

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA

**AUDITED FINANCIAL STATEMENTS
AND SUPPLEMENTAL DATA**

TWELVE MONTHS ENDED SEPTEMBER 30, 2016

Mike Estes, P.C.
A Professional Accounting Corporation

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

Independent Auditor's Report

Board of Commissioners
Housing Authority of White Castle
White Castle, Louisiana

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the Town of White Castle, Louisiana as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the Housing Authority of White Castle basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the Town of White Castle, Louisiana, as of September 30, 2016, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Managements' Discussion and Analysis 4 to 9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards general accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

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

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2017 on our consideration of the Housing Authority of the Town of White Castle, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the Town of White Castle, Louisiana's internal control over financial reporting and compliance.

Mike Estes, P.C.
Fort Worth, Texas
March 30, 2017

Housing Authority of the Town of White Castle

Management's Discussion and Analysis

For the Year Ended September 30, 2016

The Housing Authority of the Town of White Castle (the "Authority") management's discussion and analysis report 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.

This financial report is designed to provide an overview of the Authority's total financial picture for the fiscal year ending September 30, 2016, for those with an interest. Please read this discussion and analysis in conjunction with the Housing Authority's included audited financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Housing Authority of the Town of White Castle, P.O. Box 58, White Castle, LA 70788.

FINANCIAL HIGHLIGHTS

- The Authority's net position decreased by \$267,620 during the fiscal year.
- The Authority's operating revenue decreased by \$55,936 during the fiscal year.
- The Authority's operating expenses increased by \$14,801 during the fiscal year.
- At the close of the current fiscal year, the Authority's Assets exceeded its Liabilities by \$2,215,600.
- The Authority administers federal, state and local grants to benefit the low income and elderly citizens of the Town of White Castle.

OVERVIEW OF FINANCIAL STATEMENTS

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net position serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy; Department of Housing and Urban Development mandated program administrative changes, and the physical condition of capital assets.

Housing Authority of the Town of White Castle

Management's Discussion and Analysis

For the Year Ended September 30, 2016

The follow statements are included:

- **Statement of Net Position** - this statement reports the Authority's assets, liabilities and net position at the end of the fiscal year. You can think of the Authority's net position as the difference between what the Authority owns (assets) and what the Authority owes (liabilities).
- **Statement of Revenues, Expenses, and Changes in Fund Net Position** - this statement presents information showing how the Authority's net position increased or decreased during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of when the cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in future periods.
- **Statement of Cash Flows** - this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e., receivables and payables).
- **Notes to the Basic Financial Statements** - notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided. These notes provide greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information provides additional detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Housing Authority of the Town of White Castle

Management's Discussion and Analysis

For the Year Ended September 30, 2016

Financial Analysis

Condensed Statement of Net Position

	2016	2015	Total Change
Assets			
Current assets	\$ 418,771	\$ 389,178	\$ 29,593
Restricted assets	15,261	11,970	3,291
Capital assets (net)	1,859,627	2,152,439	(292,812)
Total Assets	2,293,659	2,553,587	(259,928)
Liabilities			
Current liabilities	53,732	46,392	7,340
Tenant security deposits	12,515	11,970	545
Noncurrent liabilities	11,812	12,005	(193)
Total Liabilities	78,059	70,367	7,692
Net Position			
Net Investment in capital assets	1,859,627	2,152,439	(292,812)
Net position	355,973	330,781	25,192
Total Net Position	2,215,600	2,483,220	(267,620)
Total Liabilities and Net	\$ 2,293,659	\$ 2,553,587	\$ (259,928)

Current Assets increased by \$29,593.

Capital Assets decreased by \$292,812, as seen in Note 4. This decrease is a result of current depreciation expense exceeding the completion of capital improvements undertaken by the Authority during the year.

Current Liabilities increased by \$7,340 as a result of increased payables to other governments and unearned income, offset by a decrease in accounts payable to vendors, accrued wages and payroll taxes payable and accrued compensated absences payable FYE 2016 as compared to FYE 2015.

Noncurrent Liabilities decreased by \$193 as a result of a decrease in accrued compensated absences during the year.

