Actual Modernization Cost.....	25
<u>Other Reports</u>	
Independent Auditor's Report on Internal Control Over Financial Reporting on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	27-28
Schedule of Findings and Questioned Costs.....	29-30
Management's Corrective Action.....	31
Management Letter Comments.....	32
Management's Summary of Prior Year Findings.....	33
Financial Data Schedule.....	34

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INDEPENDENT AUDITOR'S REPORT

Housing Authority of the
Town of Vivian, Louisiana

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the Town of Vivian, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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 the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, 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.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Housing Authority of the Town of Vivian, as of September 30, 2018, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Town of Vivian's basic financial statements. The accompanying Financial Data Schedule, required by HUD, and supplementary schedules and statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Financial Data Schedule and supplementary schedules and statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule and supplementary schedules and statements 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 February 5, 2019, on our consideration of the Housing Authority of the Town of Vivian'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 Auditing Standards* in considering the Housing Authority of the Town of Vivian's internal control over financial reporting and compliance.

The Vercher Group

Jena, Louisiana
February 5, 2019

**Housing Authority of the Town of Vivian
Management's Discussion and Analysis
September 30, 2018**

As management of the Housing Authority of the Town of Vivian, we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended September 30, 2018. We encourage readers to consider the information presented here in conjunction with the Authority's basic financial statements, which are attached.

Financial Highlights

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$871,995 (net position).

As of the close of the current fiscal year, the Authority's ending unrestricted net position was \$195,202.

The Authority's cash balance at September 30, 2018, was \$94,821, of which \$10,262 is restricted. Investments totaled \$166,027.

The Authority had total revenue of \$399,602 in which \$378,818 was operating revenue, \$5,052 was non-operating revenue, and \$15,732 was from capital contributions.

The Authority had total expenses of \$497,842, all of which was for operating purposes. This amount includes depreciation in the amount of \$114,426, which is a non-cash transaction.

Overview of the Basic Financial Statements

The discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of the Statement of Net Position, Statement of Revenue, Expenses & Changes in Net Position, Statement of Cash Flows, and the Notes to the Basic Financial Statements.

The Authority has only one fund type, namely a proprietary fund. The Statement of Net Position includes all of the Authority's assets and liabilities. This fund type is unused for activities which are financed and operated in a manner similar to those in the private sector.

The Authority has two main funding sources in its financial operation. These are the Low Rent Public Housing and the Capital Fund programs. The Low Rent Program consists of 80 units. Funding is provided based on dwelling rents paid by the tenants and operating fund payments received by the Department of Housing & Urban Development based on a formula. The purpose of this program is to provide funding for low rent housing programs to allow them to make purchases and capital improvements for the current dwelling structures and assist in their operations.

**Housing Authority of the Town of Vivian
Management's Discussion and Analysis - Continued
September 30, 2018**

The Authority's overall financial position and operations for the past two years are summarized below based on the information in the current and prior financial statements.

The table below lists the asset and liability comparisons for the year ended September 30, 2018.

Statement of Net Position

	<u>2017</u>	<u>2018</u>	<u>% Change</u>
Current Assets	\$ 261,537	\$ 276,558	5.8
Capital Assets Net of Depreciation	<u>764,916</u>	<u>676,793</u>	-11.5
TOTAL ASSETS	<u>1,026,453</u>	<u>953,351</u>	-7.1
Current Liabilities	45,145	60,050	33.0
Non-Current Liabilities	<u>10,267</u>	<u>21,306</u>	107.5
TOTAL LIABILITIES	<u>55,412</u>	<u>81,356</u>	46.8
Net Investment in Capital Assets	764,916	676,793	-11.5
Unrestricted Net Position	<u>206,125</u>	<u>195,202</u>	-5.3
TOTAL NET POSITION	<u>\$ 971,041</u>	<u>\$ 871,995</u>	-10.2

- The Authority's cash and cash equivalents decreased by \$38,895.
- Investments decreased by \$24,668 as of September 30, 2018.
- Current liabilities increased by \$14,905. The primary source of this increase is due to an increase in unearned revenue in the amount of \$15,163.
- Non-current liabilities increased by \$11,039. The source of this increase is due to an increase in compensated absences in the amount of \$11,039.
- The Authority's unrestricted net position decreased by \$10,923 for the current year.

**Housing Authority of the Town of Vivian
Management's Discussion and Analysis - Continued
September 30, 2018**

The table below lists the revenue and expense comparisons for the year ended September 30, 2018.

