

**HOUSING AUTHORITY
OF THE
CITY OF COVINGTON, LOUISIANA**

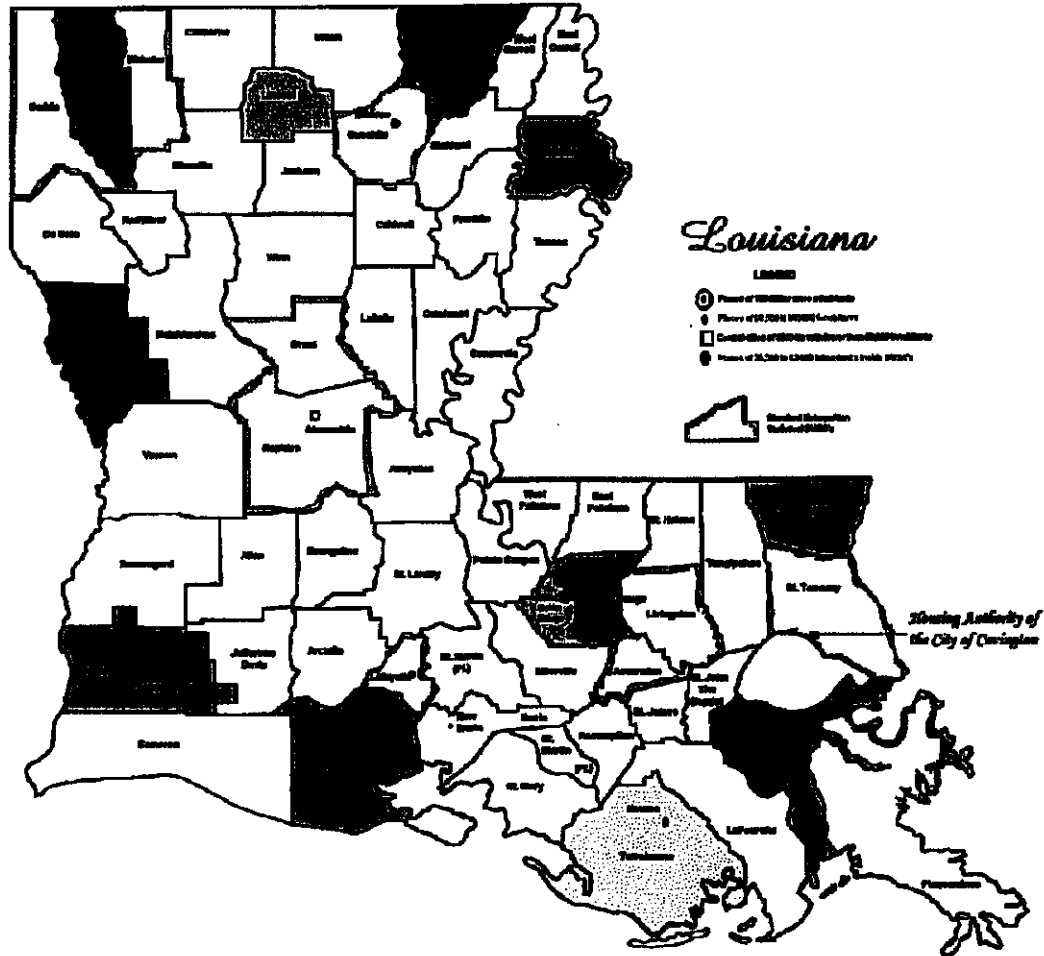
**Financial Statements &
Supplemental Financial Information**

March 31, 2007

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the entity and other appropriate public officials. The report is available for public inspection at the Baton Rouge office of the Legislative Auditor and, where appropriate, at the office of the parish clerk of court.

Release Date 3/26/08

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**



Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low income housing programs in the United States. Accordingly, HUD has contracted with the entity to administer certain HUD funds. The entity is a public corporation, legally separate, fiscally independent and governed by Board of Commissioners.

**Housing Authority of the City of Covington
Covington, Louisiana**

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March 31, 2007**

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JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

INDEPENDENT AUDITOR'S REPORT

Housing Authority of the
City of Covington
Covington, Louisiana

We have audited the accompanying basic financial statements of the Housing Authority of the City of Covington as of and for the year ended March 31, 2007, as listed in the table of contents. These basic financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these basic 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Covington, as of March 31, 2007, and the respective changes in financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated November 28, 2007, on our consideration of the Housing Authority of the City of Covington's internal control over financial reporting and on our test 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.

The management's discussion and analysis is not a required part of the basic financial statements but is supplementary information required by Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the authority's basic financial statements taken as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non Profit Organizations*, and is not a required part of the basic financial statements. The accompanying Financial Data Schedule, required by HUD, supplementary schedules and statements are presented for purposes of additional analysis, and are also not a required part of the basic financial statements. The schedule of expenditures of federal awards, Financial Data Schedule, supplementary schedules and statements have been subjected to the auditing procedures applied in the audit of the basic financial statements, and in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

John R. Vercher PC

Jena, Louisiana

November 28, 2007

**Housing Authority of the City of Covington
Management's Discussion and Analysis
March 31, 2007**

As management of the Housing Authority of the City of Covington, we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended March 31, 2007. We encourage readers to consider the information presented here in conjunction with the Authority's basic financial statements, which are attached.