Net position - The difference between an organization's assets and its liabilities is its net position. Net position is categorized as one of three types.

- Invested in capital assets, net of related debt - capital assets, net of accumulated depreciation and related debt is due to the capital asset and long-term debt activity;

Housing Authority of the Town of White Castle

Management's Discussion and Analysis

For the Year Ended September 30, 2016

- Restricted - the Authority's net position whose use is subject to constraints imposed by law or agreement consisting primarily of debt service reserves;
- Unrestricted - the Authority's net position that are neither invested in capital assets nor restricted which increase principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors.

Financial Analysis

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	2016	2015	Net Change
OPERATING REVENUES			
Dwelling rental	\$ 283,971	\$ 302,549	\$ (18,578)
Governmental operating grants	306,227	352,640	(46,413)
Other	24,387	15,332	9,055
Total operating revenues	614,585	670,521	(55,936)
OPERATING EXPENSES			
Administration	205,225	237,777	(32,552)
Tenant services	9,281	4,744	4,537
Utilities	18,939	17,369	1,570
Ordinary maintenance & operations	211,224	189,052	22,172
Protection services	506	482	24
General expenses	105,725	103,016	2,709
Depreciation	308,905	302,190	6,715
Extraordinary maintenance	38,884	29,258	9,626
Total operating expenses	898,689	883,888	14,801
Income (Loss) from Operations	(284,104)	(213,367)	(70,737)
Non-Operating Revenues (Expenses):			
Interest earnings	390	388	2
Total Non-Operating Revenues	390	388	2
Income (Loss) before contribution	(283,714)	(212,979)	(70,735)
Capital Contribution	16,094	243,946	(227,852)
Change in net position	(267,620)	30,967	(298,587)
Total net position – beginning	2,483,220	2,452,253	30,967
Total net position – ending	\$ 2,215,600	\$ 2,483,220	\$ (267,620)

Housing Authority of the Town of White Castle

Management's Discussion and Analysis

For the Year Ended September 30, 2016

Operating Revenue decreased by \$55,936 for the 2016 fiscal year. This decrease represents a decrease in dwelling rentals and governmental operating grants, offset by an increase in other revenue.

Operating Expenses are categorized by the Authority as administration, tenant services, utilities, ordinary maintenance and operations, protection services, general expenses, depreciation and extraordinary maintenance.

Total operating expenses increased by \$14,801. This increase is attributed to increases in tenant services, utilities, ordinary maintenance and operations, protection services, general expenses, depreciation and extraordinary maintenance expense, offset by a decrease in administration expenses for the 2016 fiscal year.

Administration Expenses decreased by \$32,552 for the 2016 fiscal year. Most of the decrease is attributable to decreases in salaries, employee benefit contributions, travel and office expenses.

Tenant Services increased by \$4,537 for the 2016 fiscal year. This increase relates to an increase in tenant services salaries and other tenant service expenditures.

Ordinary Maintenance and Operations Expense increased by \$22,172 for the 2016 fiscal year. The increase is related to increases in labor costs, employee related expenses, as well as, an increase in materials incurred in the continuation of unit turnaround efforts.

General Expense increased by \$2,709 for the 2016 fiscal year. This increase is attributable to increases in compensated absences and insurance expenses, offset by a decrease in payments in lieu of taxes expense and bad debt expense.

Non-Operating Revenues increased by \$2 due to an increase in interest earnings for the 2016 fiscal year.

Capital Contributions decreased by \$227,852 due to a decrease in capital grant contributions received during the 2016 fiscal year.

CAPITAL ASSET AND DEBT ACTIVITY

The Authority's capital assets as of September 30, 2016, amounts to \$1,859,627 (net of accumulated depreciation). The investment in capital assets includes land, buildings and improvements, furniture and equipment, construction in progress, and accumulated depreciation. The total decrease in the Authority's capital assets for the current fiscal year was \$292,812.