Statement of Revenues, Expenses, & Change in Net Position

	<u>2017</u>	<u>2018</u>	<u>% Change</u>
OPERATING REVENUES			
Tenant Revenue	\$ 185,902	\$ 185,011	-0.5
HUD PHA Operating Grant	180,903	193,807	7.1
TOTAL OPERATING REVENUES	<u>366,805</u>	<u>378,818</u>	3.3
OPERATING EXPENSES			
Administrative Salaries	141,694	152,383	7.6
EBC Administrative	36,056	36,487	1.2
Other Operating - Administrative	22,843	26,013	13.9
Tenant Services	-0-	231	100.0
Utilities	6,167	7,180	16.4
Ordinary Maintenance	127,699	94,004	-26.4
Insurance	36,686	37,275	1.6
Payment in Lieu of Taxes	17,554	17,220	-1.9
Compensated Absences	29,374	11,476	-60.9
Miscellaneous	669	1,147	71.5
Depreciation	125,442	114,426	-8.8
TOTAL OPERATING EXPENSES	<u>544,184</u>	<u>497,842</u>	-8.5
OPERATING INCOME (LOSS)	<u>(177,379)</u>	<u>(119,024)</u>	-32.9
NON-OPERATING REVENUES (EXPENSES)			
Interest Earnings	1,439	1,319	-8.3
Other Revenue	34	3,733	10,879.4
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>1,473</u>	<u>5,052</u>	243.0
CAPITAL CONTRIBUTIONS	<u>-0-</u>	<u>15,732</u>	100.0
CHANGE IN NET POSITION	(175,906)	(98,240)	-44.2
PRIOR PERIOD ADJUSTMENT	-0-	(806)	100.0
TOTAL NET POSITION – BEGINNING	1,146,947	971,041	-15.3
TOTAL NET POSITION – ENDING	\$ <u>971,041</u>	\$ <u>871,995</u>	-10.2

- Revenues of the Authority are generated principally from dwelling rents and grant funding from HUD.
- The Authority's revenues increased by \$31,324, mainly due to an increase in capital contributions in the amount of \$15,732.
- Expenses decreased by \$46,342, mainly due to a decrease in ordinary maintenance expense in the amount of \$33,695.

**Housing Authority of the Town of Vivian
Management's Discussion and Analysis - Continued
September 30, 2018**

Capital Asset & Debt Administration

Capital Assets

As of September 30, 2018, the Authority's investment in capital assets was \$676,793 (net of accumulated depreciation). This investment included land, building, building improvements, office equipment, and maintenance equipment.

Capital Assets at Year-End

	2017	2018
Land *	\$ 19,688	\$ 19,688
Buildings & Improvements	3,492,175	3,531,190
Furniture & Equipment	383,555	370,843
Construction in Progress	-0-	-0-
Accumulated Depreciation	(3,130,502)	(3,244,928)
Total	\$ 764,916	\$ 676,793

* Land in the amount of \$19,688 is not being depreciated.

Long Term Debt

The Authority does not have any long-term liabilities at this time.

Future Events That Will Impact the Authority

The Authority relies heavily upon HUD operating subsidies. The amount appropriated has not currently been approved for the FYE 2019. Therefore, any results of budget shortfalls cannot be determined.

The Authority is under a contract through its Capital Fund Program to continue with the work as stated above and incorporate any new work items into its operation.

Contacting the Authority's Financial Management

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the following address:

Housing Authority of the Town of Vivian
609 Redbud Court
Vivian, LA 71082

Basic Financial Statements

**Housing Authority of the Town of Vivian
Vivian, Louisiana
Statement of Net Position
September 30, 2018**

	ENTERPRISE FUNDS
CURRENT ASSETS	
Cash & Cash Equivalents	\$ 84,559
Investments	166,027
Receivables, Net of Allowances	854
Prepaid Items	14,763
Inventories, Net	93
RESTRICTED ASSETS:	
Tenant's Security Deposit Cash	10,262
TOTAL CURRENT ASSETS	276,558
NON-CURRENT ASSETS	
Capital Assets, Net of Accumulated Depreciation	676,793
TOTAL NON-CURRENT ASSETS	676,793
TOTAL ASSETS	953,351
CURRENT LIABILITIES	
Accounts Payable	1,630
Accrued Wage/Payroll Taxes Payable	5,303
Accrued Pilot	17,220
Accrued Compensated Absences	7,761
Unearned Revenue	17,251
Accrued Liabilities – Other	623
Tenant Security Deposits, Payable from Restricted Assets	10,262
TOTAL CURRENT LIABILITIES	60,050
NON-CURRENT LIABILITIES	
Accrued Compensated Absences	21,306
NON-CURRENT LIABILITIES	21,306
TOTAL LIABILITIES	81,356
NET POSITION	
Net Investment in Capital Assets	676,793
Unrestricted	195,202
TOTAL NET POSITION	\$ 871,995

