

HOUSING AUTHORITY
OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED MARCH 31, 2019

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA

NEW IBERIA, LOUISIANA

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of New Iberia
New Iberia, Louisiana

Report on the Financial Statements

We have audited the accompanying financial statements of the enterprise fund and the aggregate discretely presented component units of the Housing Authority of the City of New Iberia, Louisiana as of and for the year ended March 31, 2019, and the related notes to the financial statements which collectively comprise the Authority's financial statements as listed in the table of contents. We did not audit the financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP, discretely presented component units of the Authority which represent 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component units in the 'Discrete Component Units' column of the Authority's basic financial statements, as of and for the year ended December 31, 2018.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP, discretely presented components units of the Authority which represent 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component units. Those statements were audited by another auditor whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate discretely presented component units, is based solely on the reports of the other auditor. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Enterprise Fund	Qualified
Aggregate Discretely Presented Component Units	Unmodified

Basis for Qualified Opinion on the Enterprise Fund

Two of the Authority's three dwelling projects reported in the enterprise fund exhibit evidence that significant impairments may exist to the projects' carrying values. We were unable to obtain sufficient appropriate audit evidence about the carrying values of the Authority's capital assets with respect to the potential impairments and the related depreciation expense charged. Consequently, we were unable to determine whether any adjustments to these amounts were necessary.

Qualified Opinion

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion on the Enterprise Fund paragraph, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority's enterprise fund as of March 31, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinion

In our opinion, based on the reports of another auditor, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority's aggregate discretely presented component units as of December 31, 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

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 9 through 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

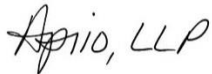
Other Information

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. Supplementary data is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for the Department of Housing and Urban Development's information and is not a required part of the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is not a required part of the basic financial statements. Additionally, the accompanying Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented for the Office of the Louisiana Legislative Auditor's information and is not a required part of the basic financial statements.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 11, 2021 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

A handwritten signature in black ink that reads "Aprio, LLP". The signature is written in a cursive, stylized font.

Birmingham, Alabama
May 11, 2021

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

Board of Commissioners
Housing Authority of the City of New Iberia
New Iberia, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Authority, as of and for the year ended March 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 11, 2021. Our report includes a reference to another auditor who audited the financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP (discretely presented components unit of the Authority), as described in our report on the Authority's financial statements. 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. The financial statements of the Discrete Component Units were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the Discrete Component Units.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be *material weaknesses* or *significant deficiencies* and therefore, *material weaknesses* or *significant deficiencies* may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying Schedule of Findings and Questioned Costs as Findings 2019-002 and 2019-003, that we consider to be *material weaknesses*.

Compliance and Other Matters

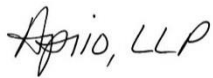
As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying Schedule of Findings and Questioned Costs as Findings 2019-001 and 2019-004 through 2019-008.

The Authority's Responses to the Findings

The Authority's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. The Authority's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

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

Birmingham, Alabama
May 11, 2021

**HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA**

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

FOR THE YEAR ENDED MARCH 31, 2019

The Housing Authority of the City of New Iberia's ("the Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual program issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements. This MD&A covers only the Authority's Enterprise Fund and does not analyze the financial position or current year's activity of the Discretely Presented Component Units. Separate audit reports have been issued on the financial statements of the Discretely Presented Component Units. The audited financial statements of the Discretely Presented Component Units have been included in the financial statements of the Authority.

Financial Highlights

- The Authority's net position decreased by \$311,128 during fiscal year 2019 and was \$2,579,852 and \$2,268,724 for fiscal years 2018 and 2019, respectively.
- Revenues decreased by \$313,369 during fiscal year 2019 and were \$1,351,911 and \$1,038,542 for fiscal years 2018 and 2019, respectively.
- Expenses decreased \$511,727 during fiscal year 2019 and were \$1,861,397 and \$1,349,670 for fiscal years 2018 and 2019, respectively.

USING THIS ANNUAL REPORT

The Report includes three major sections, the “Management’s Discussion and Analysis (MD&A)”, “Basic Financial Statements”, and “Other Required Supplementary Information”:

MD&A

*~ MANAGEMENT DISCUSSION
AND ANALYSIS ~*

BASIC FINANCIAL STATEMENTS

*~ AUTHORITY-WIDE FINANCIAL STATEMENTS ~
~ NOTES TO FINANCIAL STATEMENTS ~*

OTHER REQUIRED SUPPLEMENTARY INFORMATION

*~ REQUIRED SUPPLEMENTARY INFORMATION ~
(OTHER THAN MD&A)*

Authority-Wide Financial Statements

Statement of Net Position

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format in which assets and deferred outflows of resources, equal liabilities, deferred inflows of resources and “Net Position”, formerly known as net assets. Assets and liabilities are presented in order of liquidity and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Position (the “Unrestricted Net Position”) is designed to represent the net available liquid (non-capital) assets and deferred outflows of resources, net of liabilities and deferred inflows of resources, for the entire Authority. Net Position (formerly net assets) is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that does not meet the definition of “Net Investment in Capital Assets”, or “Restricted Net Position.”

Statement of Revenues, Expenses, and Changes in Net Position

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as capital grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the “Change in Net Position”, which is similar to Net Income or Loss.

Statement of Cash Flows

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, investing activities and from capital and related financing activities.

THE AUTHORITY'S MAIN PROGRAMS

Significant Programs – The focus of the Authority's Financial Statements should be on the significant programs of the Authority. The following are considered significant programs of the Authority.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to offer housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Other Reporting Sector – In addition to the significant programs above, the Authority also maintains the following reporting sector:

- Business Activities

AUTHORITY-WIDE STATEMENTS

Condensed Statement of Net Position

The following table reflects the Condensed Statement of Net Position compared to the end of the prior fiscal year.

TABLE 1
CONDENSED STATEMENT OF NET POSITION

	2019	2018	Variance
Assets and Deferred Outflows of Resources:			
Current Assets	\$ 464,898	\$ 555,916	\$ (91,018)
Capital Assets	2,269,134	2,376,893	(107,759)
Other Non-Current Assets	30,778	40,946	(10,168)
Deferred Outflows of Resources	-	-	-
Total Assets and Deferred Outflows of Resources	\$ 2,764,810	\$ 2,973,755	\$ (208,945)
Liabilities and Deferred Inflows of Resources:			
Current Liabilities	\$ 481,926	\$ 376,221	\$ 105,705
Non-Current Liabilities	14,160	17,682	(3,522)
Deferred Inflows of Resources	-	-	-
Total Liabilities and Deferred Inflows of Resources	\$ 496,086	\$ 393,903	\$ 102,183
Net Position:			
Net Investment in Capital Assets	\$ 2,269,134	\$ 2,376,893	\$ (107,759)
Unrestricted Net Position	(410)	202,959	(203,369)
Total Net Position	\$ 2,268,724	\$ 2,579,852	\$ (311,128)

Major Factors Affecting the Condensed Statement of Net Position

During 2019 current assets decreased due primarily to a reduction of cash and investments. See the Statement of Cash Flows for additional detail regarding cash inflows and outflows. Capital assets decreased due to depreciation exceeding capital expenditures on renovations and improvements. For additional detail see 'Capital Assets' in Tables 4 and 5.

Current liabilities increased due to an increase of accounts payable due to contractors for capital improvements.

Table 2 presents details on the change in Unrestricted Net Position

TABLE 2

CHANGE IN UNRESTRICTED NET POSITION

Unrestricted Net Position, April 1, 2018	\$ 202,959
Results of Operations	(376,109)
Capital Asset Purchases from Operations	(215,659)
Interest Income	38
Depreciation Expense	<u>388,361</u>
Unrestricted Net Position, March 31, 2019	<u>\$ (410)</u>

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

TABLE 3**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The following Schedule compares the revenues and expenses for the current and previous fiscal years.