Housing Authority of the Town of White Castle

Management's Discussion and Analysis

For the Year Ended September 30, 2016

Capital Assets, Net of Accumulated Depreciation

	<u>2016</u>	<u>2015</u>	<u>Total Change</u>
Land	\$ 236,540	\$ 236,540	\$ -
Buildings and improvements	7,472,589	7,202,829	269,760
Furniture and equipment	218,977	218,977	-
Construction in Progress	134,033	387,700	(253,667)
Accumulated Depreciation	<u>(6,202,512)</u>	<u>(5,893,607)</u>	<u>(308,905)</u>
Total	<u>\$ 1,859,627</u>	<u>\$ 2,152,439</u>	<u>\$ (292,812)</u>

Additional information on the Housing Authority of the Town of White Castle, Louisiana's capital assets can be found in the notes to the financial statements in this report.

DEBT

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

FACTORS AFFECTING NEXT YEAR'S BUDGET

The Authority is dependent upon HUD for the funding of its Low Rent Public Housing and Capital Fund programs; therefore, the Authority is affected by the federal budget than by local economic conditions.

ECONOMIC FACTORS

Significant economic factors which may affect the financial position of the Authority in the subsequent fiscal year are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development and new rules and regulations, which could be unfunded;
- 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 tenant rental income;
- Natural disasters which can have a devastating impact on the local economy;
- Inflationary pressure on utility rates, supplies and other costs; and
- Unemployment rates which can have an effect on rent.

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
STATEMENT OF NET POSITION

SEPTEMBER 30, 2016

ASSETS

Current assets		
Cash and cash equivalents	\$	293,938
Investments		52,005
Accounts receivable net		35,859
Prepaid items and other assets		28,888
Inventory		8,081
Restricted assets - cash and cash equivalents		15,261
Total Current Assets		<u>434,032</u>
Capital Assets, net		
Land and other non-depreciated assets		370,573
Other capital assets - net of depreciation		1,489,054
Total Capital Assets, net		<u>1,859,627</u>
Total Assets	\$	<u><u>2,293,659</u></u>

LIABILITIES

Current Liabilities		
Accounts payable	\$	16,014
Unearned income		2,746
Compensated absences payable		6,938
Accrued PILOT		28,034
Deposits due others		12,515
Total Current Liabilities		<u>66,247</u>
Noncurrent Liabilities		
Compensated absences payable		11,812
Total Liabilities		<u>78,059</u>

NET POSITION

Net investment in capital assets		1,859,627
Unrestricted		355,973
Net Position	\$	<u><u>2,215,600</u></u>

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
STATEMENT OF REVENUES,
EXPENSES AND CHANGES IN FUND NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2016

OPERATING REVENUES

Dwelling rental	\$ 283,971
Governmental operating grants	306,227
Tenant Revenue - Other	15,309
Other	9,078

Total Operating Revenues	614,585
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OPERATING EXPENSES

Administration	205,225
Tenant services	9,281
Utilities	18,939
Ordinary maintenance & operations	211,224
Protective services	506
General expenses	105,725
Depreciation	308,905
Extraordinary maintenance	38,884

Total Operating Expenses	898,689
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Income (Loss) from Operations	(284,104)
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Non Operating Revenues (Expenses)

Interest earnings	390
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Total Non-Operating Revenues (Expenses)	390
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Income (Loss) before contribution	(283,714)
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Capital Contribution	16,094
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Change in net position	(267,620)
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Total net position - beginning	2,483,220
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Total net position - ending	\$ 2,215,600
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The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2016

CASH FLOWS FROM OPERATING ACTIVITIES	
Rental receipts	\$ 280,154
Other receipts	31,565
Federal grants	362,136
Payments to vendors	(315,867)
Payments to employees – net	(271,939)
	<hr/>
Net cash provided (used) by operating activities	86,049
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	(16,093)
Federal Capital Grants	16,093
	<hr/>
Net cash provided (used) by capital and related financing activities	0
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	390
Purchase of investments	(135)
	<hr/>
Net cash provided (used) by investing activities	255
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	
	86,304
CASH AND CASH EQUIVALENTS	
Beginning of Fiscal Year	222,895
	<hr/>
CASH AND CASH EQUIVALENTS	
End of Fiscal Year	\$ 309,199
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Continued

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2016

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

Operating income (loss)	\$ (284,104)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation Expense	308,905
Provision of uncollectible accounts	21
Change in assets and liabilities:	
Receivables	55,250
Inventories	(615)
Prepaid items	(1,101)
Account payables	(1,764)
Unearned income	1,055
Deposits due others	544
Accrued PILOT	7,858
Net cash provided (used) by operations	\$ <u>86,049</u>

Concluded

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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

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

The Housing Authority has the following units:

PHA Owned Housing	134 units
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GASB Statement 14 establishes criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of this Statement, the Housing Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. As used in GASB Statement 14, fiscally independent means that the Housing Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, levy its own taxes or set rates or charges, and issue bonded debt with HUD approval.