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Vivian
Vivian, Louisiana
Statement of Revenues, Expenses, & Changes in Net Position
Year Ended September 30, 2018**

	ENTERPRISE FUND
OPERATING REVENUES	
Tenant Revenue	\$ 185,011
HUD Operating Grants	193,807
TOTAL OPERATING REVENUES	378,818
 OPERATING EXPENSES	
<i>Administration:</i>	
Administrative Salaries	152,383
EBC Administrative	36,487
Other Operating - Administrative	26,013
<i>Tenant Services</i>	
Tenant Services - Other	231
<i>Cost of Sales & Service:</i>	
Water	519
Electricity	6,221
Other Utilities	440
Ordinary Maintenance – Labor	50,794
Materials	10,832
Contract Cost	25,603
EBC Maintenance	6,775
Insurance	37,275
Payment in Lieu of Taxes	17,220
Compensated Absences	11,476
Other General Expenses	1,147
<i>Depreciation</i>	114,426
TOTAL OPERATING EXPENSES	497,842
 OPERATING INCOME (LOSS)	(119,024)
 NON-OPERATING REVENUES (EXPENSES)	
Interest Earnings	1,319
Other Revenue	3,733
TOTAL NON-OPERATING REVENUES (EXPENSES)	5,052
 CAPITAL CONTRIBUTIONS	15,732
 CHANGE IN NET POSITION	(98,240)
 PRIOR PERIOD ADJUSTMENT	(806)
 TOTAL NET POSITION – BEGINNING	971,041
TOTAL NET POSITION – ENDING	\$ 871,995

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Vivian
Vivian, Louisiana
Statement of Cash Flows
Year Ended September 30, 2018**

	ENTERPRISE FUND
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Customers & Users	\$ 200,182
Receipts from Operating Grants	193,807
Payments to Suppliers	(177,928)
Payments to Employees	(178,512)
Payments for PILOT	(17,554)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	19,995
CASH FLOWS FROM NON-CAPITAL ACTIVITIES	
Other Revenue	3,733
NET CASH PROVIDED (USED) BY NON-CAPITAL ACTIVITIES	3,733
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES	
Subsidy from Capital Grants	15,732
Acquisition & Construction of Capital Assets	(26,302)
NET CASH PROVIDED (USED) BY CAPITAL & RELATED FINANCING ACTIVITIES	(10,570)
CASH FLOWS FROM INVESTING ACTIVITIES	
Investments	24,668
Interest & Dividends Received	1,319
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	25,987
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	39,145
CASH, BEGINNING OF YEAR	55,676
CASH, END OF YEAR	94,821
RECONCILIATION TO BALANCE SHEET	
Cash and Cash Equivalents	84,559
Tenants' Security Deposits	10,262
TOTAL CASH & CASH EQUIVALENTS	\$ 94,821

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Vivian
Vivian, Louisiana
Statement of Cash Flows
Year Ended September 30, 2018**

Reconciliation

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

Operating Income (Loss)	\$ <u>(119,024)</u>
Depreciation Expense	114,426
(Increase) Decrease in Accounts Receivable	(242)
(Increase) Decrease in Prepaid Items	(403)
(Increase) Decrease in Inventories	101
Increase (Decrease) in Accounts Payable	(424)
Increase (Decrease) in PILOT	(334)
Increase (Decrease) in Wages/Payroll Taxes Payable	(681)
Increase (Decrease) in Other Accrued Liabilities	124
Increase (Decrease) in Accrued Compensated Absences	11,039
Increase (Decrease) in Unearned Revenue	15,163
Increase (Decrease) in Tenant Security Deposits	<u>250</u>
TOTAL ADJUSTMENTS	<u>139,019</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>19,995</u>
 LISTING OF NONCASH INVESTING, CAPITAL, & FINANCIAL ACTIVITIES	
Contributions of Capital Assets From Government	\$ <u><u>-0-</u></u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2018**

INTRODUCTION

The Housing Authority of the Town of Vivian is an apartment complex for persons of low income located in Vivian, Louisiana. The Authority is chartered as a public corporation for the purpose of administering decent, safe and sanitary dwelling for persons of low-income.

Legal title to the Authority is held by the Housing Authority of the Town of Vivian, Louisiana, a non-profit corporation. The Authority is engaged in the acquisition, modernization, and administration of low-rent housing. The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of Vivian, Louisiana. Each member serves a four-year term. Substantially all of the Authority's revenue is derived from subsidy contracts with the U. S. Department of Housing and Urban Development (HUD). The annual contributions contracts entered into by the Authority and HUD provide operating subsidies for Authority-owned public housing facilities for eligible individuals.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-income housing programs in the United States. Accordingly, HUD has entered into a contract with the entity to make annual contributions (subsidies) for the purpose of funding its programs for low-income families.