	2019	2018	Variance
Revenues:			
Tenant Rental and Other Revenue	\$ 366,138	\$ 535,986	\$ (169,848)
Operating Grants	593,353	762,414	(169,061)
Capital Grants	64,943	44,656	20,287
Interest Income	38	218	(180)
Other Revenue	14,070	8,637	5,433
Total Revenues	\$ 1,038,542	\$ 1,351,911	\$ (313,369)
Expenses:			
Administrative Expenses	\$ 179,615	\$ 260,311	\$ (80,696)
Utilities	237,606	281,248	(43,642)
Maintenance and Operations	365,279	657,268	(291,989)
Protective Services	202	5,180	(4,978)
General Expense	178,607	222,118	(43,511)
Depreciation	388,361	435,272	(46,911)
Total Expenses	\$ 1,349,670	\$ 1,861,397	\$ (511,727)
Excess (Deficiency) of Revenues Over Expenses	\$ (311,128)	\$ (509,486)	\$ 198,358

Factors Affecting the Schedule of Revenue, Expenses and Changes in Net Position

Tenant rental and other revenues decreased due to reductions of leasing and tenant income, and reductions of excess utility and other non-rental revenues recognized from tenants. Operating grants decreased due to a reduction of subsidies recognized from the State to fund repairs and restoration costs incurred during fiscal year 2018. Capital grants increased due to an increase of modernization and improvement activity on the Authority's Public Housing dwelling properties.

Administrative expenses decreased due to reductions of personnel and related costs, and other miscellaneous administrative costs incurred. Utilities expenses decreased due to reductions of electricity and sewer costs incurred. Maintenance costs decreased as a result of repair and restoration costs incurred during fiscal year 2018 from flood damage. General expenses decreased due primarily to a reduction of bad debt charges recognized on tenant receivables. Depreciation decreased due to assets reaching their estimated useful lives during fiscal years 2018 and 2019.

CAPITAL ASSETS

As of year-end, the Authority had \$2.3 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$.1 million from the end of fiscal year 2018.

TABLE 4
CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)

	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>% Change</u>
Land	\$ 222,593	\$ 222,593	\$ -	0%
Buildings and Improvements	13,811,633	13,531,031	280,602	2%
Furniture and Equipment	326,426	326,426	-	0%
Construction in Process	151,544	151,544	-	0%
Accumulated Depreciation	<u>(12,243,062)</u>	<u>(11,854,701)</u>	<u>(388,361)</u>	<u>3%</u>
Net Capital Assets	<u>\$ 2,269,134</u>	<u>\$ 2,376,893</u>	<u>\$ (107,759)</u>	<u>-5%</u>

TABLE 5
CHANGE IN CAPITAL ASSETS

The following reconciliation summarizes the change in Capital Assets.

Beginning Balance, April 1, 2018	\$ 2,376,893
Additions:	
Capital Fund Program - Improvements	64,943
Other Capital Improvements	215,659
Depreciation Expense	<u>(388,361)</u>
Ending Balance, March 31, 2019	<u>\$ 2,269,134</u>

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

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

FINANCIAL CONTACT

The individual to be contacted regarding this report is the Executive Director. Specific requests may be submitted to the Housing Authority of the City of New Iberia at 325 North Street, New Iberia, Louisiana 70560.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF NET POSITION
MARCH 31, 2019

ASSETS AND DEFERRED
OUTFLOWS OF RESOURCES

	<u>Enterprise</u> <u>Fund</u>	<u>Discrete</u> <u>Component</u> <u>Units</u>	<u>Total</u> <u>Reporting</u> <u>Entity</u>
<u>Current Assets</u>			
Cash and Cash Equivalents	\$ 28,016	\$ 263,847	\$ 291,863
Accounts Receivable, Net	310,632	3,910	314,542
Accrued Interest Receivable	9	-	9
Investments	87,844	-	87,844
Prepaid Costs	38,397	12,778	51,175
Total Current Assets	<u>464,898</u>	<u>280,535</u>	<u>745,433</u>
<u>Restricted Assets</u>			
Cash and Cash Equivalents	-	312,688	312,688
Total Restricted Assets	<u>-</u>	<u>312,688</u>	<u>312,688</u>
<u>Capital Assets</u>			
Land	222,593	328,535	551,128
Buildings and Improvements	13,811,633	7,490,957	21,302,590
Furniture and Equipment	326,426	210,571	536,997
Construction in Process	151,544	-	151,544
	<u>14,512,196</u>	<u>8,030,063</u>	<u>22,542,259</u>
(Less): Accumulated Depreciation	<u>(12,243,062)</u>	<u>(2,277,079)</u>	<u>(14,520,141)</u>
Net Capital Assets	<u>2,269,134</u>	<u>5,752,984</u>	<u>8,022,118</u>
<u>Other Assets</u>			
Accounts Receivable, Non-current	30,778	-	30,778
Other Non-current Assets	-	72,269	72,269
Total Other Assets	<u>30,778</u>	<u>72,269</u>	<u>103,047</u>
Total Assets	<u>2,764,810</u>	<u>6,418,476</u>	<u>9,183,286</u>
Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 2,764,810</u>	<u>\$ 6,418,476</u>	<u>\$ 9,183,286</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF NET POSITION
MARCH 31, 2019

LIABILITIES, DEFERRED INFLOWS OF
RESOURCES AND NET POSITION

	<u>Enterprise</u> <u>Fund</u>	<u>Discrete</u> <u>Component</u> <u>Units</u>	<u>Total</u> <u>Reporting</u> <u>Entity</u>
<u>Current Liabilities</u>			
Accounts Payable	\$ 421,166	\$ 42	\$ 421,208
Accrued Wages and Payroll Taxes	13,454	-	13,454
Accrued Compensated Absences	5,149	-	5,149
Accrued Interest Payable	-	3,378	3,378
Tenant Security Deposits	39,025	28,348	67,373
Unearned Revenue	3,132	51	3,183
Current Portion of Capital Debt	-	14,746	14,746
Total Current Liabilities	<u>481,926</u>	<u>46,565</u>	<u>528,491</u>
<u>Long Term Liabilities</u>			
Long Term Capital Debt	-	1,376,748	1,376,748
Accrued Compensated Absences	14,160	-	14,160
Other Non-current Liabilities	-	201,163	201,163
Total Long Term Liabilities	<u>14,160</u>	<u>1,577,911</u>	<u>1,592,071</u>
Total Liabilities	<u>496,086</u>	<u>1,624,476</u>	<u>2,120,562</u>
Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>496,086</u>	<u>1,624,476</u>	<u>2,120,562</u>
<u>Net Position</u>			
Net Investment in Capital Assets	2,269,134	4,361,490	6,630,624
Restricted Net Position	-	312,688	312,688
Unrestricted Net Position	(410)	119,822	119,412
Total Net Position	<u>2,268,724</u>	<u>4,794,000</u>	<u>7,062,724</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 2,764,810</u>	<u>\$ 6,418,476</u>	<u>\$ 9,183,286</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2019

	Enterprise Fund	Discrete Component Units	Total Reporting Entity
<u>Operating Revenues</u>			
Dwelling Rent	\$ 366,138	\$ 355,670	\$ 721,808
Operating Grants	593,353	-	593,353
Other Revenue	14,070	-	14,070
Total Operating Revenues	<u>973,561</u>	<u>355,670</u>	<u>1,329,231</u>
<u>Operating Expenses</u>			
Administrative	179,615	84,142	263,757
Utilities	237,606	6,560	244,166
Maintenance and Operations	365,279	129,190	494,469
Protective Services	202	-	202
General Expense	178,607	82,651	261,258
Depreciation	388,361	228,565	616,926
Total Operating Expenses	<u>1,349,670</u>	<u>531,108</u>	<u>1,880,778</u>
Operating Income (Loss)	<u>(376,109)</u>	<u>(175,438)</u>	<u>(551,547)</u>
<u>Non-Operating Revenues (Expenses)</u>			
Interest Income	38	2,683	2,721
Interest Expense	-	(49,726)	(49,726)
Total Non-Operating Rev/(Exp)	<u>38</u>	<u>(47,043)</u>	<u>(47,005)</u>
Increase (decrease) before Capital Contributions	<u>(376,071)</u>	<u>(222,481)</u>	<u>(598,552)</u>
Capital Contributions	<u>64,943</u>	<u>-</u>	<u>64,943</u>
Increase (Decrease) in Net Position	<u>(311,128)</u>	<u>(222,481)</u>	<u>(533,609)</u>
Net Position, Beginning	2,579,852	5,016,481	7,596,333
Net Position, Ending	<u>\$ 2,268,724</u>	<u>\$ 4,794,000</u>	<u>\$ 7,062,724</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2019