Financial Highlights

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$1,939,697 (net assets).

As of the close of the current fiscal year, the Authority's ending unrestricted net assets were \$236,193.

The Authority's cash balance at March 31, 2007 was \$160,463.

The Authority had total operating revenue of \$944,365, and total non-operating revenue of \$34,548.

The Authority had total operating expenses of \$828,064, and total non-operating expenses of \$1,338.

The Authority had a total change in net assets of \$149,511 for the year.

Overview of the Basic Financial Statements

The discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of the Statement of Net Assets, Statement of Revenue, Expenses and Changes in Net Assets, Statement of Cash Flows, and the notes to the basic financial statements. This report also contains the schedule of expenditures of federal award as supplementary information in addition to the basic financial statements themselves.

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

Low Rent Public Housing – Under the Conventional Public Housing Program, the Housing Authority rents units it owns to low-income families. The Conventional Public Housing Program is operated under an Annual Contribution Contract (ACC) with HUD, and HUD provides an Operating Subsidy to enable the Authority to provide housing at a rent that is based upon 30% of adjusted gross household income.

**Housing Authority of the City of Covington
Management's Discussion and Analysis - Continued
March 31, 2007**

Capital Fund Program – The Conventional Public Housing Program also includes the Capital Fund Program, the primary funding source for the Authority's physical and management improvements. The formula funding methodology is based on size and age of the Authority's units.

The Authority's overall financial position and operations for the year is summarized below based on the information in the current and prior year financial statements.

The table below lists the asset and liability comparisons for the year ended March 31, 2007.

Statement of Net Assets

	<u>2006</u>	<u>2007</u>	<u>% Change</u>
Current Assets	\$ 288,686	\$ 265,391	-8.1%
Restricted Assets	15,792	5,157	-67.3%
Capital Assets Net of Depreciation	<u>1,570,713</u>	<u>1,703,504</u>	8.5%
Total Assets	<u>1,875,191</u>	<u>1,974,052</u>	5.3%
Current Liabilities	79,497	30,206	-62.0%
Non-Current Liabilities	5,508	4,149	-24.7%
Total Liabilities	<u>85,005</u>	<u>34,355</u>	-59.6%
Invested in Capital Assets, Net	1,573,213	1,703,504	8.3%
Restricted Assets	133,891	-0-	-100.0%
Unrestricted Assets	<u>83,082</u>	<u>236,193</u>	184.3%
Total Net Assets	<u>\$ 1,790,186</u>	<u>\$ 1,939,697</u>	8.4%

- Total assets increased by \$149,511 or 5.3% from last year. The primary reason for this increase is due to an increase in Capital Assets, Net of Accumulated Depreciation in the amount of \$132,791.
- Total liabilities decreased by \$50,650 or 59.6%. The primary reason for this change is due to a decrease in Accounts Payable in the amount of \$45,106.

**Housing Authority of the City of Covington
Management's Discussion and Analysis - Continued
March 31, 2007**

The table below lists the revenue and expense comparisons for the year ended March 31, 2007.

Statement of Revenues, Expenses, & Changes in Net Assets

	<u>2006</u>	<u>2007</u>	<u>% Change</u>
Revenues			
Tenant Revenue	\$ 67,976	\$ 66,575	-2.1%
HUD PHA Operating	668,806	782,699	17.0%
Capital Grants	-0-	31,246	100.0%
Other Revenue	5,785	95,091	1,543.8%
Investment Income	626	640	2.2%
Fraud Recovery	-0-	2,662	100.0%
Total Revenues	<u>743,193</u>	<u>978,913</u>	31.7%
Expenses			
Housing Assistance Payments	468,968	382,298	-18.5%
Administrative	176,594	180,499	2.2%
Utilities	11,371	9,914	-12.8%
Maintenance	58,477	85,382	46.0%
Protective Services	16,284	21,275	30.6%
General	32,382	35,957	11.0%
Bad Debt	-0-	4,535	100.0%
Casualty Loss Not Capitalized	-0-	1,338	100.0%
Depreciation	91,688	108,204	18.0%
Total Expenses	<u>855,764</u>	<u>829,402</u>	-3.1%
Change in Net Assets	<u>\$ (112,571)</u>	<u>\$ 149,511</u>	232.8%

- Total revenues increased by \$235,720 or 31.7%. The primary reasons for this increase are because of an increase in Grants in the amount of \$145,139 and an increase in Other Revenue in the amount of \$89,306.
- Total expenses decreased by \$26,362 or 3.1%. The primary reason for this decrease is due to a decrease in Housing Assistance Payments in the amount of \$86,670.