GASB Statement No. 14 established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the Housing Authority is legally separated and fiscally independent, the Housing Authority is a separate governmental reporting entity. The Housing Authority includes all funds, activities, etc., that are within the oversight responsibility of the Housing Authority.

The Housing Authority is a related organization of the Town of Vivian because the Town of Vivian appoints a voting majority of the Housing Authority's governing board. The Town of Vivian is not financially responsible for the Housing Authority, as it cannot impose its will on the Housing Authority and there is no possibility for the Housing Authority to provide financial benefit to, or impose financial burdens on, the Town of Vivian. Accordingly, the Housing Authority is not a component unit of the financial reporting entity of the Town of Vivian.

1. SUMMARY OF ORGANIZATION & SIGNIFICANT ACCOUNTING POLICIES

A. BASIC FINANCIAL STATEMENTS

The basic financial statements (i.e., the Statement of Net Position and the Statement of Changes in Net Position) report information on all of the activities of the primary government and its component units. For the most part, the effect of the Interfund activity has been removed from these statements. The housing authority uses enterprise funds to account for its activities.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

B. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, & FINANCIAL STATEMENT PRESENTATION

The basic financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The housing authority reports the following major proprietary funds:

- The Low Rent Fund is the housing authority's primary operating fund. It accounts for all financial resources of the housing authority, except those required to be accounted for in another fund.
- The CFP Fund is the housing authority's grant operating fund. It accounts for all financial resources of the capital fund projects.

As a general rule, the effect of Interfund activity has been eliminated from the basic financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's enterprise operations. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Operating revenues and expenses have been reported separately from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The primary operating revenue of the housing authority is derived from tenant revenue. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the housing authority's policy to use restricted resources first, then unrestricted resources as they are needed.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

C. EQUITY CLASSIFICATIONS

In the government-wide financial statement, equity is classified as Net Position and displayed in three components as applicable. The components are as follows:

Net Investment in Capital Assets - Capital assets including restricted capital assets, when applicable, net of accumulated depreciation.

Restricted Net Position - Net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or (2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position - All other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

When an expense is incurred for the purposes for which both restricted and unrestricted net position is available, management applies restricted resources first. The policy concerning which to apply first varies with the intended use and legal requirements. This decision is typically made by management at the incurrence of the expense.

D. DEPOSITS & INVESTMENTS

The housing authority’s cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State law and the housing authority’s investment policy allow the housing authority to invest in collateralized certificate of deposits, government backed securities, commercial paper, the state sponsored investment pool, and mutual funds consisting solely of government backed securities.

Investments (bank certificate of deposits in excess of 90 days) for the housing authority are reported at fair value.

E. RECEIVABLES & PAYABLES

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year referred to as either “due to/from other funds” (i.e., the current portion of Interfund loans) or “advances to/from other funds” (i.e., the non-current portion of Interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.”

Advances between funds, as reported in the accompanying financial statements, are offset by a restriction on net position. All trade and other receivables are shown net of an allowance for uncollectables.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

F. INVENTORIES & PREPAID ITEMS

All inventories are valued at cost using the first-in/first out method. Inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the basic financial statements.

G. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable columns in the basic financial statements. Capital assets are capitalized at historical cost. The housing maintains a threshold level of \$1,000 or more for capitalizing capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

All capital assets, other than land, are depreciated using the straight-line method over the following useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Land Improvements	15-33 years
Buildings & Building Improvements	15-33 years
Furniture & Fixtures	7-5 years
Vehicles	5 years
Equipment	3-5 years

H. LONG-TERM OBLIGATIONS

In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

I. EXTRAORDINARY & SPECIAL ITEMS

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events within the control of the housing authority, which are either unusual in nature or infrequent in occurrence.

J. ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require 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, expenditures, and expenses during the reporting period. Actual results could differ from those estimates.

2. CASH & INVESTMENTS (CD'S IN EXCESS OF 90 DAYS)

At September 30, 2018, the housing authority has cash and investments (bank balances) totaling \$253,665 as follows:

Demand deposits	\$	111,321
Time deposits		142,344
Total	\$	<u>253,665</u>

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

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the government will not be able to recover its deposits. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent.

These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within 10 days of being notified by the Entity that the fiscal agent bank has failed to pay deposit funds upon demand. Further, Louisiana Revised Statute 39:1224 states that securities held by a third party shall be deemed to be held in the Entity's name.

