

**Houma-Terrebonne Housing Authority**

**Financial Statements  
(With Supplementary Information)  
and Independent Auditor's Report**

**September 30, 2018**

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**COHN  REZNICK**  
ACCOUNTING • TAX • ADVISORY

# Houma-Terrebonne Housing Authority

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## Independent Auditor's Report

To the Board of Commissioners  
Houma-Terrebonne Housing Authority

### Report on the Financial Statements

We have audited the accompanying financial statements of the Houma-Terrebonne Housing Authority as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Houma-Terrebonne Housing Authority's basic financial statements as listed in the index.

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

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

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

#### *Opinion*

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

## *Other Matters*

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 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 generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The HUD financial data schedule, public housing budget vs. actual comparison and schedule of Capital Fund costs - uncompleted are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is not a required part of the basic financial statements. The schedule of compensation, benefits and other payments to the agency head or chief executive officer (Chief Executive Compensation Schedule) is presented for the purposes of additional analysis as required by the Louisiana Legislative Auditor and is also not a required part of the basic financial statements.

The schedule of expenditures of federal awards, HUD financial data schedule, public housing budget vs. actual comparison, schedule of Capital Fund costs - uncompleted and Chief Executive Compensation Schedule on pages 31 through 49 are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards, HUD financial data schedule, public housing budget vs. actual comparison, schedule of Capital Fund costs - uncompleted and Chief Executive Compensation Schedule 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 26, 2019, on our consideration of the Houma-Terrebonne Housing Authority's 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 solely 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 effectiveness of the Houma-Terrebonne Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Houma-Terrebonne Housing Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CohnReznick LLP".

Charlotte, North Carolina  
March 26, 2019

**Houma-Terrebonne Housing Authority**  
**Management's Discussion and Analysis**  
**September 30, 2018**

The management's discussion and analysis of the Houma-Terrebonne Housing Authority's financial performance provides an overview of the Authority's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the financial statements, which begin on page 10.

**Financial Highlights**

- The assets of the Authority exceeded its liabilities at September 30, 2018 by approximately \$9,018,000 (net position), representing a decrease of approximately \$1,051,000, or 10.44 percent, from September 30, 2017.
- The Authority's unrestricted cash balance at September 30, 2018 was approximately \$874,000, representing an increase of approximately \$254,000, or 40.89 percent, from September 30, 2017.
- The Authority had total revenue of approximately \$4,665,000 and total expenses of approximately \$5,715,000 for the year ended September 30, 2018.
- The Authority's capital asset additions for the year were approximately \$449,000.

**Using this Annual Report**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of two components: (1) fund financial statements, and (2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The Authority is a special-purpose government engaged only in a business-type activity. Accordingly, only fund financial statements are presented as the basic financial statements.

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating, or otherwise changing in a dramatic manner.

The statement of revenue, expenses and changes in net position presents information detailing how the Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods, (e.g., depreciation and earned but unused vacation leave).

The statement of cash flows provides information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities.

These financial statements report on the functions of the Authority that are principally supported by intergovernmental revenues. The Authority's function is to provide decent, safe, and sanitary housing to low-income and special needs populations, which is primarily funded with grant revenue received from the U.S. Department of Housing and Urban Development ("HUD").

**Houma-Terrebonne Housing Authority**  
**Management's Discussion and Analysis**  
**September 30, 2018**

**Programs**

The Authority has multiple programs that are consolidated into a single enterprise fund. The Authority's programs consisted of the following:

Low Rent Public Housing - Under the Low Rent Public Housing Program, the Authority rents units it owns to low-income families. The Low Rent 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 percent of adjusted gross household income.

Capital Fund Program (CFP) - The Low Rent Public Housing Program also includes the CFP which is the primary funding source for the Authority's physical and management improvements. CFP funding is based on a formula allocation that takes into consideration the size and age of the Authority's housing stock.

**Financial Analysis**

**Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority has only one fund type, namely an enterprise fund which is a proprietary fund type. The financial statements can be found on pages 10 through 14 of this report.

**Notes to the Financial Statements**

Notes provide additional information essential to a full understanding of the data provided in the financial statements. Notes to the financial statements can be found on pages 15 through 24 of this report.

**Houma-Terrebonne Housing Authority**  
**Management's Discussion and Analysis**  
**September 30, 2018**

**Statements of Net Position**

The following table represents the condensed Statements of Net Position as of September 30, 2018 and 2017:

	2018	2017
Current assets	\$ 1,585,033	\$ 1,412,422
Restricted assets	601,813	610,476
Capital assets	<u>7,496,559</u>	<u>8,648,763</u>
 Total assets	 <u>\$ 9,683,405</u>	 <u>\$ 10,671,661</u>
Current liabilities	\$ 617,694	\$ 561,379
Long-term liabilities	<u>47,388</u>	<u>40,683</u>
 Total liabilities	 <u>665,082</u>	 <u>602,062</u>
Net position		
Net investment in capital assets	7,496,559	8,354,813
Restricted net position	531,388	536,926
Unrestricted net position	<u>990,376</u>	<u>1,177,860</u>
 Total net position	 <u>9,018,323</u>	 <u>10,069,599</u>
 Total liabilities and net position	 <u>\$ 9,683,405</u>	 <u>\$ 10,671,661</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by approximately \$9,018,000 at September 30, 2018 and \$10,070,000 at September 30, 2017.

By far the largest portion of the Authority's net position reflects its investments in capital assets (e.g., buildings, machinery, and equipment). The Authority uses these capital assets to provide housing services to residents; consequently, these assets are not available for future spending. The unrestricted net position of the Authority is available for future use to provide program services.



**Houma-Terrebonne Housing Authority**  
**Management's Discussion and Analysis**  
**September 30, 2018**

**Statements of Revenues, Expenses, and Changes in Net Position**

The following table reflects the condensed Statements of Revenues, Expenses, and Changes in Net Position for the years ended September 30, 2018 and September 30, 2017:

	<u>2018</u>	<u>2017</u>
Net tenant rental revenue	\$ 1,701,963	\$ 1,725,175
HUD operating grants	2,144,481	1,364,119
FEMA operating grants	-	4,695
HUD capital grants	419,081	196,880
Insurance proceeds	243,589	-
Other revenue	<u>154,512</u>	<u>138,617</u>
Total revenue	<u>4,663,626</u>	<u>3,429,486</u>
Operating expenses	4,114,262	3,276,061
Depreciation expense	<u>1,600,640</u>	<u>1,603,048</u>
Total expenses	<u>5,714,902</u>	<u>4,879,109</u>
Net increase (decrease)	(1,051,276)	(1,449,623)
Net position - beginning of year	<u>10,069,599</u>	<u>11,519,222</u>
Net position - ending of year	<u><u>\$ 9,018,323</u></u>	<u><u>\$ 10,069,599</u></u>

The net position of the Authority decreased by approximately \$1,051,000 during the year ended September 30, 2018 and decreased by approximately \$1,450,000 during the year ended September 30, 2017. The Authority's revenues are largely governmental revenues received from cost reimbursement grants. The Authority draws down monies from the grants' awards for allowable program expenses, except for non-cash transactions, such as depreciation expense and changes in compensated absences

**Houma-Terrebonne Housing Authority**  
**Management's Discussion and Analysis**  
**September 30, 2018**

**Capital Assets**

As of September 30, 2018 and 2017, the Authority's investment in capital assets for its business-type activity was approximately \$7,497,000 and \$8,649,000 (net of accumulated depreciation), respectively, as reflected in the following schedule:

	2018	2017
Land	\$ 973,421	\$ 973,421
Buildings and improvements	43,712,276	43,315,038
Furniture and equipment - dwelling	-	276,893
Furniture and equipment - administrative	1,053,801	1,021,063
Accumulated depreciation	(38,242,939)	(36,937,652)
Total	<u>\$ 7,496,559</u>	<u>\$ 8,648,763</u>

Major capital asset purchases during the years ended September 30, 2018 and 2017 include primarily dwelling structure improvements.

Additional information on the Authority's capital assets can be found in Note 5 on page 21 of this report.

**Economic Factors and Next Year's Budgets and Rates**

The Authority is primarily dependent upon HUD for the funding of operations; therefore, the Authority is affected more by the Federal budget than by local economic conditions. The budgets for 2018 and 2019 have already been approved by HUD.

**Future Events That Will Financially Impact the Authority**

During the years ended September 30, 2018 and 2017, approximately 55 and 46 percent, respectively, of the Authority's revenues come from governmental grants.