	Enterprise Fund	Discrete Component Units	Total Reporting Entity
<u>Cash flows from operating activities:</u>			
Cash Received from Dwelling Rent	\$ 339,515	\$ 354,674	\$ 694,189
Cash Received from Operating Grants	687,883	-	687,883
Cash Received from Other Sources	1,325	1,443	2,768
Cash Payments for Salaries and Benefits	(236,548)	(60,350)	(296,898)
Cash Payments to Vendors and Landlords	(800,886)	(215,311)	(1,016,197)
Net cash provided (used) by operating activities	<u>(8,711)</u>	<u>80,456</u>	<u>71,745</u>
<u>Cash flows from capital and related financing activities:</u>			
Capital Outlay	(86,188)	-	(86,188)
Principal and Interest paid on Capital Debt	-	(61,373)	(61,373)
Net cash provided (used) by capital and related financing activities	<u>(86,188)</u>	<u>(61,373)</u>	<u>(147,561)</u>
<u>Cash flows from investing activities:</u>			
Interest earned from cash and investments	72	2,683	2,755
Retirement of certificates of deposit	47,770	-	47,770
Net cash provided (used) by investing activities	<u>47,842</u>	<u>2,683</u>	<u>50,525</u>
Net increase (decrease) in cash and cash equivalents	(47,057)	21,766	(25,291)
Total cash and restricted cash, beginning of year	<u>75,073</u>	<u>554,769</u>	<u>629,842</u>
Total cash and restricted cash, end of year	<u>\$ 28,016</u>	<u>\$ 576,535</u>	<u>\$ 604,551</u>

Continued on next page

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF CASH FLOWS - CONTINUED
FOR THE YEAR ENDED MARCH 31, 2019

	<u>Enterprise Fund</u>	<u>Discrete Component Units</u>	<u>Total Reporting Entity</u>
<u>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</u>			
Operating Income (Loss)	\$ (376,109)	\$ (175,438)	\$ (551,547)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation and Amortization	388,361	234,298	622,659
Bad Debt Expense (Tenants)	16,143	1,755	17,898
Change in Tenant Accounts Receivable	(26,830)	(547)	(27,377)
Change in Accounts Receivable (Grants)	94,530	-	94,530
Change in Prepaid Costs	(24,268)	(1,306)	(25,574)
Change in Accounts Payable - Operating	(59,871)	20,700	(39,171)
Change in Accrued Expenses	(8,129)	-	(8,129)
Change in Unearned Revenue (Tenants)	207	(449)	(242)
Change in Security Deposits Held	(12,745)	1,443	(11,302)
Net cash provided (used) by operating activities	<u>\$ (8,711)</u>	<u>\$ 80,456</u>	<u>\$ 71,745</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF
NEW IBERIA, LOUISIANA

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

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

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

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

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

Cash and Investments

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required. The Authority's investments consisted of certificates of deposit.

Accounts Receivable

Accounts receivables are carried at the amount considered by management to be collectible and consist of tenant, grant and other miscellaneous receivables.

Prepaid Items

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

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES - Continued

Property and Equipment

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

Buildings and Improvements	15 - 33 years
Furniture and equipment	3 - 7 years

PILOT Agreement

The Authority has entered into a Payment-in-Lieu of Taxes (PILOT) Agreement with the City of New Iberia, whereby the Authority agrees to pay a negotiated sum in lieu of local real property taxes. During fiscal year 2019 the Authority incurred \$11,693 of PILOT expense.

Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under Unearned Revenue. As of March 31, 2019, the Authority's unearned revenue balance consisted of tenant rent prepayments and unexpended grant receipts.

Deferred Outflows and Inflows of Resources

A Deferred Outflow of Resources is a consumption of assets by the Authority that is applicable to a future reporting period. Conversely, a Deferred Inflow of Resources is an acquisition of assets by the Authority that is applicable to a future reporting period. As of March 31, 2019, the Authority did not have any Deferred Outflows or Inflows of Resources.

Revenue Accounting Policies

Dwelling rent income, HUD Grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue. These financial statements do not contain material inter-program revenues and expenses for internal activity. The policy is to eliminate any material inter-program revenues and expenses for these financial statements.

Cost Allocation

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

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE B - REPORTING ENTITY DEFINITION

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

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

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

HANI Non-profit Housing, Inc. (the Corporation), a blended component unit, is a not-for-profit corporation organized for the purpose of assisting the Authority in facilitating affordable housing within the New Iberia community. The Board of Directors of the Corporation consists of the Board of Commissioners of the Authority and the Authority manages the operations of the Corporation. The Corporation's fiscal year-end is March 31. The Corporation's financial balances and activity as of and for the fiscal year ended March 31, 2019, which consisted of current assets and net position of \$601 and operating expenses and cash outflows of \$20,000, have been incorporated into the Authority's financial statements and reported in the 'Business Activities' column of the supplemental Financial Data Schedule included with this Report. The Corporation's financial statements as of and for the fiscal year ended March 31, 2019 can be obtained by contacting the Authority at 325 North Street, New Iberia, Louisiana 70560.

Bayou Place Development I, LP (BPDI, LP), a discrete component unit, was organized as a limited partnership to develop, construct, own, maintain and operate a 25-unit housing complex for rental to low-moderate income families known as Bayou Place. The Authority, through the Corporation, is the managing general partner of BPDI, LP. Because BPDI, LP is fiscally dependent on the Authority, and the existence of a financial burden relationship with the Authority, BPDI, LP's financial balances and activity as of and for the year ended December 31, 2018 are presented discretely with financial statements of the Authority. BPDI, LP's financial statements as of and for the year ended December 31, 2018 can be obtained by contacting the Authority at 325 North Street, New Iberia, Louisiana 70560.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE B - REPORTING ENTITY DEFINITION - Continued

Bayou Place Development II, LP (BPDII, LP), a discrete component unit, was organized as a limited partnership to develop, construct, own, maintain and operate a 25-unit housing complex for rental to low-moderate income families known as Bayou Place II. The Authority, through the Corporation, is the managing general partner of BPDII, LP. Because BPDII, LP is fiscally dependent on the Authority, and the existence of a financial burden relationship with the Authority, BPDII, LP's financial balances and activity as of and for the year ended December 31, 2018 are presented discretely with financial statements of the Authority. BPDII, LP's financial statements as of and for the year ended December 31, 2018 can be obtained by contacting the Authority at 325 North Street, New Iberia, Louisiana 70560.

NOTE C - CASH AND INVESTMENT DEPOSITS

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

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

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

The Housing Authority's cash and cash equivalents consisted of funds held in interest bearing checking accounts totaling \$27,666. The remaining \$350 was held in the form of petty cash or a change fund. Investments consisted of certificates of deposit totaling \$87,844, yielding interest at varying rates up to 1.98%. Cash and investment deposit balances with financial institutions totaled \$172,371 and were secured by the Federal Deposit Insurance Corporation (FDIC).

All investments are carried at cost plus accrued interest, which approximates market. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

Unrestricted and restricted cash balances of the Partnerships totaled \$576,535 and were secured by the FDIC as of December 31, 2018.

NOTE D - RESTRICTED CASH

The Partnerships' restricted cash consisted of the following as of December 31, 2018:

Operating reserves	\$	121,801
Replacement reserves		151,272
Cash held for real estate taxes and insurance		39,615
Total Restricted Cash	\$	312,688

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE E – SIGNIFICANT ESTIMATES

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, compensated absences to be utilized or paid, and the realizable value of receivables. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

NOTE F – CONCENTRATION OF RISK

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

NOTE G – RISK MANAGEMENT

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

NOTE H – ACCOUNTS RECEIVABLE

Accounts receivable consisted of the following as of March 31, 2019:

	<u>Receivable</u>	<u>Allowance for Doubtful Accounts</u>	<u>Net Receivable</u>
Tenant Rent Receivables	\$ 29,127	\$ (18,440)	\$ 10,687
Grants due from HUD	289,777	-	289,777
Grants due from the State	-	-	-
Fiscal Year 2014 Legal Settlement Receivable due from the City	<u>40,946</u>	<u>-</u>	<u>40,946</u>
Total Receivables, Net of Allowances	<u>\$ 359,850</u>	<u>\$ (18,440)</u>	<u>\$ 341,410</u>

The Authority settled a lawsuit with the City of New Iberia during fiscal year 2014. The settlement receivable is reduced each fiscal year by the amount of the PILOT that is incurred and payable to the City.