Deposits

It is the housing authority's policy for deposits to be 100% secured by collateral at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation insurance. The housing authority's deposits are categorized to give an indication of the level of risk assumed by the housing authority at year end. The categories are described as follows:

- ***Category 1*** – Insured or collateralized with securities held by the housing authority or by its agent in the housing authority's name.
- ***Category 2*** – Collateralized with securities held by the pledging financial institution's trust department or agent in the housing authority's name.
- ***Category 3*** – Uncollateralized.

Amounts on deposit are secured by the following pledges:

Description	Market Value
FDIC (Category 1)	\$ 253,665
Securities (Category 2)	-0-
Total	\$ 253,665

Deposits were fully secured as of September 30, 2018.

3. RECEIVABLES

The Housing Authority had \$854 in receivables for the year ended September 30, 2018.

Accrued Interest Receivable	\$ 604
Accounts Receivable – Tenants	250
Allowance for Doubtful Accounts	-0-
Total	\$ 854

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

4. PREPAID ITEMS

The Housing Authority's prepaid items as of September 30, 2018, consist of the following:

Prepaid Insurance	\$	14,763
Total	\$	<u>14,763</u>

5. INVENTORY

The inventories of \$93, as of September 30, 2018, are as follows:

Inventories	\$	98
Allowance for Obsolete Inventories		<u>(5)</u>
Inventories, Net	\$	<u>93</u>

6. CAPITAL ASSETS

All fixed assets are stated at cost. The fixed assets are depreciated using the straight-line method of depreciation with lives ranging from 3-33 years. The PHA maintains a threshold level of \$1,000 or more for capitalizing capital assets. Changes in fixed assets are as follows:

	<u>Beginning of Period</u>	<u>Additions</u>	<u>Deletions</u>	<u>End of Period</u>
Land *	\$ 19,688	\$ -0-	\$ -0-	\$ 19,688
Buildings & Improvements	3,492,175	39,015	-0-	3,531,190
Furniture & Equipment	383,555	-0-	(12,712)	370,843
Construction in Progress	-0-	-0-	-0-	-0-
Total Capital Assets	<u>3,895,418</u>	<u>39,015</u>	<u>(12,712)</u>	<u>3,921,721</u>
Less Accumulated Depreciation	<u>(3,130,502)</u>	<u>(114,426)</u>	<u>-0-</u>	<u>(3,244,928)</u>
Total Capital Assets, Net of Depreciation	<u>\$ 764,916</u>	<u>\$ (75,411)</u>	<u>\$ (12,712)</u>	<u>\$ 676,793</u>

* Land in the amount of \$19,688 is not being depreciated.

All land and buildings are encumbered by a Declaration of Trust in favor of the United States of America as security for obligations guaranteed by the government and to protect other interests of the government.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

7. ACCOUNTS, SALARIES & OTHER PAYABLES

The payables of \$32,537 at September 30, 2018, are as follows:

Vendors Payable	\$	1,630
Accrued Wages/Payroll Taxes Payable		5,303
Accrued Compensated Absences		7,761
Other Accrued Liabilities		623
Accrued Pilot		17,220
Total	\$	<u>32,537</u>

8. CHANGES IN COMPENSATED ABSENCES PAYABLES

The following is a summary of changes in compensated absences payable at September 30, 2018:

		<u>Current</u>		<u>Noncurrent</u>		<u>Total</u>
Beginning of year	\$	7,761	\$	10,267	\$	18,028
Additions & Deletions		-0-		11,039		11,039
End of year	\$	<u>7,761</u>	\$	<u>21,306</u>	\$	<u>29,067</u>

9. LONG-TERM OBLIGATIONS

To provide for the development and modernization of low-rent housing units, the PHA issued New Housing Authority Bonds and Permanent Notes-FFB. These bonds and notes are payable by HUD and secured by annual contributions. The bonds and notes do not constitute a debt by the Authority, and accordingly, have not been reported in the accompanying financial statements. This debt has been reclassified to HUD equity.

10. CONTINGENT LIABILITIES

At September 30, 2018, the housing authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the housing authority in the current and prior years. These examinations may result in required refunds by the housing authority to federal grantors and/or program beneficiaries.

11. ECONOMIC DEPENDENCY

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing & Urban Development provided \$209,539 to the housing authority, which represents approximately 52% of the housing authority's revenue for the year.