**Contacting the Authority's Financial Management**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director, Houma-Terrebonne Housing Authority, 7491 Park Avenue, Houma, LA 70364, or call (985) 876-4755.

Houma-Terrebonne Housing Authority

Statement of Net Position  
September 30, 2018

Assets

Current assets

Cash and cash equivalents - unrestricted	\$ 874,451
Investments - unrestricted	260,898
Accounts receivable - tenants - net of allowance	9,372
Accounts receivable - HUD	192,410
Accounts receivable - other - net of allowance	8,993
Prepaid expenses	238,909

Total current assets 1,585,033

Restricted assets

Cash and cash equivalents - restricted	320,731
Cash and cash equivalents - tenant security deposits	70,425
Investments - restricted	210,657

Total restricted assets 601,813

Capital assets

Land	973,421
Buildings and improvements	43,712,276
Furniture, equipment and machinery - administration	1,053,801

45,739,498  
Less: accumulated depreciation (38,242,939)

Total capital assets 7,496,559

Total assets \$ 9,683,405

# Houma-Terrebonne Housing Authority

## Statement of Net Position September 30, 2018

### Liabilities and Net Position

Current liabilities	
Accounts payable	\$ 140,534
Accrued expenses	22,823
Unearned revenue	303,163
Other current liabilities	59,459
Accrued compensated absences - current portion	21,290
Tenant security deposits	70,425
	<hr/>
Total current liabilities	617,694
	<hr/>
Long-term liabilities	
Accrued compensated absences - net of current portion	47,388
	<hr/>
Total long-term liabilities	47,388
	<hr/>
Total liabilities	665,082
	<hr/>
Net position	
Net investment in capital assets	7,496,559
Restricted net position	531,388
Unrestricted net position	990,376
	<hr/>
Total net position	9,018,323
	<hr/>
Total liabilities and net position	\$ 9,683,405
	<hr/>

See Notes to Financial Statements.

# Houma-Terrebonne Housing Authority

## Statement of Revenues, Expenses and Changes in Net Position Year Ended September 30, 2018

Operating revenue	
Dwelling rent	\$ 1,701,963
HUD operating grants	2,144,481
Other income	<u>130,562</u>
Total operating revenue	<u>3,977,006</u>
Operating expenses	
Administrative	748,667
Tenant services	306,687
Utilities	839,360
Maintenance and operations	1,455,313
Protective services	113,995
General	128,527
Insurance premiums	521,713
Depreciation	<u>1,600,640</u>
Total operating expense	<u>5,714,902</u>
Operating income (loss)	<u>(1,737,896)</u>
Non-operating revenue (expenses)	
Interest income	24,833
Loss on disposition of capital assets	(883)
Insurance proceeds	<u>243,589</u>
Total non-operating revenue (expenses)	<u>267,539</u>
Income (loss) before capital grants	<u>(1,470,357)</u>
Capital grants	
HUD capital grants	<u>419,081</u>
Change in net position	(1,051,276)
Net position - beginning	<u>10,069,599</u>
Net position - ending	<u>\$ 9,018,323</u>

See Notes to Financial Statements.

Houma-Terrebonne Housing Authority

Statement of Cash Flows  
Year Ended September 30, 2018

Cash flows from operating activities	
Dwelling rent receipts	\$ 1,668,229
Operating subsidy and grant receipts	2,143,370
Other income receipts	124,433
Other governmental grants	<u>41,993</u>
Total receipts	<u>3,978,025</u>
Payments to vendors	(2,901,447)
Payments to employees	<u>(992,837)</u>
Total disbursements	<u>(3,894,284)</u>
Net cash provided by (used in) operating activities	<u>83,741</u>
Cash flows from investing activities	
Insurance proceeds	243,589
Increase in investments	(4,392)
Investment income	<u>24,784</u>
Net cash provided by (used in) investing activities	<u>263,981</u>
Cash flows from capital and related financing activities	
Capital grant receipts	344,758
Capital asset additions	<u>(449,319)</u>
Net cash provided by (used in) capital and related financing activities	<u>(104,561)</u>
Net increase (decrease) in cash	243,161
Cash and cash equivalents, beginning	<u>1,022,446</u>
Cash and cash equivalents, ending	<u>\$ 1,265,607</u>
Reconciliation to Balance Sheet:	
Cash and cash equivalents - unrestricted	\$ 874,451
Cash and cash equivalents - restricted	320,731
Cash and cash equivalents - tenant security deposits	<u>70,425</u>
Total	<u>\$ 1,265,607</u>



# Houma-Terrebonne Housing Authority

## Statement of Cash Flows Year Ended September 30, 2018

Reconciliation of operating income (loss) to net cash provided by (used in) operating activities	
Operating income (loss)	\$ (1,737,896)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities	
Depreciation	1,600,640
Changes in asset and liability accounts	
(Increase) decrease in assets	
Accounts receivable - tenants	(1,970)
Accounts receivable - FEMA	41,993
Prepaid expenses	124,083
Other assets	(6,129)
Increase (decrease) in liabilities	
Accounts payable	70,628
Accrued expenses	2,634
Tenant security deposits	(3,125)
Unearned revenue	(1,111)
Other current liabilities	(15,724)
Accrued compensated absences	9,718
Total adjustments	<u>1,821,637</u>
Net cash provided by (used in) operating activities	<u>\$ 83,741</u>

See Notes to Financial Statements.

## **Houma-Terrebonne Housing Authority**

### **Notes to Financial Statements September 30, 2018**

#### **Note 1 - Organization and nature of operations**

##### **Organization**

The Houma-Terrebonne Housing Authority (the "Authority") was created by Act 80 of the 2001 Regular Session of the Louisiana Legislature and is the successor to the Housing Authority of the City of Houma. The Authority, a public corporate body, was organized solely for the purpose of providing decent, safe and sanitary dwelling accommodations for persons of low income.

The Authority is engaged in the acquisition, modernization and administration of low-rent housing. In addition, the Authority has administrative responsibility for various other community development programs whose primary purpose is the development of viable urban communities by providing decent housing, a suitable living environment and economic opportunities principally for persons of low and moderate income.

The Authority is administered by a five-member governing Board of Commissioners (the "Board"), whose members are appointed by the President of the Terrebonne Parish Consolidated Government. At least one commissioner appointed shall be a resident living in a housing development property operated by the Authority. Each member serves a five-year term on a rotating basis. Board members do not receive compensation for their service to the Authority.

A significant amount 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 provides operating subsidies for Authority-owned public housing facilities. As of September 30, 2018, the Authority operates 517 public housing units. The Authority also participates in HUD's Capital Fund Program.

##### **Reporting entity**

Governmental Accounting Standards Board standards establish criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the Authority is legally separate and fiscally independent, the Authority is a separate governmental reporting entity.

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

The Authority includes all funds, account groups, activities, et cetera, that are within the oversight responsibility of the Authority.

Certain units of local government over which the Authority exercises no oversight responsibility, such as the parish police jury, school board, and municipalities within the parish, are excluded from the accompanying financial statements. These units of government are considered separate reporting entities and issue financial statements separate from those of the Authority. In addition, the accompanying financial statements do not include any various tenant associations that may exist, which are legally separate entities.

## **Houma-Terrebonne Housing Authority**

### **Notes to Financial Statements September 30, 2018**

As required by governmental accounting principles generally accepted in the United States of America, the basic financial statements of the reporting entity include those of the primary government, the Houma-Terrebonne Housing Authority, and any component units. The following is a blended component unit of the Authority:

- Houma Terrebonne Economic and Community Development Corporation ("HTECDC") - a nonprofit organization that was organized to promote the furtherance of community development with a principal purpose of acquiring, constructing, developing, improving, maintaining, owning, and operating elderly housing developments, family housing, scattered site, and other type developments.

A component unit is a separate legal entity for which elected officials of a primary government are financially accountable for the entity, or the nature and significance of the relationship between the entity and a primary government are such that to exclude the entity from the financial reporting entity would render the basic financial statements misleading or incomplete.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying criteria which include manifestation of oversight responsibility including financial accountability, appointment of voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

#### **Programs administered by the Authority**

The Authority administers annual contribution contracts to provide low-income housing with primary financial support from HUD. Programs administered by the Authority are as follows:

##### **Low Rent Public Housing**

The Authority owns, operates and maintains 517 units of Public Housing in 2 properties located in Houma, Louisiana. Under the Low Rent Public Housing Program, low-income tenants pay monthly rents, which are determined by their need for assistance. Revenues consist primarily of rents and other fees collected from tenants and an Operating Subsidy from HUD.