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

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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

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

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

The transactions of the Housing Authority are reported in a proprietary enterprise fund. The general fund accounts for the transactions of the Public Housing Low Rent program and the Capital Fund program.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

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

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$309,199. This is comprised of cash and cash equivalents of \$293,938 and restricted assets – cash of \$15,261, on the statement of net position.

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

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

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

Definitions:

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

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

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

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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

Site improvements	15 years
Buildings	40 years
Building improvements	10 years
Furniture and equipment	5-7 years
Computers	3 years

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

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

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

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

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

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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

NOTE 2 – DEPOSITS AND INVESTMENTS The Housing Authority has reported their investments with a maturity at time of purchase of one year or less at amortized cost. Investments with maturity at time of purchase of greater than one year are presented at fair value at September 30, 2016. Deposits are stated at cost, which approximates fair value.

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

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

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

Restricted Cash: \$12,515 is restricted in the General Fund for security deposits. \$2,746 is restricted for an amount equal to unearned revenue.

At September 30, 2016, the Housing Authority's carrying amount of deposits was \$361,154 and the bank balance was \$389,987, which includes \$52,005 in certificates of deposits classified as investments. Petty cash consists of \$50. \$250,000 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$139,897 was covered by pledged securities. However, this \$139,897 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

NOTE 3 – ACCOUNTS RECEIVABLE The receivables at September 30, 2016, are as follows:

<u>Class of Receivables</u>	<u>General</u>
Local sources:	
Tenants	\$ 468
Other	1,336
Federal sources:	
Grants	34,055
Total	\$ 35,859

The tenants account receivables is net of an allowance for doubtful accounts of \$105.

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Non-depreciable assets				
Land and buildings	\$ 236,540	\$ 0	\$ 0	\$ 236,540
Construction in progress	387,700	0	253,667	134,033
Depreciable assets:				
Buildings	7,202,829	269,760	0	7,472,589
Furniture and equipment	218,977	0	0	218,977
Total capital assets	8,046,046	269,760	253,667	8,062,139
Less: accumulated depreciation				
Buildings	5,686,782	305,435	0	5,992,217
Furniture and equipment	206,825	3,470	0	210,295
Total accumulated depreciation	5,893,607	308,905	0	6,202,512
Total capital assets, net	\$ 2,152,439	\$ (39,145)	\$ 253,667	\$ 1,859,627

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

NOTE 5 – ACCOUNTS PAYABLE The payables at September 30, 2016 are as follows:

Vendors	\$	8,299
Payroll taxes & Retirement withheld		7,715
Total	\$	<u>16,014</u>

NOTE 6 – COMPENSATED ABSENCES At September 30, 2016, employees of the Housing Authority have accumulated and vested \$18,750 of employee leave computed in accordance with GASB, Codification Section C60.

NOTE 7 – LONG-TERM OBLIGATIONS The following is a summary of the long-term obligation transactions for the year ended September 30, 2016.

	Compensated Absences
Balance, beginning	\$ 19,589
Additions	7,577
Deletions	8,416
Balance, ending	<u>18,750</u>
Amounts due in one year	<u>\$ 6,938</u>

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

NOTE 8 – RETIREMENT SYSTEM The Housing Authority participates in the Arthur Gallagher Risk Management Services Retirement Plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the Housing Authority provides pension benefits for all of its full-time employees. All full-time employees are who have attained age 18 are eligible to participate in the plan on the first day of the month after completing three months of continuous and uninterrupted employment.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 4% of his effective compensation. The participants may also make voluntary contributions. The employer is required to make monthly contributions equal to 6% of each participant's effective compensation.