**Housing Authority of the City of Covington
Management's Discussion and Analysis - Continued
March 31, 2007**

Capital Asset & Debt Administration

Capital Assets

As of March 31, 2007 the Authority's investment in capital assets was \$1,703,504 (net of accumulated depreciation). This investment included land, building, building improvements, office equipment, and maintenance equipment.

Capital Assets at Year-End		
	2006	2007
Land *	\$ 202,304	\$ 202,304
Leasehold Improvements	30,349	30,349
Building	2,412,471	2,643,397
Furniture & Equipment	200,708	204,602
Accumulated Depreciation	(1,275,119)	(1,377,148)
Total	\$ 1,570,713	\$ 1,703,504

* Land in the amount of \$202,304 is not being depreciated.

Long Term Debt

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

Future Events that will impact the Authority

The Authority relies heavily upon HUD operating subsidies. The amount appropriated has not currently been approved for the 2008 fiscal year. Therefore, any results of budget shortfalls cannot be determined.

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

Contacting the Authority's Financial Management:

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have questions about this report or need additional information, contact Tammie Groover, Executive Director of the Housing Authority of the City of Covington, P.O. Box 1293, Covington, LA 70434, at (985)-898-0345.

Basic Financial Statements

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Net Assets
March 31, 2007**

ASSETS	
CURRENT ASSETS	
Cash	\$ 160,463
Receivables (Net of Allowances for Uncollectables)	85,546
Prepaid Items	17,484
Inventories	<u>1,898</u>
TOTAL CURRENT ASSETS	<u>265,391</u>
 RESTRICTED ASSETS	
Tenant Security Deposits	<u>5,157</u>
TOTAL RESTRICTED ASSETS	<u>5,157</u>
 NON-CURRENT ASSETS	
Capital Assets (Net of Accumulated Depreciation)	<u>1,703,504</u>
TOTAL NON-CURRENT ASSETS	<u>1,703,504</u>
TOTAL ASSETS	<u>1,974,052</u>
 LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	10,540
Accrued Wage/Payroll Taxes Payable	4,301
Compensated Absences	4,540
Accrued Pilot	5,666
Tenant Security Deposits	<u>5,159</u>
TOTAL CURRENT LIABILITIES	<u>30,206</u>
 NON-CURRENT LIABILITIES	
Compensated Absences	<u>4,149</u>
TOTAL NON-CURRENT LIABILITIES	<u>4,149</u>
TOTAL LIABILITIES	<u>34,355</u>
 NET ASSETS	
Invested in Capital Assets, Net of Related Debt	1,703,504
Restricted	-0-
Unrestricted	<u>236,193</u>
TOTAL NET ASSETS	<u>\$ 1,939,697</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Revenues, Expenses, & Changes In Net Assets
For The Year Ended March 31, 2007**

OPERATING REVENUES	
Tenant Revenue	\$ 66,375
Other Tenant Revenue	200
Other Revenue	95,091
HUD PHA Operating Grant	782,699
TOTAL OPERATING REVENUE	<u>944,365</u>
 OPERATING EXPENSES	
Housing Assistance Payments	382,298
Administrative Salaries	76,622
EBC Administrative	22,768
Compensated Absences	2,470
Other Operating - Administrative	78,639
Relocation Costs	1,698
Water	90
Electricity	6,494
Gas	1,384
Other Utilities	1,946
Ordinary Maintenance - Labor	19,590
Materials	17,683
Contract Cost	40,983
EBC Maintenance	7,126
Protective Services	15,600
EBC Protective Services	5,675
Insurance	28,195
Payment in Lieu of Taxes	5,666
Bad Debt Tenant's Rent	4,535
Other General Expense	398
<i>Depreciation</i>	108,204
TOTAL OPERATING EXPENSES	<u>828,064</u>
 OPERATING INCOME (LOSS)	 <u>116,301</u>
 NONOPERATING REVENUE (EXPENSE)	
Federal Grants	31,246
Interest Earnings	640
Fraud Recovery	2,662
Casualty Loss Not Capitalized	(1,338)
TOTAL NONOPERATING REVENUE (EXPENSES)	<u>33,210</u>
 CHANGE IN NET ASSETS	 149,511
 TOTAL NET ASSETS - BEGINNING	 <u>1,790,186</u>
TOTAL NET ASSETS - ENDING	\$ <u>1,939,697</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Cash Flows
For The Year Ended March 31, 2007**

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts From Customers & Users	\$ 133,133
Receipts From HUD	782,699
Payments to HUD	(8,705)
Payments to Landlords	(382,298)
Payments to Employees	(191,700)
Payments to Suppliers	(176,947)
Payment in Lieu of Taxes	(12,546)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>143,636</u>
 CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Subsidy From Federal Grants	31,246
Fraud Recovery	2,662
Casualty Loss Not Capitalized	(1,338)
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	<u>32,570</u>
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Deletion of Assets	(2,376)
Acquisition & Construction of Capital Assets	(238,619)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(240,995)</u>
 CASH FLOWS FROM INVESTING ACTIVITIES	
Interest & Dividends Received	640
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>640</u>
 NET INCREASE (DECREASE) IN CASH	 (64,149)
 CASH, BEGINNING OF YEAR	 <u>224,612</u>
CASH, END OF YEAR	\$ <u>160,463</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Cash Flows
Reconciliation
For The Year Ended March 31, 2007**