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
SEPTEMBER 30, 2018**

12. COMPENSATION PAID TO COMMISSIONERS

<u>Board Member</u>	<u>Title</u>	<u>Salary</u>
Ethel Williams	Chairman	\$ -0-
Joyce Taylor	Vice-Chairman	-0-
Melvin Lars	Commissioner	\$ -0-

13. RETIREMENT SYSTEMS

The housing authority participates in a single employer defined contribution plan. The housing authority's retirement plan is authorized and may be amended by the Board of Commissioners. Funding for the plan was through a contribution of 6% by the housing authority and 0% by its employees, respectively. The contribution amount is based on the employee's base salary each month. The housing authority's total covered payroll for the fiscal year ending September 30, 2018, was \$203,177. Contributions to the plan were \$12,191 paid by the housing authority and \$-0- paid by employees, respectively.

14. PRIOR PERIOD ADJUSTMENT

A prior period adjustment of \$806 was made to correct CFP revenue that was booked in the prior year.

Other Supplemental Schedules

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**Schedule of Compensation Benefits and Other Payments
to Agency Head or Chief Executive Officer
For the Year Ended September 30, 2018**

Bobby Abraham, Executive Director

<u>Purpose</u>	<u>Amount</u>
Salary	\$ 74,326
Benefits-Insurance	-0-
Benefits-Retirement	4,168
Benefits (List any other here)	-0-
Car Allowance	-0-
Vehicle Provided by Government	-0-
Per Diem	-0-
Reimbursements	-0-
Travel	-0-
Registration Fees	-0-
Conference Travel	-0-
Continuing Professional Education Fees	-0-
Housing	-0-
Un-vouchered Expenses*	-0-
Special Meals	\$ -0-

*An example of an un-vouchered expense would be a travel advance.

See independent auditor's report.

Supplementary Information

**Housing Authority of the Town of Vivian
Vivian, Louisiana**

**Statement and Certification of Actual Modernization Cost
Annual Contribution Contract
September 30, 2018**

	<u>CFP Project 501-2015</u>	<u>CFP Project 501-2016</u>	<u>CFP Project 501-2017</u>	<u>CFP Project 501-2018</u>	<u>Total</u>
The Actual Modernization Costs are as Follows:					
1. Funds Approved Total	\$ 83,678	\$ 78,691	\$ 78,808	\$ 124,915	\$ 366,092
Funds Expended Y-T-D	<u>(61,973)</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>(61,973)</u>
Excess of Funds Approved	<u>21,705</u>	<u>78,691</u>	<u>78,808</u>	<u>124,915</u>	<u>304,119</u>
2. Funds Advanced Y-T-D	61,973	-0-	-0-	-0-	61,973
Funds Expended Y-T-D	<u>(61,973)</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>(61,973)</u>
Excess of Funds Advanced	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

The accompanying notes are an integral part of this statement.



Other Reports

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Certified Public Accountants

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Certified Fraud Examiners

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Housing Authority of the
Town of Vivian, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the Town of Vivian, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Vivian's basic financial statements, and have issued our report thereon dated February 5, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the Town of Vivian'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Vivian's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the Town of Vivian's internal control.

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Vivian's financial statements are free from 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.

This report is intended solely for the information and use of the audit committee, management, federal awarding agencies and Legislative Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a public document and its distribution is not limited.

The Vercher Group

Jena, Louisiana
February 5, 2019

**HOUSING AUTHORITY OF THE TOWN OF VIVIAN
VIVIAN, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended September 30, 2018**

We have audited the basic financial statements which collectively comprise the Housing Authority of the Town of Vivian, Louisiana, as of and for the year ended September 30, 2018, and have issued our report thereon dated February 5, 2019. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Section I Summary of Auditor's Results

Our audit of the basic financial statements as of September 30, 2018, resulted in an unmodified opinion.

a. Report on Internal Control and Compliance Material to the Basic Financial Statements

Internal Control

Material Weaknesses Yes No Significant Deficiencies Yes No

Compliance

Compliance Material to Basic Financial Statements Yes No

b. Federal Awards (Not Applicable)

Internal Control

Material Weaknesses Yes No Other Conditions Yes No

Type of Opinion on Compliance Unmodified Modified
For Major Programs Disclaimer Adverse

Are the findings required to be reported in accordance with Uniform Guidance?

Yes No

c. Identification Of Major Programs:

CFDA Number (s)

Name of Federal Program (or Cluster)

Dollar threshold used to distinguish between Type A and Type B Programs: \$750,000

Is the auditee a 'low-risk' auditee, as defined by OMB Uniform Guidance? Yes No

**HOUSING AUTHORITY OF THE TOWN OF VIVIAN
VIVIAN, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended September 30, 2018**

Section II Financial Statement Findings

No findings.

Section III Federal Awards Findings and Questioned Costs.

Not applicable.

**HOUSING AUTHORITY OF THE TOWN OF VIVIAN
VIVIAN, LOUISIANA**

**MANAGEMENT'S CORRECTIVE ACTION
FOR CURRENT YEAR AUDIT FINDINGS**

FINDINGS:

No findings.