The Partnerships' accounts receivable balance of \$3,910 as of December 31, 2018 consisted of tenant rent receivables.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE I – CAPITAL ASSETS

The Authority's capital asset balances and activity as of and for the fiscal year ended March 31, 2019 are summarized as follows:

	April 1, 2018		Transfers &	March 31, 2019
	<u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u>
Land	\$ 222,593	\$ -	\$ -	\$ 222,593
Construction in Process	151,544	-	-	151,544
Total Assets not being depreciated	374,137	-	-	374,137
Buildings and Improvements	13,531,031	280,602	-	13,811,633
Furniture and Equipment	326,426	-	-	326,426
Total Capital Assets	14,231,594	280,602	-	14,512,196
Less Accumulated Depreciation				
Buildings and Improvements	(11,528,275)	(388,361)	-	(11,916,636)
Furniture and Equipment	(326,426)	-	-	(326,426)
Net Book Value	\$ 2,376,893	\$ (107,759)	\$ -	\$ 2,269,134

The Authority's dwelling properties consist of A.B. Simon Homes with 76 units, Acadian Homes with 94 units and Markham Homes with 30 units. Physical Inspection Reports were completed in April of 2021 for each of the three projects. The Reports for A.B Simon Homes and Acadian Homes concluded that the remaining useful lives of the properties have expired; citing obsolete (plumbing and utility) systems, deferred maintenance, roofing deterioration and hazardous mold. The Reports also concluded that A.B. Simon Homes and Acadian Homes qualify for demolition application under HUD's criteria. Conclusions reached in the Physical Inspection Reports, an upward trend in vacancies and declining rental revenues indicate potential impairments to the carrying values of the majority of the Authorities dwelling units.

NOTE I – CAPITAL ASSETS - Continued

NOTES TO FINANCIAL STATEMENTS - CONTINUED

The Partnerships' capital asset balances as of December 31, 2018 are summarized as follows:

	<u>BPD I, LP</u>	<u>BPD II, LP</u>	<u>TOTAL</u>
Land	\$ 63,858	\$ 264,677	\$ 328,535
Buildings and Improvements	3,332,048	4,158,909	7,490,957
Furniture and Equipment	95,106	115,465	210,571
Less: Accumulated Depreciation	<u>(1,011,577)</u>	<u>(1,265,502)</u>	<u>(2,277,079)</u>
Total Capital Assets	<u>\$ 2,479,435</u>	<u>\$ 3,273,549</u>	<u>\$ 5,752,984</u>

The Partnerships' capital asset activity for the year ended December 31, 2018 is summarized as follows:

	<u>January 1, 2018 Balance</u>	<u>Additions</u>	<u>Transfers & Deletions</u>	<u>December 31, 2018 Balance</u>
Land	\$ 328,535	\$ -	\$ -	\$ 328,535
Construction in Process	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets not being Depreciated	328,535	-	-	328,535
Buildings and Improvements	7,490,957	-	-	7,490,957
Furniture and Equipment	<u>210,571</u>	<u>-</u>	<u>-</u>	<u>210,571</u>
Total Capital Assets	8,030,063	-	-	8,030,063
Less Accumulated Depreciation	<u>(2,048,514)</u>	<u>(228,565)</u>	<u>-</u>	<u>(2,277,079)</u>
Net Book Value	<u>\$ 5,981,549</u>	<u>\$ (228,565)</u>	<u>\$ -</u>	<u>\$ 5,752,984</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE J – FEES RECEIVABLE FROM THE PARTNERSHIPS

A summary of the Authority's fees receivable from the Partnerships as of March 31, 2019 is as follows:

Due from Bayou Place Development I, LP		
Developer Fee Receivable	\$ 322,673	
Management Fee Receivable	76,808	
Allowance for Doubtful Accounts	(399,481)	-
Due from Bayou Place Development II, LP		
Developer Fee Receivable	415,881	
Management Fee Receivable	73,369	
Allowance for Doubtful Accounts	(489,250)	-
Fees Receivable, Net of Allowances	\$	-

Due to uncertainties regarding the collectability of the fees receivable from the Partnerships, management has recorded an allowance against each of the receivables. See Note L (below) for additional detail regarding the fees receivable.

NOTE K – DEFINED CONTRIBUTION RETIREMENT PLAN

The Authority provides retirement benefits for all of its eligible employees through participation in the Housing Renewal and Local Agency Retirement Plan (the Plan), a defined contribution retirement plan. The Plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. All of the Authority's full-time employees are eligible to participate in the Plan from the first anniversary date of employment. Each participant in the Plan is required to make monthly contributions equal to 5.5% of their effective compensation. The employer is required to make monthly contributions equal to 7.5% of each participant's effective compensation. The Authority's contributions and investment income allocated to each participant's individual account become fully vested after five years of continuous service. The Authority's contributions and investment income allocated to each participant's account are forfeited by employees who leave employment prior to five years of continuous service and are used to off-set future required contributions of the Authority.

During fiscal year 2019, employees contributed \$6,670 and the Authority made the required contributions in the amount of \$8,942. As of March 31, 2019, there were \$1,841 of unpaid retirement liabilities reported in Accounts Payable on the Statement of Net Position.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE L – LONG TERM LIABILITIES

Employees earn vacation and sick time annually, in accordance with Louisiana Civil Service regulations. Employees may accumulate and carry-over up to three hundred hours of annual leave. The Authority's leave liability accrual is divided and reported between current and non-current liabilities in the Statement of Net Position and is summarized as of March 31, 2019 as follows:

	<u>April 1,</u> <u>2018 Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>March 31,</u> <u>2019 Balance</u>	<u>Due Within</u> <u>One Year</u>
Accrued Compensated Absences	\$ 26,156	\$ 7,207	\$ 14,054	\$ 19,309	\$ 5,149
Less: Current portion	(8,474)			(5,149)	
Long Term Liability	\$ 17,682			\$ 14,160	

Mortgage Payable (BPDI, LP)

In January of 2010, BPDI, LP obtained a non-recourse mortgage loan from Pacific Life Insurance in the amount of \$422,297 to finance the Bayou Place housing complex. The loan is collateralized by the applicable dwelling property and bears interest at 6.91%. The loan requires monthly principal and interest payments of \$2,784 with a balloon payment due upon maturity in February of 2028. Interest expense incurred on the loan during 2018 was \$25,848 and the outstanding principal balance as of December 31, 2018 was \$371,027. Future projected debt service requirements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Balance Due</u>
2019	\$ 8,022	\$ 25,386	\$ 363,005
2020	8,593	24,815	354,412
2021	9,206	24,202	345,206
2022	9,863	23,545	335,343
2023	10,566	22,842	324,777
2024 - 2028	324,777	86,428	-
	\$ 371,027	\$ 207,218	\$ -

The principal balance of the loan reported in the Statement of Net Position is reduced by debt issuance costs, net of accumulated amortization, of \$14,529 as of December 31, 2018. Amortization expense incurred during 2018 on the applicable debt issuance costs of \$1,092 was added to interest expense reported in the Statement of Revenues, Expenses and Changes in Net Position.

Developer Fee (BPDI, LP)

In exchange for construction oversight services provided by the Authority during the development of Bayou Place, the Partnership entered into a Development Services Agreement with the Authority in the amount of \$410,000. No developer fees were paid to the Authority during 2018. The outstanding developer fee payable to the Authority from BPDI, LP as of December 31, 2018 was \$322,673.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE L – LONG TERM LIABILITIES - Continued

Partnership Management Fee (BPD I, LP)

During 2018, the Partnership incurred management fees payable to the Authority (through the Corporation) of \$8,742. Outstanding management fees payable to the Authority (through the Corporation) were \$76,808 as of December 31, 2018.

Mortgage Payable (BPD II, LP)

In January of 2010, BPD II, LP obtained a non-recourse mortgage loan from Pacific Life Insurance in the amount of \$353,943 to finance the Bayou Place II housing complex. The loan is collateralized by the applicable dwelling property and bears interest at 6.91%. The loan requires monthly principal and interest payments of \$2,333 with a balloon payment due upon maturity in February of 2028. Interest expense incurred on the loan during 2018 was \$21,694 and the outstanding principal balance as of December 31, 2018 was \$310,971. Future projected debt service requirements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Balance Due</u>
2019	\$ 6,724	\$ 21,272	\$ 304,247
2020	7,197	20,799	297,050
2021	7,711	20,285	289,339
2022	8,261	19,735	281,078
2023	8,850	19,146	272,228
2024 - 2028	<u>272,228</u>	<u>72,455</u>	<u>-</u>
	<u>\$ 310,971</u>	<u>\$ 173,692</u>	<u>\$ -</u>

The principal balance of the loan reported in the Statement of Net Position is reduced by debt issuance costs, net of accumulated amortization, of \$14,529 as of December 31, 2018. Amortization expense incurred during 2018 on the applicable debt issuance costs of \$1,092 was added to interest expense reported in the Statement of Revenues, Expenses and Changes in Net Position.