##### **Capital Fund Program**

Funds from the Capital Fund Program ("CFP") provided by HUD are used to maintain and improve the Public Housing portfolio. Substantially all additions to land, structures and equipment for these properties are accomplished through the use of capital grant funds.

## **Note 2 - Significant accounting policies**

### **Basis of presentation**

In accordance with both the Louisiana State Audit Law and the uniform financial reporting standards for HUD housing programs, the accompanying financial statements of the Authority 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.

## **Houma-Terrebonne Housing Authority**

### **Notes to Financial Statements September 30, 2018**

#### **Fund accounting**

The Authority uses funds and account groups to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions relating to certain government functions or activities.

Based upon compelling reasons offered by HUD, the Authority reports under the proprietary fund type (enterprise fund). The enterprise fund emphasizes the flow of economic resources as a measurement focus. In this fund, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred.

The enterprise method is used to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income necessary for management accountability is appropriate. The intent of the governing body is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through funding from HUD and charges to residents for rent and other fees.

All of the Authority's programs are accounted for as one business-type activity reported in a single enterprise fund.

#### **Operating revenues and expenses**

Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Operating revenues consist of tenant rents and fees and HUD operating grants. Non-operating revenues consist of interest income and other non-operating revenues. Non-operating expenses consist of expenses not meeting the definition of operating expenses, such as interest expense.

#### **Budgets**

The Authority is required by its HUD Annual Contributions Contracts to adopt annual budgets for the Low-Rent Housing Program. Annual budgets are not required for the Capital Fund Program grants as their budgets are approved for the length of the project. Both annual and project length budgets require grantor approval.

The Authority is under a limited budget review from HUD with the control category of total operating expenditures. If there are no overruns of the total operating expenditures, then HUD does not require budget revisions other than when there are substantial additions to non-routine expenditures.

The budget is prepared on a statutory ("HUD") basis and does not contain a provision for uncollectible tenant receivables or depreciation.

#### **Cash and cash equivalents**

Cash and cash equivalents include amounts in demand deposits, interest-bearing demand deposits, and time deposits and other investments with original maturities of 90 days or less. Under state law, the Authority may deposit funds in demand deposits, interest-bearing demand deposits, or time deposits with state banks organized under Louisiana law or any other State of the United States, or under the laws of the United States.

## **Houma-Terrebonne Housing Authority**

### **Notes to Financial Statements September 30, 2018**

#### **Investments**

Investments are limited by Louisiana State Revised Statute R.S. 33:2955 and the Authority's 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. Investments are carried at cost which approximates fair market value.

#### **Tenant receivables**

Tenant receivables are reported net of an allowance for doubtful accounts. The Authority's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change.

#### **Prepaid items**

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

#### **Capital assets**

Land, buildings, furniture, equipment, and machinery are carried at historical costs. Donated assets are recorded at fair market value at the date of donation. Depreciation is recorded on the straight-line method over the following estimated useful lives:

Buildings	33 years
Building improvements	15 years
Furniture, equipment and machinery	3 - 7 years

#### **Impairment of long-lived assets**

Prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used will be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally will be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written off. No such impairment loss was incurred during the year ended September 30, 2018.

#### **Restricted net position**

Net position is reported as restricted when constraints placed on net position use are either: externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments, imposed by law through constitutional provisions or enabling legislation. When restricted and unrestricted resources are available, it is the Authority's policy to use restricted net position first.

#### **Compensated absences**

The Authority employees accrue personal leave, or compensated absences, by a prescribed formula based on length of service.

#### **Litigation losses**

The Authority recognizes estimated losses related to litigation in the period in which the occasion giving rise to the loss occurs but not before the loss is probable and the loss can be reasonably estimated.

## **Houma-Terrebonne Housing Authority**

### **Notes to Financial Statements September 30, 2018**

#### **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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

#### **Inter-program receivables and payables**

Inter-program receivables/payables are all classified as either current assets or current liabilities, and are the result of the use of a common cash account as the paymaster for shared costs of the Authority. Cash settlements are made periodically, and all inter-program balances are reconciled. These inter-program receivables and payables have been eliminated in the preparation of the basic financial statements. The detail by program can be found in the Financial Data Schedule included in the supplemental information to this report.

#### **New accounting pronouncements**

The GASB issued Statement No. 82, "*Pension Issues - an amendment of GASB No. 67, No. 68 and No. 73.*" The new standard addresses specific pension issues identified during the implementation of the new pension standards, specifically: (1) presentation of payroll-related measures in required supplementary information; (2) selection of assumptions and treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes; and (3) classification of payments made by employers to satisfy employee (plan member) contribution requirements. This statement is effective for periods beginning after June 15, 2018, and management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

The GASB issued Statement No. 83, "*Certain Asset Retirement Obligations.*" The new standard establishes accounting and financial reporting standards for certain asset retirement obligations ("AROs") where a government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability. This statement is effective for periods beginning after June 15, 2018, and management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

The GASB issued Statement No. 84, "*Fiduciary Activities.*" The new standard improves guidance regarding the identification of fiduciary activities for account and financial reporting purposes. This statement is effective for periods beginning after December 15, 2018, and management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

The GASB issued Statement No. 85, "*Omnibus.*" The new standard establishes accounting and financial reporting standards for a variety of topics including issues related to blending component units, goodwill, fair value measurements and application and postemployment benefits. This statement is effective for periods beginning after June 15, 2017, and management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

The GASB issued Statement No. 86, "*Certain Debt Extinguishment Issues.*" The new standard establishes accounting and financial reporting standards for transactions in which cash and monetary assets acquired with only existing resources are placed in an irrevocable trust for the sole purpose of extinguishing debt. This statement is effective for periods beginning after June 15, 2017, and management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.



## Houma-Terrebonne Housing Authority

### Notes to Financial Statements September 30, 2018

The GASB issued Statement No. 87, "Leases." The new standard establishes accounting and financial reporting standards for leases by governments. This statement is effective for periods beginning after December 15, 2019, and management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

The GASB issued Statement No. 88, "*Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*" effective for financial statements beginning after June 15, 2018. Management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

The GASB issued Statement No. 89, "*Accounting for Interest Cost Incurred before the End of a Construction Period*" effective for financial statements beginning after December 15, 2019. Management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

#### Note 3 - Cash and Investments

##### Cash equivalents

It is the Authority's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation ("FDIC") insurance.

##### Investments

Investments consist of certificates of deposits. It is the policy of the Authority that investments be secured by collateral valued at market or par, whichever is lower, less the amount of FDIC insurance.

##### Risks

*Interest rate risk* - in accordance with its investment policy, the Authority manages its exposure to decline in fair values by limiting its investments to those allowed by HUD and its portfolio maturity to less than three years.

*Custodial Credit Risk* - This is the risk that in the event of a bank failure, the Authority's deposits and investments may not be returned to it. As of September 30, 2018, \$916,221 of the Authority's deposits and investments were exposed to this risk because the amounts were in excess of FDIC insurance limits and the accounts were collateralized with securities held by the pledging financial institution in the Authority's name. The Authority's procedures for protecting the value of its investments by having uninsured deposits fully secured by obligations of the U.S. government and its agencies are in accordance with HUD and state policies. The following schedule summarizes the custodial credit risk:

	Balance reported on the Authority's financial statements	Balance deposited with the financial institution	FDIC insurance	Uninsured amount (fully collateralized)
Bank deposits	\$ 1,265,607	\$ 1,371,063	\$ 250,000	\$ 1,121,063
Certificates of deposit	471,555	471,555	340,816	130,739
Total	<u>\$ 1,737,162</u>	<u>\$ 1,842,618</u>	<u>\$ 590,816</u>	<u>\$ 1,251,802</u>

# Houma-Terrebonne Housing Authority

## Notes to Financial Statements September 30, 2018

Cash and investments are reported on the statement of net position as follows:

Cash and cash equivalents - unrestricted	\$ 874,451
Cash and cash equivalents - restricted	320,731
Cash and cash equivalents - tenant security deposits	<u>70,425</u>
Total cash and cash equivalents	1,265,607
Investments - unrestricted	260,898
Investments - restricted	<u>210,657</u>
Total	<u><u>\$ 1,737,162</u></u>

### Note 4 - Receivables

Receivables at September 30, 2018 are as follows:

Class of receivables	Low Rent Program	Capital Fund Program	FEMA Public Assistance Grant Program	Business activities	Total
Local sources:					
Tenants	\$ 9,376	\$ -	\$ -	\$ -	\$ 9,376
Less allowance for doubtful accounts	<u>(4)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(4)</u>
Tenants, net	9,372	-	-	-	9,372
Fraud recovery	4,984	-	-	-	4,984
Interest receivable	134	-	-	-	134
Overpayment of utilities reimbursement	3,875	-	-	-	3,875
Federal sources:					
Due from HUD	<u>-</u>	<u>192,410</u>	<u>-</u>	<u>-</u>	<u>192,410</u>
Total	<u>\$ 18,365</u>	<u>\$ 192,410</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 210,775</u>

### Note 5 - Capital assets

The following is a summary of changes in capital assets during the fiscal year ended September 30, 2018:

	Balance 9/30/2017	Additions	Deletions	Balance 9/30/2018
Land	\$ 973,421	\$ -	\$ -	\$ 973,421
Buildings and improvements	43,315,038	397,238	-	43,712,276
Furniture, equipment and machinery -				
Dwelling	276,893	-	(276,893)	-
Administration	<u>1,021,063</u>	<u>52,081</u>	<u>(19,343)</u>	<u>1,053,801</u>
Total	45,586,415	449,319	(296,236)	45,739,498
Accumulated depreciation	<u>(36,937,652)</u>	<u>(1,600,640)</u>	<u>295,353</u>	<u>(38,242,939)</u>
Capital assets - net	<u>\$ 8,648,763</u>	<u>\$ (1,151,321)</u>	<u>\$ (883)</u>	<u>\$ 7,496,559</u>

## Houma-Terrebonne Housing Authority

### Notes to Financial Statements September 30, 2018

#### Note 6 - Accounts payable and accrued expenses

Accounts payable and accrued expenses at September 30, 2018 are as follows:

	Central Office Cost Center	Low Rent Program	Business Activities	Total
Accounts payable				
Vendors	\$ 15,084	\$ 117,830	\$ 7,620	\$ 140,534
Accrued expenses				
Payroll	8,324	14,499	-	22,823
Other current liabilities				
Accrued utilities	49	59,334	76	59,459
Total	<u>\$ 23,457</u>	<u>\$ 191,663</u>	<u>\$ 7,696</u>	<u>\$ 222,816</u>

#### Note 7 - Unearned revenue

As of September 30, 2018, unearned revenue consisted of prepaid tenant rents of \$9,213 and unearned revenue of \$293,950 for the donation of several properties as further described in Note 14.

#### Note 8 - Retirement plan

The Authority provides retirement benefits for all of its full-time employees through a defined contribution plan administered by the Housing Agency Retirement Trust. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Full-time and part-time employees are eligible to participate after six months of continuous and uninterrupted employment and no longer being in probationary status. The employee may contribute 3 percent and the Authority contributes 3 percent of the participating employee's base salary each month. The Authority's contributions for each employee, and interest allocated to the employee's account, begin vesting after 3 years and are fully vested after 7 years of participation.

The Authority's total payroll during the year ended September 30, 2018 was \$1,005,189. The Authority's contributions were calculated using the base salary amount of approximately \$385,000. Contributions to the plan by both the employees and the Authority were \$23,074, of which \$3,158 is accrued as of year end and included in accrued expenses on the statement of net position.

#### Note 9 - Inter-program expenses

The following amounts from the Financial Data Schedule have been eliminated in preparing the basic financial statements:

Property management fees	\$ 393,168
Bookkeeping fees	44,423
Asset management fees	62,040

#### Note 10 - Risk management

The Authority is subject to the normal risks associated with rental and business activities and purchases insurance to protect against the risk of loss.

## Houma-Terrebonne Housing Authority

### Notes to Financial Statements September 30, 2018

#### Note 11 - Commitments and contingencies

##### Litigation

At September 30, 2018, the Authority was involved in various litigations which are typical for public housing authorities. It is the opinion of management that the ultimate resolution of these lawsuits would not materially affect the financial statements.

##### Federal compliance contingencies

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

#### Note 12 - Economic dependency

The Authority is economically dependent upon annual contributions and grants from HUD. For the year ended September 30, 2018, HUD provided approximately 55 percent of the Authority's revenue. If the amount of revenues received from HUD falls below critical levels, the Authority's operating results could be adversely affected.

#### Note 13 - Restricted net position

Restricted net position at September 30, 2018 is comprised of the following:

Cash - insurance proceeds to be used for repairs	\$	320,731
Cash - tenant security deposits		70,425
Investments - restricted		<u>210,657</u>
Total restricted assets		601,813
Tenant security deposits		<u>70,425</u>
Total restricted liabilities		<u>70,425</u>
Total restricted net position	\$	<u><u>531,388</u></u>

#### Note 14 - Donated property

In 2013, the Authority received donated property from the Louisiana Land Trust's Road Home Program (donor) to support hurricane victims in Louisiana. The donated property consisted of 20 pieces of land located throughout Terrebonne Parish as well as 4 structures. Upon the donation of the property, an agreement was established between the Authority and the donor that set forth specific eligibility requirements that the Authority had to perform. Such requirements included specific repairs to be performed at each of the properties as well as restrictions related to whom the future developed units would be leased. Based on the terms of the agreement, the donation qualified as a non-exchange transaction requiring the revenue associated with donation to be deferred and considered unearned until such requirements had been achieved. As of September 30, 2018, none of the eligibility requirements have been met. Unearned revenue related to the donation as of September 30, 2018 is \$293,950.

## **Houma-Terrebonne Housing Authority**

### **Notes to Financial Statements September 30, 2018**

#### **Note 15 - Subsequent events**

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through March 26, 2019 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

Independent Auditor's Report on Internal Control over Financial Reporting and on  
Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance with *Government Auditing Standards*

To the Board of Commissioners  
Houma-Terrebonne Housing Authority

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 the Houma-Terrebonne Housing Authority, which comprise the statement of net position as of September 30, 2018, and the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated March 26, 2019.

#### Internal Control over Financial Reporting

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

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or 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 Houma-Terrebonne Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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.

*CohnReznick LLP*

Charlotte, North Carolina  
March 26, 2019

Independent Auditor's Report on Compliance for the Major Federal Program  
and on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Commissioners  
Houma-Terrebonne Housing Authority

Report on Compliance for the Major Federal Program

We have audited the Houma-Terrebonne Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement*, that could have a direct and material effect on Houma-Terrebonne Housing Authority's major federal program for the year ended September 30, 2018. The Houma-Terrebonne Housing Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

*Management's Responsibility*

Management is responsible for compliance with the federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

*Auditor's Responsibility*

Our responsibility is to express an opinion on compliance for the Houma-Terrebonne Housing Authority's major federal program based on our audit of the types of compliance requirements referred to above. 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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the 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 Houma-Terrebonne Housing Authority'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 on compliance for the major federal program. However, our audit does not provide a legal determination of the Houma-Terrebonne Housing Authority's compliance.

*Opinion on the Major Federal Program*

In our opinion, the Houma-Terrebonne Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2018.

## Report on Internal Control over Compliance

Management of the Houma-Terrebonne Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Houma-Terrebonne Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, 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 Houma-Terrebonne Housing Authority's internal control over compliance.

*A deficiency in 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 and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit the attention by those charged with governance.