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating Income (Loss)	<u>\$ 116,301</u>
Depreciation Expense	108,204
(Increase) Decrease in Accounts Receivable	(27,733)
(Increase) Decrease in Inventories	(1,898)
(Increase) Decrease in Prepaid Items	(11,223)
(Increase) Decrease in Restricted Assets	10,635
Increase (Decrease) in Customer Deposits	(800)
Increase (Decrease) in Accounts Payable	7,584
Increase (Decrease) in Accounts Payable -- HUD PHA Programs	(8,705)
Increase (Decrease) in Accrued Wages/Payroll Taxes Payable	(42,442)
Increase (Decrease) in Compensated Absences	593
Increase (Decrease) in PILOT	(6,880)
TOTAL ADJUSTMENTS	<u>27,335</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 143,636</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS

INTRODUCTION

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

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

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

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

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

1. SUMMARY OF ORGANIZATION & SIGNIFICANT ACCOUNTING POLICIES

A. BASIC FINANCIAL STATEMENTS

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

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

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

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

The housing authority reports the following major proprietary funds:

The Low Rent Fund is the housing authority's primary operating fund. It accounts for all financial resources of the housing authority.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to their same limitation. The housing authority has elected not to follow subsequent private-sector guidance.

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

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

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

C. DEPOSITS & INVESTMENTS

The housing authority's cash is considered to be cash on hand and demand deposits. State law and the housing authority's investment policy allow the housing authority to invest in collateralized certificated of deposits, government backed securities, commercial paper, the state sponsored investment pool, and mutual funds consisting solely of government backed securities.

The housing authority had no investments as of March 31, 2007.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

D. RECEIVABLES & PAYABLES

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

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

E. INVENTORIES & PREPAID ITEMS

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

F. CAPITAL ASSETS

Capital Assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable columns in the basic financial statements. Capital assets are capitalized at historical cost. The housing maintains a threshold level of \$500 or more for capitalizing capital assets.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. The total interest expense included during the current fiscal year was \$-0-. Of this amount, \$-0- was included as part of the cost of capital assets under construction in connection with construction projects.

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

<u>Description</u>	<u>Estimated Lives</u>
Land improvements	20 years
Buildings	20 years
Building improvements	10 years
Furniture and fixtures	5 years
Vehicles	5 years
Equipment	5 years

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

G. COMPENSATED ABSENCES

The housing authority has the following policy relating to vacation and sick leave:

The authority follows the civil service guidelines for vacation and sick leave. Employee's time is accumulated in accordance to hours worked per month. At year-end, time not used is accumulated.

At March 31, 2007, employees of the PHA have accumulated and vested \$8,689 of employee leave benefits, computed in accordance with GASB Codification Section C60. The balance of accrued compensated absences at March 31, 2007 was \$4,540 recorded as current obligation and \$4,149 recorded as non-current obligation.

H. LONG-TERM OBLIGATIONS

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

I. ESTIMATES

The preparation of financial statements inconformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenditures, and expenses during the reporting period. Actual results could differ from those estimates.

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

At March 31, 2007, the housing authority has cash (book balances) totaling \$165,620 as follows:

Unrestricted Cash	\$	160,463
Restricted Cash		<u>5,157</u>
Total	\$	<u>165,620</u>

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

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

At March 31, 2007, the housing authority has \$181,639 in deposits (collected bank balances). These deposits are secured from risk by \$100,000 of federal deposit insurance and \$231,924 of pledged securities held by the custodial bank in the name of the fiscal agent bank.

3. RECEIVABLES

The receivables (net of allowance for doubtful accounts) were \$85,546 as of March 31, 2007. The receivables are as follows:

A/R Other Government	\$	85,399	
A/R Dwelling Rents		3,907	
Allowance Dwelling Rents		<u>(3,760)</u>	
Total	\$	<u>85,546</u>	

4. CAPITAL ASSETS

Capital assets and depreciation activity as of and for the year ended March 31, 2007, for the primary government is as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Land *	\$ 202,304	\$ -0-	\$ -0-	\$ 202,304
Leasehold Improvements	30,349	-0-	-0-	30,349
Buildings	2,412,471	230,926	-0-	2,643,397
Furniture & Equipment, Etc.	200,708	7,693	(3,799)	204,602
Total	<u>2,845,832</u>	<u>238,619</u>	<u>(3,799)</u>	<u>3,080,652</u>
Less Accumulated Depreciation	<u>(1,275,119)</u>	<u>(108,204)</u>	<u>6,175</u>	<u>(1,377,148)</u>
Net Capital Assets	\$ <u>1,570,713</u>	\$ <u>130,415</u>	\$ <u>2,376</u>	\$ <u>1,703,504</u>

* Land in the amount of \$202,304 is not being depreciated.