Developer Fee (BPD II, LP)

In exchange for construction oversight services provided by the Authority during the development of Bayou Place II, the Partnership entered into a Development Services Agreement with the Authority in the amount of \$600,000. No developer fees were paid to the Authority during 2018. The outstanding developer fee payable to the Authority from BPD I, LP as of December 31, 2018 was \$415,881.

Partnership Management Fee (BPD II, LP)

During 2018, the Partnership incurred management fees payable to the Authority (through the Corporation) of \$8,351. Outstanding management fees payable to the Authority (through the Corporation) were \$73,369 as of December 31, 2018.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE L – LONG TERM LIABILITIES - Continued

A summary of the Partnerships' liabilities detailed above and other long-term liabilities as of December 31, 2018 is as follows:

	<u>January 1, 2018 Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>December 31, 2018 Balance</u>	<u>Due Within One Year</u>
Permanent Mortgages Payable	\$ 664,518	\$ -	\$ 11,578	\$ 652,940	\$ 14,746
Developer Fees Payable to the Authority	738,554	-	-	738,554	-
Partnership Management Fee Payable to the Authority	133,084	17,093	-	150,177	-
Asset Management Fee Payable	44,462	6,524	-	50,986	-
Less: Current portion	<u>(13,764)</u>			<u>(14,746)</u>	
Long Term Liabilities	<u>\$ 1,566,854</u>			<u>\$ 1,577,911</u>	<u>\$ 14,746</u>

NOTE M - CONTRACTUAL COMMITMENTS

The Authority's outstanding contractual commitments as of March 31, 2019, were as follows:

Type of Commitment:

Modernizations and Improvements	\$ 184,414
Maintenance	21,338
Design and Consulting	78,038
Other Administrative	<u>9,490</u>
Total Outstanding Contractual Commitments	<u>\$ 293,280</u>

NOTE N – COMMITMENTS AND CONTINGENCIES

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

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE O – DIFFERENT REPORTING STANDARDS

The financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP (Discrete Component Units) were not prepared in accordance with *Generally Accepted Governmental Accounting Standards* (GAGAS). However, in these financial statements items have been presented in the same categories as the Housing Authority's Enterprise Fund.

If the financial statements of the Discrete Component Units were prepared in accordance with GAGAS, they would have adopted GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. This Statement amends or supersedes the accounting and financial reporting guidance for certain items previously reported as assets or liabilities, including debt issuance costs. Under GASBS No. 65, debt issuance costs are to be reported as an expense as incurred, rather than capitalized and amortized over the life of the applicable debt.

With financial statement preparation in accordance with GAGAS, including the adoption of GASBS No. 65, the Discrete Component Units' liabilities would have been \$29,058 more than (and net position less than) what is currently being reported in these financial statements. Additionally, the expenses reported in the Statement of Revenues, Expenses and Changes in Net Position would have excluded \$2,184 of amortization which has been added to interest expense in these financial statements.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE P – DISCRETE COMPONENT UNITS – CONDENSED FINANCIAL STATEMENTS

Condensed Statement of Net Position

	BPD I, LP 12/31/2018	BPD II, LP 12/31/2018	Elimination	Total DCU's 12/31/2018
Assets				
Current and restricted assets	\$ 268,341	\$ 324,882	\$ -	\$ 593,223
Capital assets	2,479,435	3,273,549	-	5,752,984
Other assets due from BPD I, LP	-	13,513	(13,513)	-
Other assets	36,061	36,208	-	72,269
Total assets	2,783,837	3,648,152	(13,513)	6,418,476
Liabilities				
Current liabilities	24,168	22,397	-	46,565
Non-current liabilities	373,969	315,211	-	689,180
Non-current liabilities due to BPD II, LP	13,513	-	(13,513)	-
Non-current liabilities due to the Authority	399,481	489,250	-	888,731
Total liabilities	811,131	826,858	(13,513)	1,624,476
Net position				
Net investment in capital assets	1,800,264	2,561,226	-	4,361,490
Restricted net position	158,381	154,307	-	312,688
Unrestricted net position	14,061	105,761	-	119,822
Total net position	\$ 1,972,706	\$ 2,821,294	\$ -	\$ 4,794,000

Condensed Statement of Revenues, Expenses and Changes in Net Position

	BPD I, LP 12/31/2018	BPD II, LP 12/31/2018	Elimination	Total DCU's 12/31/2018
Revenues				
Operating revenue	\$ 177,489	\$ 178,181	\$ -	\$ 355,670
Investment income	1,256	1,427	-	2,683
Total revenues	178,745	179,608	-	358,353
Expenses				
Operating expenses	253,697	260,318	-	514,015
Operating Expenses to the Authority	8,742	8,351	-	17,093
Interest Expense	26,940	22,786	-	49,726
Total expenses	289,379	291,455	-	580,834
Decrease of net position	(110,634)	(111,847)	-	(222,481)
Beginning net position	2,083,340	2,933,141	-	5,016,481
Ending net position	\$ 1,972,706	\$ 2,821,294	\$ -	\$ 4,794,000

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE P – DISCRETE COMPONENT UNITS – CONDENSED FINANCIAL STATEMENTS - Continued

Condensed Statement of Cash Flows

	<u>BPD I, LP</u> <u>12/31/2018</u>	<u>BPD II, LP</u> <u>12/31/2018</u>	<u>Elimination</u>	<u>Total DCU's</u> <u>12/31/2018</u>
From all operating activities	\$ 33,344	\$ 47,112	\$ -	\$ 80,456
Used by all capital activities	(33,372)	(28,001)	-	(61,373)
From all investing activities	1,256	1,427	-	2,683
Net increase in cash and equivalents	1,228	20,538	-	21,766
Beginning current and restricted cash	258,877	295,892	-	554,769
Ending current and restricted cash	\$ 260,105	\$ 316,430	\$ -	\$ 576,535

NOTE Q – SUBSEQUENT EVENTS

In preparing the financial statements, management evaluated subsequent events through May 11, 2021, the date the financial statements were available to be issued.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2019

EXPENDITURES

Public Housing Program	
Total CFDA Number 14.850a	<u>\$ 512,658</u>
Capital Fund Program	
Total CFDA Number 14.872	<u>145,638</u>
TOTAL HUD EXPENDITURES	<u>658,296</u>
TOTAL FEDERAL EXPENDITURES	<u>\$ 658,296</u>

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the year ended March 31, 2019. The information on this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial net position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3 – INDIRECT COST RATE

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

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
111 Cash - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ 235,499	235,499
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-
113 Cash - Other Restricted	-	-	-	-	312,688	312,688
114 Cash - Tenant Security Deposits	39,025	-	(11,009)	28,016	28,348	56,364
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-
100 Total Cash	\$ 39,025	\$ -	\$ (11,009)	\$ 28,016	\$ 576,535	\$ 604,551
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	289,777	-	-	289,777	-	289,777
124 Accounts Receivable - Other Government	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-	-	-
126 Accounts Receivable - Tenants	29,127	-	-	29,127	3,910	33,037
126.1 Allowance for Doubtful Accounts -Tenants	(18,440)	-	-	(18,440)	-	(18,440)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	10,168	-	-	10,168	-	10,168
128 Fraud Recovery	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-
129 Accrued Interest Receivable	9	-	-	9	-	9
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 310,641	\$ -	\$ -	\$ 310,641	\$ 3,910	\$ 314,551
131 Investments - Unrestricted	87,844	-	-	87,844	-	87,844
132 Investments - Restricted	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	38,397	-	-	38,397	12,778	51,175
143 Inventories	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-
144 Inter Program Due From	-	601	(601)	-	-	-
145 Assets Held for Sale	-	-	-	-	-	-
150 Total Current Assets	\$ 475,907	\$ 601	\$ (11,610)	\$ 464,898	\$ 593,223	\$ 1,058,121