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Charlotte, North Carolina  
March 26, 2019

Houma-Terrebonne Housing Authority

Schedule of Findings and Questioned Costs  
Year Ended September 30, 2018

**A. Summary of Auditor's Results**

**Financial Statements:**

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified ☐ Yes ☒ No

Significant deficiencies identified not  
considered to be material weaknesses ☐ Yes ☒ None reported

Noncompliance material to financial statements noted ☐ Yes ☒ No

**Federal Awards:**

Internal Control over major programs:

Material weakness(es) identified? ☐ Yes ☒ No

Significant deficiencies identified not  
considered to be material weaknesses ☐ Yes ☒ None reported

Type of auditor's report issued on compliance for  
major programs: Unmodified

Any audit findings disclosed that are required to be  
reported in accordance with the Uniform Guidance ☐ Yes ☒ No

Identification of major programs:

- Public Housing Capital Fund (CFDA No. 14.872)

Dollar threshold used to distinguish type A and B programs: \$750,000

Auditee qualified as low-risk auditee ☒ Yes ☐ No

**B. Findings - Financial Statements Audit**

None reported

**C. Findings and Questioned Costs - Major Federal Award Programs Audit**

None reported

## **Supplementary Information**

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Net Position Accounts September 30, 2018

Line Item #	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Eliminations	TOTAL
<b>Assets:</b>							
<b>Current Assets:</b>							
<b>Cash:</b>							
111	Cash - Unrestricted	\$ 675,979	\$ 4	\$ 198,468	\$ 874,451	\$ -	\$ 874,451
112	Cash - Restricted - Modernization and Development	320,731	-	-	320,731	-	320,731
114	Cash - Tenant Security Deposits	70,425	-	-	70,425	-	70,425
100	<b>Total Cash</b>	<b>1,067,135</b>	<b>4</b>	<b>198,468</b>	<b>1,265,607</b>	<b>-</b>	<b>1,265,607</b>
<b>Accounts and Notes Receivables:</b>							
122.2	Accounts Receivable - HUD Other Projects - CFP	192,410	-	-	192,410	-	192,410
122	<b>Accounts Receivable - HUD Other Projects</b>	<b>192,410</b>	<b>-</b>	<b>-</b>	<b>192,410</b>	<b>-</b>	<b>192,410</b>
125	Accounts Receivable - Miscellaneous	390	-	3,485	3,875	-	3,875
126	Accounts Receivable - Tenants - Dwelling Rents	9,376	-	-	9,376	-	9,376
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(4)	-	-	(4)	-	(4)
128	Fraud Recovery	4,984	-	-	4,984	-	4,984
129	Accrued Interest Receivable	119	-	15	134	-	134
120	<b>Total Receivables, Net of Allowances for Doubtful Accounts</b>	<b>207,275</b>	<b>-</b>	<b>3,500</b>	<b>210,775</b>	<b>-</b>	<b>210,775</b>
<b>Current Investments:</b>							
131	Investments - Unrestricted	207,625	-	53,273	260,898	-	260,898
132	Investments - Restricted	210,657	-	-	210,657	-	210,657
142	Prepaid Expenses and Other Assets	221,324	-	17,585	238,909	-	238,909
144	Interprogram Due From	-	-	159,021	159,021	(159,021)	-
150	<b>Total Current Assets</b>	<b>1,914,016</b>	<b>4</b>	<b>431,847</b>	<b>2,345,867</b>	<b>(159,021)</b>	<b>2,186,846</b>
<b>Non-current Assets:</b>							
<b>Capital Assets:</b>							
161	Land	688,371	285,050	-	973,421	-	973,421
162	Buildings	42,457,842	203,348	-	42,661,190	-	42,661,190
164	Furniture, Equipment & Machinery - Administration	1,016,482	-	37,319	1,053,801	-	1,053,801
166	Accumulated Depreciation	(38,167,602)	(43,924)	(31,413)	(38,242,939)	-	(38,242,939)
168	Infrastructure	1,051,086	-	-	1,051,086	-	1,051,086
160	<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<b>7,046,179</b>	<b>444,474</b>	<b>5,906</b>	<b>7,496,559</b>	<b>-</b>	<b>7,496,559</b>
180	<b>Total Non-current Assets</b>	<b>7,046,179</b>	<b>444,474</b>	<b>5,906</b>	<b>7,496,559</b>	<b>-</b>	<b>7,496,559</b>
190	<b>Total Assets</b>	<b>\$ 8,960,195</b>	<b>\$ 444,478</b>	<b>\$ 437,753</b>	<b>\$ 9,842,426</b>	<b>\$ (159,021)</b>	<b>\$ 9,683,405</b>

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Net Position Accounts September 30, 2018

Line Item #	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Eliminations	TOTAL
<b>Liabilities and Net Position:</b>							
<b>Liabilities:</b>							
<b>Current Liabilities:</b>							
312	Accounts Payable < = 90 Days	\$ 125,450	\$ -	\$ 15,084	\$ 140,534	\$ -	\$ 140,534
321	Accrued Wage/Payroll Taxes Payable	14,499	-	8,324	22,823	-	22,823
322	Accrued Compensated Absences - Current Portion	14,594	-	6,696	21,290	-	21,290
341	Tenant Security Deposits	70,425	-	-	70,425	-	70,425
342.3	Deferred Revenue - Other	9,213	293,950	-	303,163	-	303,163
<b>342</b>	<b>Deferred Revenues</b>	9,213	293,950	-	303,163	-	303,163
346	Accrued Liabilities - Other	59,334	76	49	59,459	-	59,459
347	Interprogram Due To	-	159,021	-	159,021	(159,021)	-
<b>310</b>	<b>Total Current Liabilities</b>	293,515	453,047	30,153	776,715	(159,021)	617,694
<b>Non-current Liabilities</b>							
354	Accrued Compensated Absences - Non Current	32,485	-	14,903	47,388	-	47,388
<b>350</b>	<b>Total Non-current Liabilities</b>	32,485	-	14,903	47,388	-	47,388
<b>300</b>	<b>Total Liabilities</b>	326,000	453,047	45,056	824,103	(159,021)	665,082
<b>Net Position</b>							
<b>Equity/Net Position</b>							
508.4	Net investment in capital assets	7,046,179	444,474	5,906	7,496,559	-	7,496,559
511.4	Restricted	531,388	-	-	531,388	-	531,388
512.4	Unrestricted	1,056,628	(453,043)	386,791	990,376	-	990,376
<b>513</b>	<b>Total Equity/ Net Position</b>	8,634,195	(8,569)	392,697	9,018,323	-	9,018,323
<b>600</b>	<b>Total Liabilities and Equity/ Net Position</b>	\$ 8,960,195	\$ 444,478	\$ 437,753	\$ 9,842,426	\$ (159,021)	\$ 9,683,405



# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Revenue, Expenses and Changes in Net Position Accounts Year Ended September 30, 2018

Line Item #	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Eliminations	TOTAL
<b>Revenue:</b>							
703	Net Tenant Rental Revenue	\$ 1,534,097	\$ 12,000	\$ -	\$ 1,546,097	\$ -	\$ 1,546,097
704	Tenant Revenue - Other	155,466	400	-	155,866	-	155,866
<b>705</b>	<b>Total Tenant Revenue</b>	<b>1,689,563</b>	<b>12,400</b>	<b>-</b>	<b>1,701,963</b>	<b>-</b>	<b>1,701,963</b>
706	HUD PHA Grants	2,144,481	-	-	2,144,481	-	2,144,481
706.1	Capital Grants	419,081	-	-	419,081	-	419,081
707.1	Management Fee	-	-	393,168	393,168	(393,168)	-
707.2	Asset Management Fee	-	-	62,040	62,040	(62,040)	-
707.3	Book-keeping fee	-	-	44,423	44,423	(44,423)	-
711	Investment Income - Unrestricted	15,792	-	4,599	20,391	-	20,391
714	Fraud Recovery	10,951	-	-	10,951	-	10,951
715	Other Revenue	117,953	-	1,658	119,611	-	119,611
716	Gain/Loss on Sale of Fixed Assets	(883)	-	-	(883)	-	(883)
720	Investment Income - Restricted	4,442	-	-	4,442	-	4,442
<b>700</b>	<b>Total Revenue</b>	<b>4,401,380</b>	<b>12,400</b>	<b>505,888</b>	<b>4,919,668</b>	<b>(499,631)</b>	<b>4,420,037</b>
<b>Expenses:</b>							
<b>Administrative:</b>							
911	Administrative Salaries	72,765	-	288,344	361,109	-	361,109
912	Auditing Fees	29,464	-	10,536	40,000	-	40,000
913	Management Fee	393,168	-	-	393,168	(393,168)	-
913.1	Book-keeping Fee	44,423	-	-	44,423	(44,423)	-
914	Advertising and marketing	-	39	-	39	-	39
915	Employee Benefit Contributions - Administrative	21,372	-	76,002	97,374	-	97,374
916	Other Operating - Administrative	70,209	5	55,995	126,209	-	126,209
917	Legal Expense	19,924	120	8,491	28,535	-	28,535
918	Travel	5,879	-	22,136	28,015	-	28,015
919	Other	22,602	-	44,321	66,923	-	66,923
<b>910</b>	<b>Total Operating - Administrative</b>	<b>679,806</b>	<b>164</b>	<b>505,825</b>	<b>1,185,795</b>	<b>(437,591)</b>	<b>748,204</b>
920	Asset Management Fee	62,040	-	-	62,040	(62,040)	-
<b>Tenant Services:</b>							
921	Tenant Services - Salaries	105,865	-	-	105,865	-	105,865
923	Employee Benefit Contributions - Tenant Services	37,096	-	-	37,096	-	37,096
924	Tenant Services - Other	163,726	-	-	163,726	-	163,726
<b>925</b>	<b>Total Tenant Services</b>	<b>306,687</b>	<b>-</b>	<b>-</b>	<b>306,687</b>	<b>-</b>	<b>306,687</b>
<b>Utilities:</b>							
931	Water	104,482	296	224	105,002	-	105,002
932	Electricity	569,130	201	1,835	571,166	-	571,166
933	Gas	45,676	12	125	45,813	-	45,813
936	Sewer	107,286	116	248	107,650	-	107,650
938	Other Utilities Expense	9,549	151	29	9,729	-	9,729
<b>930</b>	<b>Total Utilities</b>	<b>836,123</b>	<b>776</b>	<b>2,461</b>	<b>839,360</b>	<b>-</b>	<b>839,360</b>



# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Revenue, Expenses and Changes in Net Position Accounts Year Ended September 30, 2018

Line Item #	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Eliminations	TOTAL
<b>Ordinary Maintenance &amp; Operations:</b>							
941	Ordinary Maintenance & Operations - Labor	308,515	-	-	308,515	-	308,515
942	Ordinary Maintenance & Operations - Materials & Other	136,368	253	1,591	138,212	-	138,212
943.1	Ordinary Maintenance & Operations Contracts - Garbage and Trash Removal	39,289	-	173	39,462	-	39,462
943.2	Ordinary Maintenance & Operations Contracts - Heating & Cooling	132,973	-	-	132,973	-	132,973
943.4	Ordinary Maintenance & Operations Contracts - Elevator Maintenance	38,540	-	-	38,540	-	38,540
943.5	Ordinary Maintenance & Operations Contracts - Landscape & Grounds	1,245	-	-	1,245	-	1,245
943.7	Ordinary Maintenance & Operations Contracts - Electrical	11,260	5	-	11,265	-	11,265
943.8	Ordinary Maintenance & Operations Contracts - Plumbing	9,998	663	-	10,661	-	10,661
943.9	Ordinary Maintenance & Operations Contracts - Extermination	34,854	130	-	34,984	-	34,984
943.10	Ordinary Maintenance & Operations Contracts - Janitorial	-	111	-	111	-	111
943.12	Ordinary Maintenance & Operations Contracts - Misc Contracts	45,941	167	-	46,108	-	46,108
943	<b>Ordinary Maintenance &amp; Operations - Contracts</b>	314,100	1,076	173	315,349	-	315,349
945	Employee Benefit Contributions - Ordinary Maintenance	95,230	-	-	95,230	-	95,230
940	<b>Total Maintenance &amp; Operations</b>	854,213	1,329	1,764	857,306	-	857,306
<b>Protective Services:</b>							
952	Protective Services - Other Contract Costs	113,995	-	-	113,995	-	113,995
950	<b>Total Protective Services</b>	113,995	-	-	113,995	-	113,995
<b>Insurance Premiums:</b>							
961.1	Property Insurance	77,920	2,419	283	80,622	-	80,622
961.2	Liability Insurance	51,889	11,429	14,565	77,883	-	77,883
961.3	Workmen's Compensation	16,833	-	10,709	27,542	-	27,542
961.4	All Other Insurance	331,256	-	4,410	335,666	-	335,666
961	<b>Total Insurance Premiums</b>	477,898	13,848	29,967	521,713	-	521,713
<b>General Expenses:</b>							
962	Other General Expenses	14,463	15,292	-	29,755	-	29,755
962.1	Compensated Absences	33,681	-	18,028	51,709	-	51,709
964	Bad Debt - Tenant Rents	28,639	-	-	28,639	-	28,639
968	Severance Expense	-	-	18,424	18,424	-	18,424
960	<b>Total Other General Expenses</b>	76,783	15,292	36,452	128,527	-	128,527

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Revenue, Expenses and Changes in Net Position Accounts Year Ended September 30, 2018

Line Item #	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Eliminations	TOTAL
<b>Interest Expense and Amortization Cost:</b>							
<b>969</b>	<b>Total Operating Expenses</b>	3,407,545	31,409	576,469	4,015,423	(499,631)	3,515,792
<b>970</b>	<b>Excess Revenue Over Operating Expenses</b>	993,835	(19,009)	(70,581)	904,245	-	904,245
<b>Other Expenses:</b>							
971	Extraordinary Maintenance	476,170	-	-	476,170	-	476,170
972	Casualty Losses - Non-Capitalized	121,141	-	696	121,837	-	121,837
974	Depreciation Expense	1,589,832	9,729	1,079	1,600,640	-	1,600,640
975	Fraud Losses	463	-	-	463	-	463
		2,187,606	9,729	1,775	2,199,110	-	2,199,110
<b>900</b>	<b>Total Expenses</b>	5,595,151	41,138	578,244	6,214,533	(499,631)	5,714,902
<b>Other Financing Sources (Uses)</b>							
1001	Operating Transfers In	(822,781)	-	-	(822,781)	822,781	-
1002	Operating Transfers Out	822,781	-	-	822,781	(822,781)	-
1007	Extraordinary Items (net gain/loss)	243,589	-	-	243,589	-	243,589
10091	Inter Project Excess Cash Transfer In	9,922	-	-	9,922	(9,922)	-
10092	Inter Project Excess Cash Transfer Out	(9,922)	-	-	(9,922)	9,922	-
10093	Transfers Between Programs and Projects - In	14,463	(14,463)	-	-	-	-
<b>1010</b>	<b>Total Other Financing Sources (Uses)</b>	258,052	(14,463)	-	243,589	-	243,589
<b>1000</b>	<b>Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	\$ (935,719)	\$ (43,201)	\$ (72,356)	\$ (1,051,276)	\$ -	\$ (1,051,276)
<b>1103</b>	<b>Beginning Equity</b>	9,552,214	52,332	465,053	10,069,599	-	10,069,599
1104.11	Equity transfers	\$ 17,700	(17,700)	-	-	-	-
<b>1104</b>	<b>Prior Period Adjustments, Equity Transfers, and Correction of Errors</b>	17,700	(17,700)	-	-	-	-
<b>1119</b>	<b>Unit Months Available</b>	6,084	12	-	6,096	-	6,096
<b>1121</b>	<b>Unit Months Leased</b>	5,921	6	-	5,927	-	5,927
1162	Building Purchases	363,893	-	-	363,893	-	363,893
1166	Infrastructure Purchases	8,526	-	-	8,526	-	8,526
13901	Replacement Housing Factor Funds	26,254	-	-	26,254	-	26,254

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Net Position Accounts - Projects September 30, 2018

Line Item #	Account Description	Senator Circle LA090-000001	Bayou Towers LA090-000002	Other AMP	Project Totals
<b>Assets:</b>					
<b>Current Assets:</b>					
<b>Cash:</b>					
111	Cash - Unrestricted	\$ 520,100	\$ 155,879	\$ -	\$ 675,979
112	Cash - Restricted - Modernization and Development	320,731	-	-	320,731
114	Cash - Tenant Security Deposits	28,800	41,625	-	70,425
100	<b>Total Cash</b>	<b>869,631</b>	<b>197,504</b>	<b>-</b>	<b>1,067,135</b>
<b>Accounts and Notes Receivables:</b>					
122.2	Accounts Receivable - HUD Other Projects - Capital Fund	46,475	145,935	-	192,410
122	<b>Accounts Receivable - HUD Other Projects</b>	<b>46,475</b>	<b>145,935</b>	<b>-</b>	<b>192,410</b>
125	Accounts Receivable - Miscellaneous	390	-	-	390
126	Accounts Receivable - Tenants - Dwelling Rents	8,155	1,221	-	9,376
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	(4)	-	(4)
128	Fraud Recovery	4,984	-	-	4,984
129	Accrued Interest Receivable	60	59	-	119
120	<b>Total Receivables, Net of Allowances for Doubtful Accounts</b>	<b>60,064</b>	<b>147,211</b>	<b>-</b>	<b>207,275</b>
<b>Current Investments:</b>					
131	Investments - Unrestricted	-	207,625	-	207,625
132	Investments - Restricted	210,657	-	-	210,657
142	Prepaid Expenses and Other Assets	173,823	47,501	-	221,324
150	<b>Total Current Assets:</b>	<b>1,314,175</b>	<b>599,841</b>	<b>-</b>	<b>1,914,016</b>
<b>Non-current Assets:</b>					
<b>Fixed Assets:</b>					
161	Land	262,776	345,595	80,000	688,371
162	Buildings	23,240,953	19,014,323	202,566	42,457,842
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	554,755	461,727	-	1,016,482
166	Accumulated Depreciation	(20,542,518)	(17,606,944)	(18,140)	(38,167,602)
168	Infrastructure	884,950	166,136	-	1,051,086
160	<b>Total Fixed Assets, Net of Accumulated Depreciation</b>	<b>4,400,916</b>	<b>2,380,837</b>	<b>264,426</b>	<b>7,046,179</b>
180	<b>Total Non-current assets</b>	<b>4,400,916</b>	<b>2,380,837</b>	<b>264,426</b>	<b>7,046,179</b>
190	<b>Total Assets</b>	<b>\$ 5,715,091</b>	<b>\$ 2,980,678</b>	<b>\$ 264,426</b>	<b>\$ 8,960,195</b>