5. RETIREMENT PLANS

On June 23, 2004, the Board of Commissioners of the housing authority, by resolution, approved the establishment of a retirement plan, the Housing Renewal and Local Agency Retirement Plan (the plan), under Code Section 401(a) effective July 1, 2004. The plan is for the benefit of all regular (forty hours a week) full time employees. The rate of employer contribution is 6% of employee's base rate of pay. The total payroll for the year was \$111,812, making the retirement expense \$6,709 for the year ended March 31, 2007.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

6. ACCOUNTS, SALARIES & OTHER PAYABLES

The payables of \$20,507 at March 31, 2007 are as follows:

Accounts Payable Vendors/Contractors	\$ 10,540
Accrued Wages/Payroll Taxes Payable	4,301
Accrued Pilot	5,666
Total	\$ <u>20,507</u>

7. LONG-TERM OBLIGATIONS

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

8. CONTINGENT LIABILITIES

At March 31, 2007, the housing authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the housing authority in the current and prior years. These examinations may result in required refunds by the housing authority to federal grantors and/or program beneficiaries.

9. ECONOMIC DEPENDENCY

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing & Urban Development provided \$782,699 to the housing authority, which represents approximately 80% of the housing authority's revenue for the year.

Other Supplemental Schedules

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**Schedule of Compensation Paid to Commissioners
For The Year Ended March 31, 2007**

Commissioners	Title
Ella Mae Selmon	Chairman
Jan Roberts	Vice-Chairman
Geraldine Price	Commissioner
Stephanie Bedford	Commissioner
Lizby Eustis	Commissioner

The commissioners receive no compensation.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**Statement and Certification of Actual Modernization Cost
Annual Contribution Contract**

	<u>Project 501-04</u>	<u>Project 501-05</u>	<u>Project 501-06</u>	<u>Total</u>
1. The Actual Modernization Costs Are As Follows:				
Funds Approved	\$ 85,562	\$ 82,530	\$ 79,181	\$ 247,273
Funds Expended	<u>(85,562)</u>	<u>(82,530)</u>	<u>(73,004)</u>	<u>(241,096)</u>
Excess of Funds Approved	<u>-0-</u>	<u>-0-</u>	<u>6,177</u>	<u>6,177</u>
2. Funds Advanced				
Funds Expended	<u>(85,562)</u>	<u>(82,530)</u>	<u>(73,004)</u>	<u>(241,096)</u>
Excess of Funds Advanced	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

The accompanying notes are an integral part of this statement.



Other Reports

JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

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

Housing Authority of the
City of Covington
Covington, Louisiana

We have audited the accompanying basic financial statements of the Housing Authority of the City of Covington, Louisiana, as of and for the year ended March 31, 2007, and have issued our report thereon dated November 28, 2007. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Covington's internal control over financial reporting as a basis for designing our auditing procedures 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 City of Covington's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Covington's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the Housing Authority of the City of Covington's internal control. We consider the deficiencies described in the accompanying schedule of findings and responses to be significant deficiencies in internal control over financial reporting.

2007-I-1 Adjustments to Books

2007-I-2 Small Size of Entity

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A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Housing Authority of the City of Covington's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that the significant deficiency described below is a material weakness:

2007-I-1 Adjustments to Books

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Covington'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 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 responses as items:

2007-C-1 Advances to Audrey Heights Project (Noncompliance)

The Housing Authority of the City of Covington's responses to the findings identified in our audit are described in the accompanying schedule of findings and responses. We did not audit the Housing Authority of the City of Covington's response and, accordingly, we express no opinion on it.

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

John R. Vercher PC

November 28, 2007

Jena, Louisiana

JOHN R. VERCHER PC

Certified Public Accountant

P.O. Box 1608

Jena, Louisiana 71342

Tel: (318) 992-6348

Fax: (318) 992-4374

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH OMB CIRCULAR A-133**

Housing Authority of the
City of Covington
Covington, Louisiana

Compliance

We have audited the compliance of the Housing Authority of the City of Covington, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2007. The Housing Authority of the City of Covington's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Covington's management. Our responsibility is to express an opinion on the Housing Authority of the City of Covington's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Covington's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Housing Authority of the City of Covington's compliance with those requirements.

As described in item **2007-C-1 Advances to Audrey Heights Project** in the accompanying schedule of findings and questioned costs, the Housing Authority of the City of Covington did not comply with requirements regarding activities allowed and allowable costs that are applicable to its Section 8 Housing Choice Vouchers Program. Compliance with such requirements is necessary, in our opinion, for the Housing Authority of the City of Covington to comply with the requirements applicable to that program.

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In our opinion, except for the noncompliance described in the preceding paragraph, the Housing Authority of the City of Covington, Louisiana, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2007.

Internal Control Over Compliance

The management of the Housing Authority of the City of Covington is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Covington's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Covington's internal control over compliance.

A control deficiency in an entity's internal control over compliance 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 noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the Legislator Auditor, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties; however, this document is public record and its distribution is not limited.