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
161 Land	222,593	-	-	222,593	328,535	551,128
162 Buildings	12,282,248	-	-	12,282,248	6,681,602	18,963,850
163 Furniture, Equipment & Machinery - Dwellings	137,523	-	-	137,523	210,571	348,094
164 Furniture, Equipment & Machinery - Administration	188,903	-	-	188,903	-	188,903
165 Leasehold Improvements	1,529,385	-	-	1,529,385	809,355	2,338,740
166 Accumulated Depreciation	(12,243,062)	-	-	(12,243,062)	(2,277,079)	(14,520,141)
167 Construction in Progress	151,544	-	-	151,544	-	151,544
168 Infrastructure	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 2,269,134	\$ -	\$ -	\$ 2,269,134	\$ 5,752,984	\$ 8,022,118
171 Notes, Loans and Mortgages Receivable - Non-Current	30,778	-	-	30,778	-	30,778
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-
174 Other Assets	-	-	-	-	72,269	72,269
176 Investments in Joint Ventures	-	-	-	-	-	-
180 Total Non-Current Assets	\$ 2,299,912	\$ -	\$ -	\$ 2,299,912	\$ 5,825,253	\$ 8,125,165
200 Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
290 Total Assets and Deferred Outflow of Resources	\$ 2,775,819	\$ 601	\$ (11,610)	\$ 2,764,810	\$ 6,418,476	\$ 9,183,286
311 Bank Overdraft	11,009	-	(11,009)	-	-	-
312 Accounts Payable <= 90 Days	379,543	-	-	379,543	42	379,585
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	13,454	-	-	13,454	-	13,454
322 Accrued Compensated Absences - Current Portion	5,149	-	-	5,149	-	5,149
324 Accrued Contingency Liability	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	3,378	3,378
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
333 Accounts Payable - Other Government	-	-	-	-	-	-
341 Tenant Security Deposits	39,025	-	-	39,025	28,348	67,373
342 Unearned Revenue	3,132	-	-	3,132	51	3,183
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	14,746	14,746
345 Other Current Liabilities	41,623	-	-	41,623	-	41,623
346 Accrued Liabilities - Other	-	-	-	-	-	-
347 Inter Program - Due To	601	-	(601)	-	-	-
348 Loan Liability - Current	-	-	-	-	-	-
310 Total Current Liabilities	\$ 493,536	\$ -	\$ (11,610)	\$ 481,926	\$ 46,565	\$ 528,491
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	1,376,748	1,376,748
353 Non-current Liabilities - Other	-	-	-	-	201,163	201,163
354 Accrued Compensated Absences - Non Current	14,160	-	-	14,160	-	14,160
355 Loan Liability - Non Current	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-
350 Total Non-Current Liabilities	\$ 14,160	\$ -	\$ -	\$ 14,160	\$ 1,577,911	\$ 1,592,071
300 Total Liabilities	\$ 507,696	\$ -	\$ (11,610)	\$ 496,086	\$ 1,624,476	\$ 2,120,562
400 Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
508.4 Net Investment in Capital Assets	2,269,134	-	-	2,269,134	4,361,490	6,630,624
511.4 Restricted Net Position	-	-	-	-	312,688	312,688
512.4 Unrestricted Net Position	(1,011)	601	-	(410)	119,822	119,412
513 Total Equity - Net Assets / Position	\$ 2,268,123	\$ 601	\$ -	\$ 2,268,724	\$ 4,794,000	\$ 7,062,724
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 2,775,819	\$ 601	\$ (11,610)	\$ 2,764,810	\$ 6,418,476	\$ 9,183,286

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
70300 Net Tenant Rental Revenue	\$ 255,731	\$ -	\$ -	\$ 255,731	\$ 344,606	600,337
70400 Tenant Revenue - Other	110,407	-	-	110,407	11,064	121,471
70500 Total Tenant Revenue	\$ 366,138	\$ -	\$ -	\$ 366,138	\$ 355,670	\$ 721,808
70600 HUD PHA Operating Grants	593,353	-	-	593,353	-	593,353
70610 Capital Grants	64,943	-	-	64,943	-	64,943
70710 Management Fee	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	-	-
70740 Front Line Service Fee	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-
70700 Total Fee Revenue	\$ 658,296	\$ -	\$ -	\$ 658,296	\$ -	\$ 658,296
70800 Other Government Grants	-	-	-	-	-	-
71100 Investment Income - Unrestricted	38	-	-	38	2,683	2,721
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	34,070	-	(20,000)	14,070	-	14,070
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-	-
70000 Total Revenue	\$ 1,058,542	\$ -	\$ (20,000)	\$ 1,038,542	\$ 358,353	\$ 1,396,895
91100 Administrative Salaries	82,629	-	-	82,629	31,416	114,045
91200 Auditing Fees	-	-	-	-	-	-
91300 Management Fee	-	-	-	-	21,419	21,419
91310 Book-keeping Fee	-	-	-	-	-	-
91400 Advertising and Marketing	72	-	-	72	-	72
91500 Employee Benefit contributions - Administrative	30,915	-	-	30,915	3,000	33,915

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
91600 Office Expenses	41,203	-	-	41,203	28,307	69,510
91700 Legal Expense	7,500	-	-	7,500	-	7,500
91800 Travel	-	-	-	-	-	-
91810 Allocated Overhead	-	-	-	-	-	-
91900 Other	17,296	-	-	17,296	-	17,296
91000 Total Operating - Administrative	\$ 179,615	\$ -	\$ -	\$ 179,615	\$ 84,142	\$ 263,757
92000 Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92100 Tenant Services - Salaries	-	-	-	-	-	-
92200 Relocation Costs	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-
92400 Tenant Services - Other	-	-	-	-	-	-
92500 Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93100 Water	44,197	-	-	44,197	498	44,695
93200 Electricity	155,721	-	-	155,721	6,062	161,783
93300 Gas	226	-	-	226	-	226
93400 Fuel	-	-	-	-	-	-
93500 Labor	1,100	-	-	1,100	-	1,100
93600 Sewer	36,362	-	-	36,362	-	36,362
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-
93000 Total Utilities	\$ 237,606	\$ -	\$ -	\$ 237,606	\$ 6,560	\$ 244,166
94100 Ordinary Maintenance and Operations - Labor	93,656	-	-	93,656	28,934	122,590
94200 Ordinary Maintenance and Operations - Materials and Other	26,693	-	-	26,693	13,497	40,190
94300 Ordinary Maintenance and Operations Contracts	185,517	-	-	185,517	83,911	269,428
94500 Employee Benefit Contributions - Ordinary Maintenance	21,216	-	-	21,216	2,848	24,064
94000 Total Maintenance	\$ 327,082	\$ -	\$ -	\$ 327,082	\$ 129,190	\$ 456,272

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
95100 Protective Services - Labor	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	202	-	-	202	-	202
95300 Protective Services - Other	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-
95000 Total Protective Services	\$ 202	\$ -	\$ -	\$ 202	\$ -	\$ 202
96110 Property Insurance	105,062	-	-	105,062	50,072	155,134
96120 Liability Insurance	12,416	-	-	12,416	-	12,416
96130 Workmen's Compensation	14,710	-	-	14,710	1,474	16,184
96140 All Other Insurance	14,129	-	-	14,129	-	14,129
96100 Total insurance Premiums	\$ 146,317	\$ -	\$ -	\$ 146,317	\$ 51,546	\$ 197,863
96200 Other General Expenses	4,454	20,000	(20,000)	4,454	29,350	33,804
96210 Compensated Absences	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	11,693	-	-	11,693	-	11,693
96400 Bad debt - Tenant Rents	16,143	-	-	16,143	1,755	17,898
96500 Bad debt - Mortgages	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-
96000 Total Other General Expenses	\$ 32,290	\$ 20,000	\$ (20,000)	\$ 32,290	\$ 31,105	\$ 63,395
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	49,726	49,726
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ 49,726	\$ 49,726
96900 Total Operating Expenses	\$ 923,112	\$ 20,000	\$ (20,000)	\$ 923,112	\$ 352,269	\$ 1,275,381
97000 Excess of Operating Revenue over Operating Expenses	\$ 135,430	\$ (20,000)	\$ -	\$ 115,430	\$ 6,084	\$ 121,514

Housing Authority of the City of New Iberia (LA027)
NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2019