**HOUSING AUTHORITY OF THE TOWN OF VIVIAN
VIVIAN, LOUISIANA
For the Year Ended September 30, 2018**

MANAGEMENT LETTER COMMENTS

During the course of our audit, we observed conditions and circumstances that may be improved. Below are findings noted for improvement, our recommendation for improvement and the Housing Authority's plan for corrective action.

CURRENT YEAR MANAGEMENT LETTER COMMENTS

No items to report.

**HOUSING AUTHORITY OF THE TOWN OF VIVIAN
VIVIAN, LOUISIANA
For the Year Ended September 30, 2018**

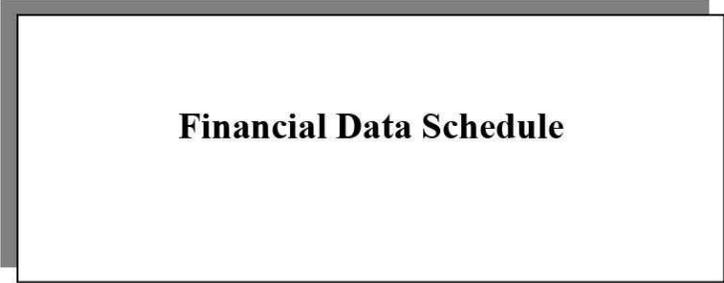
**MANAGEMENT'S SUMMARY
OF PRIOR YEAR FINDINGS**

Legislative Auditor
State of Louisiana
Baton Rouge, Louisiana 70804-9397

The management of the Housing Authority of the Town of Vivian, Louisiana has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended September 30, 2017.

PRIOR YEAR FINDINGS

No prior year findings.



Financial Data Schedule

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$84,559	\$84,559		\$84,559
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$10,262	\$10,262		\$10,262
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$94,821	\$94,821		\$94,821
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$250	\$250		\$250
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other				
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable	\$604	\$604		\$604
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$854	\$854		\$854

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

131 Investments - Unrestricted	\$166,027	\$166,027		\$166,027
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$14,763	\$14,763		\$14,763
143 Inventories	\$98	\$98		\$98

	Project Total	Subtotal	ELIM	Total
143.1 Allowance for Obsolete Inventories	-\$5	-\$5		-\$5
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$276,558	\$276,558		\$276,558
161 Land	\$19,688	\$19,688		\$19,688
162 Buildings	\$3,164,003	\$3,164,003		\$3,164,003
163 Furniture, Equipment & Machinery - Dwellings	\$85,046	\$85,046		\$85,046
164 Furniture, Equipment & Machinery - Administration	\$285,797	\$285,797		\$285,797
165 Leasehold Improvements	\$367,187	\$367,187		\$367,187
166 Accumulated Depreciation	-\$3,244,928	-\$3,244,928		-\$3,244,928
167 Construction in Progress				
168 Infrastructure				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

160 Total Capital Assets, Net of Accumulated Depreciation	\$676,793	\$676,793		\$676,793
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$676,793	\$676,793		\$676,793
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$953,351	\$953,351		\$953,351

	Project Total	Subtotal	ELIM	Total
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$1,630	\$1,630		\$1,630
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$5,303	\$5,303		\$5,303
322 Accrued Compensated Absences - Current Portion	\$7,761	\$7,761		\$7,761
324 Accrued Contingency Liability				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

325	Accrued Interest Payable				
331	Accounts Payable - HUD PHA Programs				
332	Account Payable - PHA Projects				
333	Accounts Payable - Other Government	\$17,220	\$17,220		\$17,220
341	Tenant Security Deposits	\$10,262	\$10,262		\$10,262
342	Unearned Revenue	\$17,251	\$17,251		\$17,251
343	Current Portion of Long-term Debt - Capital				
344	Current Portion of Long-term Debt - Operating Borrowings				
345	Other Current Liabilities				
346	Accrued Liabilities - Other	\$623	\$623		\$623
347	Inter Program - Due To				
348	Loan Liability - Current				
310	Total Current Liabilities	\$60,050	\$60,050		\$60,050
351	Long-term Debt, Net of Current - Capital Projects/Mortgage				
352	Long-term Debt, Net of Current - Operating Borrowings				
353	Non-current Liabilities - Other				
354	Accrued Compensated Absences - Non Current	\$21,306	\$21,306		\$21,306
355	Loan Liability - Non Current				
356	FASB 5 Liabilities				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