John R. Vercher PC

November 28, 2007
Jena, Louisiana

**Housing Authority of the City of Covington
Covington, Louisiana**

**Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2007**

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	Federal CFDA Number	Agency Or Pass-Through Number	Federal Disbursements/ Expenditures
Low Rent Public Housing	14.850	N/A	\$ 96,267
Section 8 Housing Choice Vouchers	14.871	N/A	471,842
Public Housing Capital Fund	14.872	N/A	<u>176,534</u>
Total Federal Expenditures			\$ <u>744,643</u>

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Note A – Single Audit Requirements

In July 1996, the Single Audit Act Amendments of 1996 (1996 Act) were enacted and superseded the Single Audit Act of 1984. In June 1997 OMB issued a revised Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, to implement the changes from the 1996 Act and to rescind Circular A-128. The requirements state that an entity expending \$500,000 or more of federal funds adhere to the requirements of Single Audit.

The funds used to account for these funds use the accrual basis of accounting.

Presented for purposes of additional analysis only.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2007**

We have audited the basic financial statements which collectively comprise the Housing Authority of the City of Covington, Louisiana, as of and for the year ended March 31, 2007 and have issued our report thereon dated November 28, 2007. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our audit of the financial statements as of March 31, 2007 resulted in an unqualified opinion.

Section I Summary of Auditor's Reports

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

Internal Control

Material Weaknesses Yes No Reportable Conditions Yes No

Compliance

Compliance Material to Financial Statements Yes No

b. Federal Awards

Internal Control

Material Weaknesses Yes No Reportable Conditions Yes No

Type of Opinion On Compliance Unqualified Qualified
For Major Programs Disclaimer Adverse

Are there findings required to be reported in accordance with Circular A-133, Section .510(a)?

Yes No

c. Identification Of Major Programs:

CFDA Number(s)	Name Of Federal Program (or Cluster)
14.871	Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B Programs: \$300,000

Is the auditee a 'low-risk' auditee, as defined by OMB Circular A-133? Yes No

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2007**

Section II - Financial Statement Findings Required To Be Reported In Accordance With GAGAS

Reference	Description of Finding	Recommendation
2007-C-1	<p style="text-align: center;"><u>Advances to Audrey Heights Project (Noncompliance)</u></p> <p>During the year ended March 31, 2007 and subsequent to that date, the Housing Authority advanced \$95,559.40 for various costs related to the Audrey Heights Project. The auditor feels that these expenditures are in violation of Article VII, Section 14 of the 1974 Louisiana Constitution, which states in part that no property or things of value can be loaned, pledged, or granted to anyone.</p>	The Housing Authority should seek reimbursement of those funds from the project administrator as soon as possible.

Section III Internal Controls Finding

Reference	Description of Finding	Recommendation
2007-I-1	<p style="text-align: center;"><u>Adjustments to Books</u></p> <p>During the audit, the auditor found that many audit adjustments made by the prior auditor were not posted to the Housing Authority's current year books. Furthermore, adjustments made to the HUD unaudited financial statement submission at year end did not agree with the Housing Authority's books. The auditor feels this significant deficiency is a material weakness that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Housing Authority's internal control.</p>	The Housing Authority should have its fee accountant adjust the beginning accounts per the books with that of the audited financial statements as of March 31, 2007.
2007-I-2	<p style="text-align: center;"><u>Small Size of Entity</u></p> <p>Because of the small size of the Housing Authority and the lack of separation of duties, many of the important elements of good internal controls cannot always be achieved to ensure adequate protection of the Housing Authority's cash.</p>	We recommend that management continue to provide the necessary oversight in its current internal control procedures, specifically in the areas of cash receipts, collection receipt activities, recordation of those receipts, and depositing of funds collected.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2007**

Section IV – Federal Awards Findings and Questioned Costs.

Reference	Description of Finding	Recommendation
2007-C-1	<p style="text-align: center;"><u>Advances to Audrey Heights Project (Noncompliance)</u></p> <p>During the year ended March 31, 2007 and subsequent to that date the Housing Authority advanced \$95,559.40 for various costs related to the Audrey Heights Project. We do not feel that those expenditures qualify as activities allowed and allowable costs under Section 8 Housing Choice Vouchers compliance requirements.</p>	<p>We recommend that the Housing Authority be reimbursed those costs from the developer contractor as soon as possible.</p>

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA
March 31, 2007**

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

Reference	Description of Finding	Corrective Action Planned	Contact Person	Anticipated Completion Date
2007-C-1	Advances to Audrey Heights Project (Noncompliance)	The Housing Authority will seek reimbursement from the developer contractor as soon as possible.	Tammie Groover	March 31, 2008
2007-I-1	Adjustments to Books	Because of Hurricane Katrina damage and loss of records and books, the Housing Authority has been behind in getting its records updated from the previous audit. The Housing Authority will instruct its fee accountant to adjust its books to correspond with the ending balances of the audited financial statements as of March 31, 2007.	Tammie Groover	March 31, 2008
2007-I-2	Small Size of Entity	Management will continue to provide the necessary oversight in its current internal control procedures, specifically in the areas of cash receipts, collection receipt activities, recordation of those receipts, and depositing of funds collected	Tammie Groover	March 31, 2008

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

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

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

The management of the Housing Authority of the City of Covington, Louisiana has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended March 31, 2006.