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Units - Discretely Presented	Total Reporting Entity
97100 Extraordinary Maintenance	38,197	-	-	38,197	-	38,197
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-	-
97350 HAP Portability-In	-	-	-	-	-	-
97400 Depreciation Expense	388,361	-	-	388,361	228,565	616,926
97500 Fraud Losses	-	-	-	-	-	-
90000 Total Expenses	\$ 1,349,670	\$ 20,000	\$ (20,000)	\$ 1,349,670	\$ 580,834	\$ 1,930,504
10010 Operating Transfer In	80,695	-	(80,695)	-	-	-
10020 Operating transfer Out	(80,695)	-	80,695	-	-	-
10100 Total Other financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (291,128)	\$ (20,000)	\$ -	\$ (311,128)	\$ (222,481)	\$ (533,609)
11020 Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030 Beginning Equity	\$ 2,559,251	\$ 20,601	\$ -	\$ 2,579,852	\$ 5,016,481	\$ 7,596,333
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-
11190 Unit Months Available	2,186	-	-	2,186	600	2,786
11210 Number of Unit Months Leased	1,531	-	-	1,531	600	2,131
11610 Land Purchases	\$ -	\$ -	-	\$ -	\$ -	\$ -
11620 Building Purchases	64,943	-	-	64,943	-	64,943
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued:

Enterprise Fund - Qualified

Aggregate Discretely Presented Component Units - Unmodified

Internal Control over financial reporting:

Are material weaknesses identified?

 X Yes

 No

Are significant deficiencies that are not considered
to be material weaknesses identified?

 Yes

None
 X Reported

Is noncompliance that could have a material effect
on the financial statements identified?

 Yes

 X No

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings:

Summary Schedule of Prior Year Findings:

Finding 2018-001 – State of Louisiana Audit Deadline Not Met

Condition

The Authority did not submit its completed audit to the State of Louisiana Legislative Auditor's Office within six months of its fiscal year-end.

Cause

The Authority did not complete its audit within six months of its fiscal year-end in order to submit it to the State of Louisiana Legislative Auditor's Office within six months of its fiscal year-end.

Current Year Status

This Finding is restated as Current Year Finding 2019-001.

Finding 2018-002 – Lack of Execution of Internal Controls Over Processing Purchases and Payments

Condition

Out of an initial sample of forty disbursements from the Authority's operating checking account, the following exceptions were noted:

Two applicable purchases lacked approved purchase orders for purchase amounts of \$1,808 and \$40.

Three of the payments lacked invoice support in the amounts of \$893, \$40 and \$1,922.

Current Year Status

This Finding is restated as Current Year Finding 2019-002.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Summary Schedule of Prior Year Findings - Continued:

Finding 2018-003 – Failure to Accrue Year-End Liabilities

Condition

The Authority did not accrue \$290,796 of liabilities during its fiscal year-end close.

Current Year Status

This Finding is restated as Current Year Finding 2019-003.

Finding 2018-004 - Federal Audit Deadlines Not Met

Condition

The Authority did not submit its completed audit to the Federal Audit Clearinghouse or HUD within nine months of its fiscal year-end.

Current Year Status

This Finding is restated as Current Year Finding 2019-004.

Finding 2018-005 – Lack of Execution of Internal Controls Over the Federal ‘Allowable Costs’ Requirement

Condition

See Finding 2018-002 above under Section II: Financial Statement Findings.

Current Year Status

This Finding is restated as Current Year Finding 2019-005.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Summary Schedule of Prior Year Findings - Continued:

Finding 2018-006 – Lack of Data Available to Audit the Federal ‘Eligibility’ Requirement

Condition

We were unable to attain sufficient data in order to test the Authority’s execution of controls over the federal ‘Eligibility’ requirement. Further, we were unable to attain sufficient data in order to test the Authority’s compliance with the federal ‘Eligibility’ requirement.

Current Year Status

This Finding is restated as Current Year Finding 2019-006.

Finding 2018-007 – Lack of Data Available to Audit the Federal ‘Procurement’ Requirement

Condition

We were unable to attain sufficient data in order to test the Authority’s execution of controls over the federal ‘Procurement’ requirement. Further, we were unable to attain sufficient data in order to test the Authority’s compliance with the federal ‘Procurement’ requirement.

Current Year Status

This Finding is restated as Current Year Finding 2019-007.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Summary Schedule of Prior Year Findings - Continued:

Finding 2018-008 – Lack of Data Available to Audit the Federal ‘Special Tests and Provisions’ Requirement

Condition

We were unable to attain sufficient data in order to test the Authority’s execution of controls over the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ requirement. Further, we were unable to attain sufficient data in order to test the Authority’s compliance with the federal, Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ requirement.

Current Year Status

This Finding is restated as Current Year Finding 2019-008.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs:

Finding 2019-001 – State of Louisiana Audit Deadline Not Met (Other Matter)

Criteria

The State of Louisiana Legislative Auditor's Office requires local government agencies to submit their completed audits within six months from the agencies' applicable fiscal year-ends.

Condition

The Authority did not submit its completed audit to the State of Louisiana Legislative Auditor's Office within six months of its fiscal year-end.

Cause

The Authority did not complete its audit within six months of its fiscal year-end in order to submit it to the State of Louisiana Legislative Auditor's Office within six months of its fiscal year-end.

Effect

Noncompliance with State audit requirements.

Questioned Costs – N/A

Recommendation

We recommend that the Authority complete and submit its audit to the State of Louisiana Legislative Auditor's Office within six months of the Authority's applicable fiscal year-end.

Reply

The Authority will complete and submit its audit to the State of Louisiana Legislative Auditor's Office within six months of its applicable fiscal year-end. Trina Sanders, Contracted Executive Director, has assumed the responsibility of completing and submitting the Authority's audit to the State of Louisiana Legislative Auditor's Office within six months of the Authority's applicable fiscal year-ends, and expects this instance of noncompliance to be resolved by September 30, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-002 – Lack of Execution of Internal Controls Over Processing Purchases and Payments (Material Weakness)

Criteria

Internal controls over processing vendor purchases and payments should ensure that purchases are properly authorized and that payments are reviewed, approved and accounted-for accurately.

Condition

Out of an initial sample of forty disbursements from the Authority's operating checking account, the following exceptions were noted:

Three applicable purchases lacked approved purchase orders for purchase amounts of \$5,500, \$261 and \$99.

Three of the payments lacked invoice support in the amounts of \$4,836, \$1,000 and \$1,290.

Eleven checks lacked a second authorized signature.

Cause

Failure to execute controls over expenditures and failure to maintain documentation of execution of controls over expenditures.

Effect

Unsupported purchases (three), unsupported payments (three) and unauthorized payments (eleven).

Questioned Costs – Unsupported payments of \$7,126.

Recommendation

We recommend that the Authority execute its established controls over all expenditures and maintain documentation that the controls were executed.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

**Finding 2019-002 – Lack of Execution of Internal Controls Over Processing Purchases and Payments
(Material Weakness) - Continued**

Reply

The Authority will execute its established controls over all expenditures and maintain documentation that the controls were executed. Trina Sanders, Contracted Executive Director, has assumed the responsibility of executing established controls over all expenditures and expects the deficiencies which led to this Finding to be resolved by June 30, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-003 – Failure to Accrue Year-End Liabilities (Material Weakness)

Criteria

Internal controls over the financial period close should include a review and analysis of routine and non-routine transaction occurring during and subsequent to fiscal year-end to ensure they're accounted-for in the correct accounting period.

Condition

The Authority did not accrue \$240,553 of liabilities during its fiscal year-end close.

Cause

Lack of source documentation available to financial management during year-end close process.

Effect

Understatement of accounts payable liability of \$240,553.

Questioned Costs – N/A

Recommendation

We recommend that the Authority maintain and make available to financial management, source documentation supporting all financial transactions and fiscal year-end balances.

Reply

The Authority will maintain and make available to financial management, source documentation supporting all financial transactions and fiscal year-end balances. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining source documentation and ensuring its availability to financial management, and expects the deficiencies which led to this Finding to be resolved by June 30, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-004 - HUD Audit Deadline Not Met (Other Matter)

Criteria

The Department of Housing and Urban Development (HUD) requires public housing agencies to submit their completed audits within nine months from the agencies' applicable fiscal year-ends.

Condition

The Authority did not submit its completed audit to HUD within nine months of its fiscal year-end.