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

The Housing Authority has the right to establish or amend retirement plan provisions. The Housing Authority's Joinder Agreement with the Louisiana Housing Council Group Retirement Plan may be amended or modified by Board Resolution. Amendment of the Joinder Agreement is limited to provisions affecting plan specifications.

The Housing Authority made the required contributions of \$15,996 for the year ended September 30, 2016, of which \$9,598 was paid by the Housing Authority and \$6,398 was paid by employees. No payments were made out of the forfeiture account.

NOTE 9 – COMMITMENTS AND CONTINGENCIES

Commitments On February 1, 2013, the Authority entered into an Employment Agreement with the Executive Director. The Agreement is for five years, and is renewable automatically for an additional year, unless certain steps are taken. The Agreement may be terminated by the Executive Director upon sixty days written notice to the Authority.

The Agreement may be terminated by the Authority at any time for cause. If the Agreement is terminated by the Authority without cause, the Authority is obligated to the Executive Director his annual base salary for the remaining term of the Agreement. In, addition the Authority is obligated to pay the Executive Director all annual leave, in concordance with the Personnel Policy.

Litigation The Housing Authority is not presently involved in litigation.

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

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

Construction Projects There are certain renovation or construction projects in progress at September 30, 2016. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

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

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

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

Louisiana State law prohibits one governmental entity assessing another entity. If the Louisiana Housing Council Group Self Insured Fund (LHC) risk pool is unable to meet its obligations, the risk to the Housing Authority is only that its own claim would be unpaid.

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

NOTE 10 – ECONOMIC DEPENDENCE The Department of Housing and Urban Development provided \$322,321 to the Housing Authority, which represents approximately 51% of the Housing Authority's total revenue and capital contributions for the year.

NOTE 11 - SUBSEQUENT EVENTS Management has evaluated events and transactions subsequent to the statement of net position date through, March 30, 2017, of the independent auditor's report for potential recognition or disclosure in the financial statements. Management has not identified any items requiring recognition or disclosure.



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CERTIFIED PUBLIC
ACCOUNTANTS
and the
AICPA GOVERNMENTAL
AUDIT QUALITY CENTER

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

Independent Auditor's Report

Housing Authority of White Castle
White Castle, Louisiana

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of each major fund of the Housing Authority of the Town of White Castle, Louisiana, as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of White Castle, Louisiana's basic financial statements, and have issued our report thereon dated March 30, 2017.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of White Castle, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Mike Estes, P.C.
Fort Worth, Texas
March 30, 2017

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED YEAR ENDED SEPTEMBER 30, 2016

Section I – Summary of the Auditor’s Results

Financial Statement Audit

1. Type of Auditor’s Report Issued on Financial Statements – Unqualified.

2. Internal Control Over Financial Reporting:

a. Material weakness(es) identified?	<u> </u> yes	<u> ✓ </u> no
b. Significant deficiency(ies) identified?	<u> </u> yes	<u> ✓ </u> none reported

3. Noncompliance material to financial statements noted?	<u> </u> yes	<u> ✓ </u> no
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HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2016

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

None

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2016

There were no audit findings.

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED SEPTEMBER 30, 2016

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

There were no prior audit findings.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
ANNUAL CONTRIBUTION CONTRACT

YEAR ENDED SEPTEMBER 30, 2016

	2014 Capital Fund
Funds approved	\$ 155,881
Funds expended	155,881
Excess of funds approved	\$ 0
Funds advanced	\$ 155,881
Funds expended	155,881
Excess (Deficiency) of funds advanced	\$ 0

1. The Actual Modernization Costs are as follows:
2. The distribution of costs by project as shown on the Final Statement of Modernization Costs dated December 2, 2016 accompanying the Actual Modernization Costs Certificate submitted to HUD for approval is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
STATEMENT OF MODERNIZATION COSTS - UNCOMPLETED

YEAR ENDED SEPTEMBER 30, 2016

CASH BASIS

	2015 Capital Fund
	<u> </u>
Funds approved	\$ 158,894
Funds expended	<u>14,444</u>
Excess of funds approved	<u>\$ 144,450</u>
 Funds advanced	 \$ 14,444
Funds expended	<u>14,444</u>
Excess (Deficiency) of funds	<u>\$ 0</u>