PRIOR YEAR FINDINGS

Reference: 2006-C-1 Verified Income (Resolved)

Description of Finding: In one instance of four files reviewed, the previous auditor noted the lack of documentation on file to evidence where the projected family income used in the determination of income eligibility and tenant rent amount was not independently verified. Furthermore, they noted no documentation on file to support alternative methods used to verify reported family's income.

Corrective Action Taken: Management of the housing authority established a procedure to ensure the documentation in the absence of third party independent income verification.

Reference: 2006-C-2 Inaccuracy of Dates (Resolved)

Description of Finding: Audit procedures performed on Form HUD 50058 revealed an instance of four files where a move in date inputted for a tenant was reflected as March 31, 2005 for a lease agreement executed on July 25, 2005.

Corrective Action Taken: Management of the housing authority established a procedure to ensure that all information keyed in the Form HUD 50058 is accurate and complete.

Reference: 2006-C-3 Late Submission (Resolved)

Description of Finding: The audit report for the housing authority was submitted late.

Corrective Action Taken: This matter was unresolved as a result of the displacement of the previous auditor's accounting firm. The housing authority received an extension for the March 31, 2007 audit, but anticipates timely submission for its March 31, 2008 audit.

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

Reference: 2006-M-1 Internal Control Procedures (Resolved)

Description of Finding: Considering the size of the housing authorities personnel, the important elements of internal control and segregation of duties cannot always be achieved to insure adequate protection and safeguarding of the housing authority's assets.

Corrective Action Taken: Management has continued to actively participate in key internal control areas.

Reference: 2006-M-2 Review of Work (Resolved)

Description of Finding: General ledger account reconciliations for the Voucher, Low Rent, and Capital Fund Programs are prepared by the housing authority's fee accountant. The review revealed the absence of any documented evidence of the housing authority's management level of work effort delivered to the housing authority by its fee accountant.

Corrective Action Taken: The housing authority has hired a new fee accountant and has initiated a review process.

JOHN R. VERCHER PC
Certified Public Accountant

P.O. Box 1608
Jena, Louisiana 71342
Tel: (318) 992-6348
Fax: (318) 992-4374

MANAGEMENT LETTER COMMENTS

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

CURRENT YEAR MANAGEMENT LETTER COMMENTS

There are no current year comments.

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
111	Cash - Unrestricted	\$9,213	\$151,250	\$0	\$160,463
114	Cash - Tenant Security Deposits	\$5,157	\$0	\$0	\$5,157
100	Total Cash	\$14,370	\$151,250	\$0	\$165,620
124	Accounts Receivable - Other Government	\$0	\$85,399	\$0	\$85,399
126	Accounts Receivable - Tenants - Dwelling Rents	\$3,907	\$0	\$0	\$3,907
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$-3,760	\$0	\$0	\$-3,760
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0
120	Total Receivables, net of allowances for doubtful accounts	\$147	\$85,399	\$0	\$85,546
142	Prepaid Expenses and Other Assets	\$17,484	\$0	\$0	\$17,484
143	Inventories	\$1,898	\$0	\$0	\$1,898
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0
144	Interprogram Due From	\$15,356	\$0	\$0	\$15,356
150	Total Current Assets	\$49,255	\$236,649	\$0	\$285,904
161	Land	\$199,804	\$2,500	\$0	\$202,304
162	Buildings	\$2,612,947	\$0	\$30,450	\$2,643,397
163	Furniture, Equipment & Machinery - Dwellings	\$204,602	\$0	\$0	\$204,602
165	Leasehold Improvements	\$29,552	\$0	\$797	\$30,349
166	Accumulated Depreciation	\$-1,374,317	\$0	\$-2,831	\$-1,377,148
160	Total Fixed Assets, Net of Accumulated Depreciation	\$1,672,588	\$2,500	\$28,418	\$1,703,504
180	Total Non-Current Assets	\$1,672,588	\$2,500	\$28,418	\$1,703,504
190	Total Assets	\$1,721,843	\$239,149	\$28,418	\$1,989,408
312	Accounts Payable <= 90 Days	\$10,540	\$0	\$0	\$10,540
321	Accrued Wage/Payroll Taxes Payable	\$4,301	\$0	\$0	\$4,301
322	Accrued Compensated Absences - Current Portion	\$2,109	\$2,431	\$0	\$4,540
333	Accounts Payable - Other Government	\$5,666	\$0	\$0	\$5,666
341	Tenant Security Deposits	\$5,159	\$0	\$0	\$5,159
347	Interprogram Due To	\$0	\$15,356	\$0	\$15,356
310	Total Current Liabilities	\$27,775	\$17,787	\$0	\$45,562
354	Accrued Compensated Absences - Non Current	\$4,149	\$0	\$0	\$4,149
350	Total Noncurrent Liabilities	\$4,149	\$0	\$0	\$4,149
300	Total Liabilities	\$31,924	\$17,787	\$0	\$49,711
508	Total Contributed Capital	\$0	\$0	\$0	\$0
508.1	Invested in Capital Assets, Net of Related Debt	\$1,672,588	\$2,500	\$28,418	\$1,703,504
511	Total Reserved Fund Balance	\$0	\$0	\$0	\$0
511.1	Restricted Net Assets	\$0	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$17,331	\$218,862	\$0	\$236,193