Cause

The Authority did not complete its audit within nine months of its fiscal year-end in order to submit it to HUD within nine months of its fiscal year-end.

Effect

Noncompliance with HUD audit requirements.

Questioned Costs – N/A

Recommendation

We recommend that the Authority complete and submit its audit to HUD within nine months of its fiscal year-end.

Reply

The Authority will complete and submit its audit to HUD within nine months of its fiscal year-end. Trina Sanders, Contracted Executive Director, has assumed the responsibility of completing and submitting the Authority's audit to HUD within nine months of its fiscal year-end, and expects this instance of noncompliance to be resolved by December 31, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-005 – Lack of Execution of Internal Controls Over the Federal ‘Allowable Costs’ Requirement (Other Matter)

Criteria

Internal controls over processing vendor purchases and payments should ensure that federal grant funds are expended on costs allowable under the applicable federal grant program and include proper authorization of purchases and review and approval of payments.

Condition

See Finding 2019-002 above.

Cause

See Finding 2019-002 above.

Effect

Noncompliance with the Federal ‘Allowable Costs’ compliance requirement.

Questioned Costs – See Finding 2019-002 above.

Recommendation

See Finding 2019-002 above.

Reply

See Finding 2019-002 above.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-006 – Lack of Data Available to Audit the Federal ‘Eligibility’ Requirement (Other Matter)

Criteria

Agencies administering federal grant programs shall implement and execute internal controls to ensure compliance with the requirements applicable to the federal grant program.

Condition

We were unable to attain sufficient data in order to test the Authority’s execution of controls over the federal ‘Eligibility’ requirement. Further, we were unable to attain sufficient data in order to test the Authority’s compliance with the federal ‘Eligibility’ requirement.

Cause

Failure to maintain and make available data applicable to the federal ‘Eligibility’ compliance requirement.

Effect

Inability to sufficiently test the execution of controls over the federal ‘Eligibility’ requirement. Potential noncompliance with the federal ‘Eligibility’ requirement.

Questioned Costs – None noted.

Recommendation

We recommend that the Authority maintain, and make available for audit, data applicable to the federal ‘Eligibility’ compliance requirement.

Reply

The Authority will maintain, and make available for audit, data applicable to the federal ‘Eligibility’ compliance requirement. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining and making available for audit, data applicable to the federal ‘Eligibility’ compliance requirement and expects the deficiencies which led to this Finding to be resolved by August 31, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-007 – Lack of Data Available to Audit the Federal ‘Procurement’ Requirement (Other Matter)

Criteria

Agencies administering federal grant programs shall implement and execute internal controls to ensure compliance with the requirements applicable to the federal grant program.

Condition

We were unable to attain sufficient data in order to test the Authority’s execution of controls over the federal ‘Procurement’ requirement. Further, we were unable to attain sufficient data in order to test the Authority’s compliance with the federal ‘Procurement’ requirement.

Cause

Failure to maintain and make available data applicable to the federal ‘Procurement’ compliance requirement.

Effect

Inability to sufficiently test the execution of controls over the federal ‘Procurement’ requirement. Potential noncompliance with the federal ‘Procurement’ requirement.

Questioned Costs – None noted.

Recommendation

We recommend that the Authority maintain, and make available for audit, data applicable to the federal ‘Procurement’ compliance requirement.

Reply

The Authority will maintain, and make available for audit, data applicable to the federal ‘Procurement’ compliance requirement. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining and making available for audit, data applicable to the federal ‘Procurement’ compliance requirement and expects the deficiencies which led to this Finding to be resolved by August 31, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-008 – Lack of Data Available to Audit the Federal ‘Special Tests and Provisions’ Requirement (Other Matter)

Criteria

Agencies administering federal grant programs shall implement and execute internal controls to ensure compliance with the requirements applicable to the federal grant program.

Condition

We were unable to attain sufficient data in order to test the Authority’s execution of controls over the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ requirement. Further, we were unable to attain sufficient data in order to test the Authority’s compliance with the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ requirement.

Cause

Failure to maintain and make available data applicable to the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ compliance requirement.

Effect

Inability to sufficiently test the execution of controls over the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ requirement. Potential noncompliance with the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ requirement.

Questioned Costs – None noted.

Recommendation

We recommend that the Authority maintain, and make available for audit, data applicable to the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ compliance requirement.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2019

Section II: Audit Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 2019-008 – Lack of Data Available to Audit the Federal ‘Special Tests and Provisions’ Requirement (Other Matter) - Continued

Reply

The Authority will maintain, and make available for audit, data applicable to the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ compliance requirement. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining and making available for audit, data applicable to the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ compliance requirement and expects the deficiencies which led to this Finding to be resolved by August 31, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

CORRECTIVE ACTION PLAN

MARCH 31, 2019

Finding 2019-001 – State of Louisiana Audit Deadline Not Met

Corrective Action

The Authority will complete and submit its audit to the State of Louisiana Legislative Auditor's Office within six months of its applicable fiscal year-end. Trina Sanders, Contracted Executive Director, has assumed the responsibility of completing and submitting the Authority's audit to the State of Louisiana Legislative Auditor's Office within six months of the Authority's applicable fiscal year-ends, and expects this instance of noncompliance to be resolved by September 30, 2021.

Finding 2019-002 – Lack of Execution of Internal Controls Over Processing Purchases and Payments

Corrective Action

The Authority will execute its established controls over all expenditures and maintain documentation that the controls were executed. Trina Sanders, Contracted Executive Director, has assumed the responsibility of executing established controls over all expenditures and expects the deficiencies which led to this Finding to be resolved by June 30, 2021.

Finding 2019-003 – Failure to Accrue Year-End Liabilities

Corrective Action

The Authority will maintain and make available to financial management, source documentation supporting all financial transactions and fiscal year-end balances. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining source documentation and ensuring its availability to financial management, and expects the deficiencies which led to this Finding to be resolved by June 30, 2021.

Finding 2019-004 - HUD Audit Deadline Not Met

Corrective Action

The Authority will complete and submit its audit to HUD within nine months of its fiscal year-end. Trina Sanders, Contracted Executive Director, has assumed the responsibility of completing and submitting the Authority's audit to HUD within nine months of its fiscal year-end, and expects this instance of noncompliance to be resolved by December 31, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

CORRECTIVE ACTION PLAN

MARCH 31, 2019

Finding 2019-005 – Lack of Execution of Internal Controls Over the Federal ‘Allowable Costs’ Requirement

Corrective Action

The Authority will execute its established controls over all expenditures and maintain documentation that the controls were executed. Trina Sanders, Contracted Executive Director, has assumed the responsibility of executing established controls over all expenditures and expects the deficiencies which led to this Finding to be resolved by June 30, 2021.

Finding 2019-006 – Lack of Data Available to Audit the Federal ‘Eligibility’ Requirement

Corrective Action

The Authority will maintain, and make available for audit, data applicable to the federal ‘Eligibility’ compliance requirement. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining and making available for audit, data applicable to the federal ‘Eligibility’ compliance requirement and expects the deficiencies which led to this Finding to be resolved by August 31, 2021.

Finding 2019-007 – Lack of Data Available to Audit the Federal ‘Procurement’ Requirement

Corrective Action

The Authority will maintain, and make available for audit, data applicable to the federal ‘Procurement’ compliance requirement. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining and making available for audit, data applicable to the federal ‘Procurement’ compliance requirement and expects the deficiencies which led to this Finding to be resolved by August 31, 2021.

Finding 2019-008 – Lack of Data Available to Audit the Federal ‘Special Tests and Provisions’ Requirement

Corrective Action

The Authority will maintain, and make available for audit, data applicable to the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ compliance requirement. Trina Sanders, Contracted Executive Director, has assumed the responsibility of maintaining and making available for audit, data applicable to the federal Waiting List, Declaration of Trust and Depository Agreement provisions of the ‘Special Tests and Provisions’ compliance requirement and expects the deficiencies which led to this Finding to be resolved by August 31, 2021.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

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

YEAR ENDED MARCH 31, 2019

EXPENDITURE PURPOSE

Salary	<u>\$ 52,499</u>
Benefits - Insurance	<u>9,584</u>
Benefits - Retirement	<u>3,938</u>
Total Compensation, Benefits and Other Payments	<u>\$ 66,021</u>

Agency Head: Patricia Reedom, Executive Director

Basis of Presentation:

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