See accountants' report

**HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO AGENCY HEAD
OR CHIEF EXECUTIVE DIRECTOR**

YEAR ENDED SEPTEMBER 30, 2016

Agency Head Name: Don C. O'Bear, Executive Director

Purpose	Amount
Salary	\$ 75,844
Benefits-insurance	16,772
Benefits-retirement	4,236
Benefits-<list any other here>	-
Car allowance	2,400
Vehicle provided by government	-
Per diem	375
Reimbursements	-
Travel	-
Registration fees	550
Conference travel	727
Continuing professional education fees	-
Housing	-
Unvouchered expenses*	-
Special meals	-
Total	\$ 100,904

See accountants' report

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2016

FEDERAL GRANTOR PROGRAM TITLE	CDFA NO.	PROGRAM EXPENDITURES
<hr/>		
U. S. Department of Housing and Urban Development Direct Programs:		
Low-Income Housing Operating Subsidy	14.850a	\$ 287,435
Capital Fund Program	14.872	34,886
		<hr/>
Total United States Department of Housing and Urban Development		\$ 322,321
		<hr/>
Total Expenditures of Federal Awards		\$ 322,321
		<hr/> <hr/>

The accompanying notes are an integral part of this schedule.

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2016

NOTE 1 – BASIS OF PRESENTATION The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Housing Authority of the Town of White Castle, Louisiana (the “Housing Authority”) under programs of the federal government for the year ended September 30, 2016. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Housing Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

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

	<u>Federal Sources</u>
Enterprise Funds	
Governmental operating grants	\$ 306,227
Capital contributions	16,094
	<hr/>
Total	\$ 322,321
	<hr/>

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

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Entity Wide Balance Sheet Summary			
	Project Total	Subtotal	Total
111 Cash - Unrestricted	\$293,938	\$293,938	\$293,938
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted			
114 Cash - Tenant Security Deposits	\$12,515	\$12,515	\$12,515
115 Cash - Restricted for Payment of Current Liabilities	\$2,746	\$2,746	\$2,746
100 Total Cash	\$309,199	\$309,199	\$309,199
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects	\$34,055	\$34,055	\$34,055
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous	\$1,336	\$1,336	\$1,336
126 Accounts Receivable - Tenants	\$573	\$573	\$573
126.1 Allowance for Doubtful Accounts - Tenants	-\$105	-\$105	-\$105
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$35,859	\$35,859	\$35,859
131 Investments - Unrestricted	\$52,005	\$52,005	\$52,005
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	\$28,888	\$28,888	\$28,888
143 Inventories	\$8,506	\$8,506	\$8,506
143.1 Allowance for Obsolete Inventories	-\$425	-\$425	-\$425
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	\$434,032	\$434,032	\$434,032
161 Land	\$236,540	\$236,540	\$236,540
162 Buildings	\$6,160,170	\$6,160,170	\$6,160,170
163 Furniture, Equipment & Machinery - Dwellings			
164 Furniture, Equipment & Machinery - Administration	\$218,977	\$218,977	\$218,977
165 Leasehold Improvements	\$1,312,419	\$1,312,419	\$1,312,419
166 Accumulated Depreciation	-\$6,202,512	-\$6,202,512	-\$6,202,512
167 Construction in Progress	\$134,033	\$134,033	\$134,033
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,859,627	\$1,859,627	\$1,859,627
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	\$1,859,627	\$1,859,627	\$1,859,627

**HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Entity Wide Balance Sheet Summary			
	Project Total	Subtotal	Total
200 Deferred Outflow of Resources			
290 Total Assets and Deferred Outflow of Resources	\$2,293,659	\$2,293,659	\$2,293,659
311 Bank Overdraft			
312 Accounts Payable <= 90 Days	\$8,299	\$8,299	\$8,299
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable	\$7,715	\$7,715	\$7,715
322 Accrued Compensated Absences - Current Portion	\$6,938	\$6,938	\$6,938
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government	\$28,034	\$28,034	\$28,034
341 Tenant Security Deposits	\$12,515	\$12,515	\$12,515
342 Unearned Revenue	\$2,746	\$2,746	\$2,746
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other			
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	\$66,247	\$66,247	\$66,247
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non Current	\$11,812	\$11,812	\$11,812
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	\$11,812	\$11,812	\$11,812
300 Total Liabilities	\$78,059	\$78,059	\$78,059
400 Deferred Inflow of Resources			
508.4 Net Investment in Capital Assets	\$1,859,627	\$1,859,627	\$1,859,627
511.4 Restricted Net Position			
512.4 Unrestricted Net Position	\$355,973	\$355,973	\$355,973
513 Total Equity - Net Assets / Position	\$2,215,600	\$2,215,600	\$2,215,600
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$2,293,659	\$2,293,659	\$2,293,659

**HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Single Project Revenue and Expense			
	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$283,971		\$283,971
70400 Tenant Revenue - Other	\$15,309		\$15,309
70500 Total Tenant Revenue	\$299,280	\$0	\$299,280
70600 HUD PHA Operating Grants	\$287,435	\$18,792	\$306,227
70610 Capital Grants		\$16,094	\$16,094
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$390		\$390
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	\$9,078		\$9,078
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$596,183	\$34,886	\$631,069
91100 Administrative Salaries	\$110,307		\$110,307
91200 Auditing Fees	\$9,605		\$9,605
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$41,217		\$41,217
91600 Office Expenses	\$21,632		\$21,632
91700 Legal Expense	\$3,268		\$3,268
91800 Travel	\$4,013		\$4,013
91810 Allocated Overhead			
91900 Other	\$15,183		\$15,183
91000 Total Operating - Administrative	\$205,225	\$0	\$205,225
92000 Asset Management Fee			
92100 Tenant Services - Salaries	\$8,097		\$8,097
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services	\$884		\$884
92400 Tenant Services - Other	\$300		\$300
92500 Total Tenant Services	\$9,281	\$0	\$9,281

**HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Single Project Revenue and Expense			
	Low Rent	Capital Fund	Total Project
93100 Water	\$985		\$985
93200 Electricity	\$17,747		\$17,747
93300 Gas	\$207		\$207
93400 Fuel			
93500 Labor			
93600 Sewer			
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$18,939	\$0	\$18,939
94100 Ordinary Maintenance and Operations - Labor	\$75,715		\$75,715
94200 Ordinary Maintenance and Operations - Materials and Other	\$57,989	\$5,279	\$63,268
94300 Ordinary Maintenance and Operations Contracts	\$42,379	\$2,013	\$44,392
94500 Employee Benefit Contributions - Ordinary Maintenance	\$27,849		\$27,849
94000 Total Maintenance	\$203,932	\$7,292	\$211,224
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs	\$506		\$506
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$506	\$0	\$506
96110 Property Insurance	\$49,522		\$49,522
96120 Liability Insurance			
96130 Workmen's Compensation	\$8,255		\$8,255
96140 All Other Insurance	\$7,672		\$7,672
96100 Total Insurance Premiums	\$65,449	\$0	\$65,449
96200 Other General Expenses	\$143		\$143
96210 Compensated Absences	\$6,672		\$6,672
96300 Payments in Lieu of Taxes	\$28,034		\$28,034
96400 Bad debt - Tenant Rents	\$5,427		\$5,427
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$40,276	\$0	\$40,276
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$543,608	\$7,292	\$550,900
97000 Excess of Operating Revenue over Operating Expenses	\$52,575	\$27,594	\$80,169

**HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Single Project Revenue and Expense			
	Low Rent	Capital Fund	Total Project
97100 Extraordinary Maintenance	\$38,884		\$38,884
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$308,905		\$308,905
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$891,397	\$7,292	\$898,689
10010 Operating Transfer In	\$11,500		\$11,500
10020 Operating transfer Out		-\$11,500	-\$11,500
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$11,500	-\$11,500	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$283,714	\$16,094	-\$267,620
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$2,483,220	\$0	\$2,483,220
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$16,094	-\$16,094	\$0
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	1608		1608
11210 Number of Unit Months Leased	1572		1572
11270 Excess Cash	\$285,516		\$285,516
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$0	\$16,094	\$16,094
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0

**HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Entity Wide Revenue and Expense Summary			
	Project Total	Subtotal	Total
70300 Net Tenant Rental Revenue	\$283,971	\$283,971	\$283,971
70400 Tenant Revenue - Other	\$15,309	\$15,309	\$15,309
70500 Total Tenant Revenue	\$299,280	\$299,280	\$299,280
70600 HUD PHA Operating Grants	\$306,227	\$306,227	\$306,227
70610 Capital Grants	\$16,094	\$16,094	\$16,094
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$390	\$390	\$390
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	\$9,078	\$9,078	\$9,078
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$631,069	\$631,069	\$631,069
91100 Administrative Salaries	\$110,307	\$110,307	\$110,307
91200 Auditing Fees	\$9,605	\$9,605	\$9,605
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$41,217	\$41,217	\$41,217
91600 Office Expenses	\$21,632	\$21,632	\$21,632
91700 Legal Expense	\$3,268	\$3,268	\$3,268
91800 Travel	\$4,013	\$4,013	\$4,013
91810 Allocated Overhead			
91900 Other	\$15,183	\$15,183	\$15,183
91000 Total Operating - Administrative	\$205,225	\$205,225	\$205,225
92000 Asset Management Fee			
92100 Tenant Services - Salaries	\$8,097	\$8,097	\$8,097
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services	\$884	\$884	\$884
92400 Tenant Services - Other	\$300	\$300	\$300
92500 Total Tenant Services	\$9,281	\$9,281	\$9,281

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Entity Wide Revenue and Expense Summary			
	Project Total	Subtotal	Total
93100 Water	\$985	\$985	\$985
93200 Electricity	\$17,747	\$17,747	\$17,747
93300 Gas	\$207	\$207	\$207
93400 Fuel			
93500 Labor			
93600 Sewer			
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$18,939	\$18,939	\$18,939
94100 Ordinary Maintenance and Operations - Labor	\$75,715	\$75,715	\$75,715
94200 Ordinary Maintenance and Operations - Materials and Other	\$63,268	\$63,268	\$63,268
94300 Ordinary Maintenance and Operations Contracts	\$44,392	\$44,392	\$44,392
94500 Employee Benefit Contributions - Ordinary Maintenance	\$27,849	\$27,849	\$27,849
94000 Total Maintenance	\$211,224	\$211,224	\$211,224
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs	\$506	\$506	\$506
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$506	\$506	\$506
96110 Property Insurance	\$49,522	\$49,522	\$49,522
96120 Liability Insurance			
96130 Workmen's Compensation	\$8,255	\$8,255	\$8,255
96140 All Other Insurance	\$7,672	\$7,672	\$7,672
96100 Total Insurance Premiums	\$65,449	\$65,449	\$65,449
96200 Other General Expenses	\$143	\$143	\$143
96210 Compensated Absences	\$6,672	\$6,672	\$6,672
96300 Payments in Lieu of Taxes	\$28,034	\$28,034	\$28,034
96400 Bad debt - Tenant Rents	\$5,427	\$5,427	\$5,427
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$40,276	\$40,276	\$40,276
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$550,900	\$550,900	\$550,900
97000 Excess of Operating Revenue over Operating Expenses	\$80,169	\$80,169	\$80,169

HOUSING AUTHORITY OF WHITE CASTLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2016

Housing Authority of the Town of White Castle (LA093)			
WHITE CASTLE, LA			
Entity Wide Revenue and Expense Summary			
	Project Total	Subtotal	Total
97100 Extraordinary Maintenance	\$38,884	\$38,884	\$38,884
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$308,905	\$308,905	\$308,905
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$898,689	\$898,689	\$898,689
10010 Operating Transfer In	\$11,500	\$11,500	\$11,500
10020 Operating transfer Out	-\$11,500	-\$11,500	-\$11,500
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$267,620	-\$267,620	-\$267,620
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$2,483,220	\$2,483,220	\$2,483,220
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	1608	1608	1608
11210 Number of Unit Months Leased	1572	1572	1572
11270 Excess Cash	\$285,516	\$285,516	\$285,516
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$16,094	\$16,094	\$16,094
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0