	Project Total	Subtotal	ELIM	Total
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$21,306	\$21,306		\$21,306
300 Total Liabilities	\$81,356	\$81,356		\$81,356
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$676,793	\$676,793		\$676,793
511.4 Restricted Net Position				
512.4 Unrestricted Net Position	\$195,202	\$195,202		\$195,202
513 Total Equity - Net Assets / Position	\$871,995	\$871,995		\$871,995
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$953,351	\$953,351		\$953,351

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$179,382	\$179,382		\$179,382
70400 Tenant Revenue - Other	\$5,629	\$5,629		\$5,629
70500 Total Tenant Revenue	\$185,011	\$185,011	\$0	\$185,011
70600 HUD PHA Operating Grants	\$193,807	\$193,807		\$193,807
70610 Capital Grants	\$15,732	\$15,732		\$15,732
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	\$1,319	\$1,319		\$1,319
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

71500 Other Revenue	\$3,733	\$3,733		\$3,733
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$399,602	\$399,602	\$0	\$399,602
91100 Administrative Salaries	\$152,383	\$152,383		\$152,383

	Project Total	Subtotal	ELIM	Total
91200 Auditing Fees	\$6,150	\$6,150		\$6,150
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing	\$213	\$213		\$213
91500 Employee Benefit contributions - Administrative	\$36,487	\$36,487		\$36,487
91600 Office Expenses	\$7,164	\$7,164		\$7,164
91700 Legal Expense				
91800 Travel	\$7,275	\$7,275		\$7,275
91810 Allocated Overhead				
91900 Other	\$5,211	\$5,211		\$5,211
91000 Total Operating - Administrative	\$214,883	\$214,883	\$0	\$214,883
92000 Asset Management Fee				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$231	\$231		\$231
92500 Total Tenant Services	\$231	\$231	\$0	\$231
93100 Water	\$519	\$519		\$519
93200 Electricity	\$6,221	\$6,221		\$6,221
93300 Gas	\$185	\$185		\$185
93400 Fuel				
93500 Labor				
93600 Sewer	\$255	\$255		\$255
93700 Employee Benefit Contributions - Utilities				

	Project Total	Subtotal	ELIM	Total
93800 Other Utilities Expense				
93000 Total Utilities	\$7,180	\$7,180	\$0	\$7,180
94100 Ordinary Maintenance and Operations - Labor	\$50,794	\$50,794		\$50,794
94200 Ordinary Maintenance and Operations - Materials and	\$10,832	\$10,832		\$10,832
94300 Ordinary Maintenance and Operations Contracts	\$25,603	\$25,603		\$25,603

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

94500 Employee Benefit Contributions - Ordinary Maintenance	\$6,775	\$6,775		\$6,775
94000 Total Maintenance	\$94,004	\$94,004	\$0	\$94,004
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	\$21,044	\$21,044		\$21,044
96120 Liability Insurance	\$3,286	\$3,286		\$3,286
96130 Workmen's Compensation	\$10,187	\$10,187		\$10,187
96140 All Other Insurance	\$2,758	\$2,758		\$2,758
96100 Total insurance Premiums	\$37,275	\$37,275	\$0	\$37,275
96200 Other General Expenses	\$369	\$369		\$369
96210 Compensated Absences	\$11,476	\$11,476		\$11,476
96300 Payments in Lieu of Taxes	\$17,220	\$17,220		\$17,220
96400 Bad debt - Tenant Rents	\$778	\$778		\$778
96500 Bad debt - Mortgages				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

	Project Total	Subtotal	ELIM	Total
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$29,843	\$29,843	\$0	\$29,843
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	\$383,416	\$383,416	\$0	\$383,416
97000 Excess of Operating Revenue over Operating Expenses	\$16,186	\$16,186	\$0	\$16,186
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$114,426	\$114,426		\$114,426
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$497,842	\$497,842	\$0	\$497,842
10010 Operating Transfer In	\$5,409	\$5,409	-\$5,409	\$0
10020 Operating transfer Out	-\$5,409	-\$5,409	\$5,409	\$0

	Project Total	Subtotal	ELIM	Total
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	-\$98,240	-\$98,240	\$0	-\$98,240

Housing Authority of Vivian (LA088)
Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$971,041	\$971,041		\$971,041
11040 Prior Period Adjustments, Equity Transfers and Correction	-\$806	-\$806		-\$806
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				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				

	Project Total	Subtotal	ELIM	Total
11190 Unit Months Available	960	960		960
11210 Number of Unit Months Leased	924	924		924
11270 Excess Cash	\$169,701	\$169,701		\$169,701
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$6,100	\$6,100		\$6,100

Housing Authority of Vivian (LA088)
 Vivian, LA
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2018

11640 Furniture & Equipment - Administrative Purchases	\$9,632	\$9,632		\$9,632
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