513	Total Equity/Net Assets	\$1,689,919	\$221,362	\$28,416	\$1,939,697
600	Total Liabilities and Equity/Net Assets	\$1,721,843	\$239,149	\$28,416	\$1,989,408
703	Net Tenant Rental Revenue	\$66,375	\$0	\$0	\$66,375
704	Tenant Revenue - Other	\$200	\$0	\$0	\$200
705	Total Tenant Revenue	\$66,575	\$0	\$0	\$66,575
706	HUD PHA Operating Grants	\$96,267	\$541,144	\$145,288	\$782,699
706.1	Capital Grants	\$0	\$0	\$31,246	\$31,246
711	Investment Income - Unrestricted	\$163	\$477	\$0	\$640
714	Fraud Recovery	\$0	\$2,662	\$0	\$2,662
715	Other Revenue	\$92,759	\$2,332	\$0	\$95,091
700	Total Revenue	\$255,764	\$546,615	\$176,534	\$978,913
911	Administrative Salaries	\$33,535	\$43,087	\$0	\$76,622
914	Compensated Absences	\$39	\$2,431	\$0	\$2,470
915	Employee Benefit Contributions - Administrative	\$12,200	\$10,568	\$0	\$22,768
916	Other Operating - Administrative	\$44,780	\$30,092	\$3,767	\$78,639
922	Relocation Costs	\$1,698	\$0	\$0	\$1,698
931	Water	\$90	\$0	\$0	\$90
932	Electricity	\$6,494	\$0	\$0	\$6,494
933	Gas	\$1,384	\$0	\$0	\$1,384
938	Other Utilities Expense	\$1,946	\$0	\$0	\$1,946
941	Ordinary Maintenance and Operations - Labor	\$19,590	\$0	\$0	\$19,590
942	Ordinary Maintenance and Operations - Materials and Other	\$8,678	\$0	\$9,005	\$17,683
943	Ordinary Maintenance and Operations - Contract Costs	\$35,001	\$0	\$5,982	\$40,983
945	Employee Benefit Contributions - Ordinary Maintenance	\$7,126	\$0	\$0	\$7,126
951	Protective Services - Labor	\$15,600	\$0	\$0	\$15,600
955	Employee Benefit Contributions - Protective Services	\$5,675	\$0	\$0	\$5,675
961	Insurance Premiums	\$25,227	\$2,968	\$0	\$28,195
962	Other General Expenses	\$0	\$398	\$0	\$398
963	Payments in Lieu of Taxes	\$5,666	\$0	\$0	\$5,666
964	Bad Debt - Tenant Rents	\$4,535	\$0	\$0	\$4,535
969	Total Operating Expenses	\$229,264	\$89,544	\$18,754	\$337,562
970	Excess Operating Revenue over Operating Expenses	\$26,500	\$457,071	\$157,780	\$641,351
972	Casualty Losses - Non-Capitalized	\$1,338	\$0	\$0	\$1,338
973	Housing Assistance Payments	\$0	\$382,298	\$0	\$382,298
974	Depreciation Expense	\$105,374	\$0	\$2,830	\$108,204
900	Total Expenses	\$335,976	\$471,842	\$21,584	\$829,402
1001	Operating Transfers In	\$331,062	\$0	\$0	\$331,062
1002	Operating Transfers Out	\$-204,528	\$0	\$-126,534	\$-331,062
1010	Total Other Financing Sources (Uses)	\$126,534	\$0	\$-126,534	\$0
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$46,322	\$74,773	\$28,416	\$149,511
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0	\$0
1103	Beginning Equity	\$1,620,298	\$84,132	\$23,031	\$1,727,461

1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$23,299	\$62,457	\$-23,031	\$62,725
1113	Maximum Annual Contributions Commitment (Per ACC)	\$0	\$0	\$0	\$0
1114	Prorata Maximum Annual Contributions Applicable to a Period of less than Twelve Months	\$0	\$0	\$0	\$0
1115	Contingency Reserve, ACC Program Reserve	\$0	\$0	\$0	\$0
1116	Total Annual Contributions Available	\$0	\$0	\$0	\$0
1120	Unit Months Available	468	1,308	0	1,776
1121	Number of Unit Months Leased	425	903	0	1,328
1117	Administrative Fee Equity	\$0	\$116,380	\$0	\$116,380
1118	Housing Assistance Payments Equity	\$0	\$104,982	\$0	\$104,982