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Net Position Accounts - Projects September 30, 2018

Line Item #	Account Description	Senator Circle LA090-000001	Bayou Towers LA090-000002	Other AMP	Project Totals
<b>Liabilities and Net Position:</b>					
<b>Liabilities:</b>					
<b>Current Liabilities:</b>					
312	Accounts Payable < = 90 Days	\$ 34,541	\$ 90,909	\$ -	\$ 125,450
321	Accrued Wage/Payroll Taxes Payable	8,101	6,398	-	14,499
322	Accrued Compensated Absences - Current Portion	5,853	8,741	-	14,594
341	Tenant Security Deposits	28,800	41,625	-	70,425
342.3	Unearned Revenue - Other	7,068	2,145	-	9,213
342	<b>Unearned Revenues</b>	<u>7,068</u>	<u>2,145</u>	<u>-</u>	<u>9,213</u>
346	Accrued Liabilities - Other	25,006	34,328	-	59,334
310	<b>Total Current Liabilities:</b>	<u>109,369</u>	<u>184,146</u>	<u>-</u>	<u>293,515</u>
<b>Non-current liabilities</b>					
354	Accrued Compensated Absences - Non Current	13,028	19,457	-	32,485
350	<b>Total Non-current liabilities:</b>	<u>13,028</u>	<u>19,457</u>	<u>-</u>	<u>32,485</u>
300	<b>Total liabilities</b>	<u>122,397</u>	<u>203,603</u>	<u>-</u>	<u>326,000</u>
<b>Net Position</b>					
<b>Contributed Capital:</b>					
508.4	Net investment in capital assets	4,400,917	2,380,836	264,426	7,046,179
511.4	Restricted	531,388	-	-	531,388
512.4	Unrestricted	660,389	396,239	-	1,056,628
513	<b>Total Net Position</b>	<u>5,592,694</u>	<u>2,777,075</u>	<u>264,426</u>	<u>8,634,195</u>
600	<b>Total Liabilities and Net Position</b>	<u>\$ 5,715,091</u>	<u>\$ 2,980,678</u>	<u>\$ 264,426</u>	<u>\$ 8,960,195</u>

## Houma-Terrebonne Housing Authority

### Financial Data Schedule Summary

#### Statement of Revenue, Expenses and Changes in Net Position Accounts - Projects Year Ended September 30, 2018

Line Item #	Account Description	Senator Circle LA 090-000001			Bayou Towers LA 090-000002			Other AMP			Project Totals
		AMP Total	Low Rent 14 850	CFP 14 872	AMP Total	Low Rent 14 850	CFP 14 872	AMP Total	Low Rent 14 850	CFP 14 872	
Revenue:											
703	Net Tenant Rental Revenue	\$ 598,702	\$ 598,702	\$ -	\$ 935,395	\$ 935,395	\$ -	\$ -	\$ -	\$ -	\$ 1,534,097
704	Tenant Revenue - Other	134,897	134,897	-	20,569	20,569	-	-	-	-	155,466
705	Total Tenant Revenue	733,599	733,599	-	955,964	955,964	-	-	-	-	1,689,563
706	HUD PHA Grants	1,256,993	717,829	539,164	887,488	536,160	351,328	-	-	-	2,144,481
706 1	Capital Grants	82,222	-	82,222	336,859	-	336,859	-	-	-	419,081
708	Other Governmental Grants	-	-	-	-	-	-	-	-	-	-
711	Investment Income - Unrestricted	8,649	8,649	-	7,143	7,143	-	-	-	-	15,792
714	Fraud Recovery	10,256	10,256	-	695	695	-	-	-	-	10,951
715	Other Revenue	12,220	12,220	-	105,733	105,733	-	-	-	-	117,953
716	Gain/Loss on Sale of Fixed Assets	(673)	(673)	-	(210)	(210)	-	-	-	-	(883)
720	Investment Income - Restricted	4,442	4,442	-	-	-	-	-	-	-	4,442
700	Total Revenue	2,107,708	1,486,322	621,386	2,293,672	1,605,485	688,187	-	-	-	4,401,380
Expenses:											
Administrative:											
911	Administrative Salanes	39,647	39,647	-	33,118	33,118	-	-	-	-	72,765
912	Auditing Fees	15,052	15,052	-	14,412	14,412	-	-	-	-	29,464
913	Management Fee	170,352	136,497	33,855	222,816	188,960	33,856	-	-	-	393,168
913 1	Bookkeeping Fee	18,630	18,630	-	25,793	25,793	-	-	-	-	44,423
914	Advertising and marketing	-	-	-	-	-	-	-	-	-	-
915	Employee Benefit Contributions - Administrative	11,396	11,396	-	9,976	9,976	-	-	-	-	21,372
916	Other Operating - Administrative	29,881	29,881	-	40,328	40,328	-	-	-	-	70,209
917	Legal Expense	10,178	10,178	-	9,746	9,746	-	-	-	-	19,924
918	Travel	2,676	2,676	-	3,203	3,203	-	-	-	-	5,879
919	Other	8,938	8,938	-	13,664	13,664	-	-	-	-	22,602
910	Total Operating - Administrative	306,750	272,895	33,855	373,056	339,200	33,856	-	-	-	679,806
920	Asset Management Fee	26,040	26,040	-	36,000	36,000	-	-	-	-	62,040
Tenant Services:											
921	Tenant Services - Salanes	49,390	49,390	-	56,475	56,475	-	-	-	-	105,865
922	Relocation Costs	-	-	-	-	-	-	-	-	-	-
923	Employee Benefit Contributions - Tenant Services	18,104	18,104	-	18,992	18,992	-	-	-	-	37,096
924	Tenant Services - Other	163,354	163,354	-	372	372	-	-	-	-	163,726
925	Total Tenant Services	230,848	230,848	-	75,839	75,839	-	-	-	-	306,688

## Houma-Terrebonne Housing Authority

### Financial Data Schedule Summary

#### Statement of Revenue, Expenses and Changes in Net Position Accounts - Projects Year Ended September 30, 2018

Line Item #	Account Description	Senator Circle LA 090-000001			Bayou Towers LA 090-000002			Other AMP			Project Totals
		AMP Total	Low Rent 14 850	CFP 14 872	AMP Total	Low Rent 14 850	CFP 14 872	AMP Total	Low Rent 14 850	CFP 14 872	
Utilities:											
931	Water	64,556	64,556	-	39,926	39,926	-	-	-	-	104,482
932	Electricity	241,910	241,910	-	327,220	327,220	-	-	-	-	569,130
933	Gas	23,449	23,449	-	22,227	22,227	-	-	-	-	45,676
936	Sewer	63,111	63,111	-	44,175	44,175	-	-	-	-	107,286
938	Other Utilities Expense	4,334	4,334	-	5,215	5,215	-	-	-	-	9,549
930	Total utilities	397,360	397,360	-	438,763	438,763	-	-	-	-	836,123
Ordinary Maintenance & Operation:											
941	Ordinary Maintenance & Operation - Labor	158,319	158,319	-	150,196	150,196	-	-	-	-	308,515
942	Ordinary Maintenance & Operation - Materials & Other	67,974	67,974	-	68,394	68,394	-	-	-	-	136,368
943 1	Ordinary Maintenance & Operations Contracts - Garbage and Trash Removal	26,930	26,930	-	12,359	12,359	-	-	-	-	39,289
943 2	Ordinary Maintenance & Operations Contracts - Heating & Cooling	35,309	35,309	-	97,664	97,664	-	-	-	-	132,973
943 4	Ordinary Maintenance & Operations Contracts - Elevator Maintenance	-	-	-	38,540	38,540	-	-	-	-	38,540
943 5	Ordinary Maintenance & Operations Contracts - Landscape & Grounds	1,245	1,245	-	-	-	-	-	-	-	1,245
943 7	Ordinary Maintenance & Operations Contracts - Electrical	8,212	8,212	-	3,048	3,048	-	-	-	-	11,260
943 8	Ordinary Maintenance & Operations Contracts - Plumbing	8,778	8,778	-	1,220	1,220	-	-	-	-	9,998
943 9	Ordinary Maintenance & Operations Contracts - Extermination	14,032	14,032	-	20,822	20,822	-	-	-	-	34,854
943 10	Ordinary Maintenance & Operations Contracts - Janitorial	-	-	-	-	-	-	-	-	-	-
943 12	Ordinary Maintenance & Operations Contracts - Misc Contracts	25,908	25,908	-	20,033	20,033	-	-	-	-	45,941
943	Ordinary Maintenance & Operations - Contracts	120,414	120,414	-	193,686	193,686	-	-	-	-	314,100
945	Employee Benefit Contributions - Ordinary Maintenance	50,502	50,502	-	44,728	44,728	-	-	-	-	95,230
940	Total Maintenance	397,209	397,209	-	457,004	457,004	-	-	-	-	854,213

## Houma-Terrebonne Housing Authority

### Financial Data Schedule Summary

#### Statement of Revenue, Expenses and Changes in Net Position Accounts - Projects Year Ended September 30, 2018

Line Item #	Account Description	Senator Circle LA 090-000001			Bayou Towers LA 090-000002			Other AMP			Project Totals
		AMP Total	Low Rent	CFP	AMP Total	Low Rent	CFP	AMP Total	Low Rent	CFP	
		14 850	14 872		14 850	14 872		14 850	14 872		
<b>Protective Services:</b>											
952	Protective Services - Other Contract Costs	-	-	-	113,995	113,995	-	-	-	-	113,995
<b>950</b>	<b>Total Protective Services</b>	-	-	-	113,995	113,995	-	-	-	-	113,995
<b>Insurance Premiums:</b>											
961 1	Property Insurance	27,411	27,411	-	50,509	50,509	-	-	-	-	77,920
961 2	Liability Insurance	31,964	31,964	-	19,925	19,925	-	-	-	-	51,889
961 3	Workmen's Compensation	8,899	8,899	-	7,934	7,934	-	-	-	-	16,833
961 4	All Other Insurance	276,782	276,782	-	54,474	54,474	-	-	-	-	331,256
<b>961</b>	<b>Total Insurance Premiums</b>	345,056	345,056	-	132,842	132,842	-	-	-	-	477,898
<b>General Expenses:</b>											
962	Other General Expenses	14,463	14,463	-	-	-	-	-	-	-	14,463
962 1	Compensated absences	22,126	22,126	-	11,555	11,555	-	-	-	-	33,681
964	Bad Debt - Tenant Rents	18,180	18,180	-	10,459	10,459	-	-	-	-	28,639
<b>960</b>	<b>Total Other General Expenses</b>	54,769	54,769	-	22,014	22,014	-	-	-	-	76,783
<b>Interest Expense and Amortization Cost:</b>											
<b>969</b>	<b>TOTAL OPERATING EXPENSES</b>	1,758,032	1,724,177	33,855	1,649,513	1,615,657	33,856	-	-	-	3,407,545
<b>970</b>	<b>EXCESS OPERATING REVENUE OVER OPERATING EXPENSES</b>	349,676	(237,855)	587,531	644,159	(10,172)	654,331	-	-	-	993,835
<b>Other Expenses:</b>											
971	Extraordinary Maintenance	207,465	207,465	-	268,705	268,705	-	-	-	-	476,170
972	Casualty Losses - Non-Capitalized	-	-	-	121,141	121,141	-	-	-	-	121,141
974	Depreciation Expense	1,032,810	1,021,951	10,859	548,696	534,146	14,550	8,326	8,326	-	1,589,832
975	Fraud Losses	-	-	-	463	463	-	-	-	-	463
		1,240,275	1,229,416	10,859	939,005	924,455	14,550	8,326	8,326	-	2,187,606
<b>900</b>	<b>Total Expenses</b>	2,998,307	2,953,593	44,714	2,588,518	2,540,112	48,406	8,326	8,326	-	5,595,151

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Revenue, Expenses and Changes in Net Position Accounts - Projects Year Ended September 30, 2018

Line Item #	Account Description	Senator Circle LA 090-000001			Bayou Towers LA 090-000002			Other AMP			Project Totals
		AMP Total	Low Rent 14 850	CFP 14 872	AMP Total	Low Rent 14 850	CFP 14 872	AMP Total	Low Rent 14 850	CFP 14 872	
	<b>Other Financing Sources (Uses)</b>										
1001	Operating Transfers In	(505,309)	(505,309)	-	(317,472)	(317,472)	-	-	-	-	(822,781)
1002	Operating Transfers Out	505,309	-	505,309	317,472	-	317,472	-	-	-	822,781
1007	Extraordinary Items (net gain/loss)	243,589	243,589	-	-	-	-	-	-	-	243,589
10091	Inter Project Excess Cash Transfer In	-	-	-	-	-	-	9,922	-	9,922	9,922
10092	Inter Project Excess Cash Transfer Out	(9,922)	(9,922)	-	-	-	-	-	-	-	(9,922)
10093	Transfers Between Programs and Projects - In	14,463	14,463	-	-	-	-	-	-	-	14,463
<b>1010</b>	<b>Total Other Financing Sources (Uses)</b>	<b>248,130</b>	<b>(257,179)</b>	<b>505,309</b>	<b>-</b>	<b>(317,472)</b>	<b>317,472</b>	<b>9,922</b>	<b>-</b>	<b>9,922</b>	<b>258,052</b>
<b>1000</b>	<b>Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>\$ (642,469)</b>	<b>\$ (1,724,450)</b>	<b>\$ 1,081,981</b>	<b>\$ (294,846)</b>	<b>\$ (1,252,099)</b>	<b>\$ 957,253</b>	<b>\$ 1,596</b>	<b>\$ (8,326)</b>	<b>\$ 9,922</b>	<b>\$ (935,719)</b>
<b>1103</b>	<b>Beginning Equity</b>	<b>6,311,159</b>	<b>6,005,223</b>	<b>305,936</b>	<b>3,054,222</b>	<b>2,931,102</b>	<b>123,120</b>	<b>186,833</b>	<b>186,833</b>	<b>-</b>	<b>9,552,214</b>
1104 11	Equity transfers	-	-	-	17,700	127,254	(109,554)	-	-	-	17,700
<b>1119</b>	<b>Unit Months Available</b>	<b>2,508</b>	<b>2,508</b>	<b>-</b>	<b>3,576</b>	<b>3,576</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,084</b>
<b>1121</b>	<b>Unit Months Leased</b>	<b>2,443</b>	<b>2,443</b>	<b>-</b>	<b>3,478</b>	<b>3,478</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,921</b>
1162	Building Purchases	67,003	-	67,003	296,890	-	296,890	-	-	-	363,893
1164	Furniture & Equipment - Admin Purchases	6,693	-	6,693	39,969	-	39,969	-	-	-	46,662
1166	Infrastructure Purchases	8,526	-	8,526	-	-	-	-	-	-	8,526



# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Net Position Accounts - Programs September 30, 2018

Line Item #	Account Description	Business Activities	Component Units	FEMA Public Assistance Grant 97.036	Program Totals
<b>Assets:</b>					
<b>Current Assets:</b>					
<b>Cash:</b>					
111	Cash - Unrestricted	\$ -	\$ 4	\$ -	\$ 4
100	<b>Total Cash</b>	-	4	-	4
<hr/>					
150	<b>Total Current Assets</b>	-	4	-	4
<hr/>					
<b>Non-current Assets:</b>					
<b>Fixed Assets:</b>					
161	Land	285,050	-	-	285,050
162	Buildings	203,348	-	-	203,348
166	Accumulated Depreciation	(43,924)	-	-	(43,924)
160	<b>Total Fixed Assets, Net of Accumulated Depreciation</b>	444,474	-	-	444,474
180	<b>Total Non-current assets</b>	444,474	-	-	444,474
190	<b>Total Assets</b>	\$ 444,474	\$ 4	\$ -	\$ 444,478
<hr/>					
<b>Liabilities and Net Position:</b>					
<b>Liabilities:</b>					
<b>Current Liabilities:</b>					
341	Tenant Security Deposits	-	-	-	-
342.3	Unearned Revenue - Other	293,950	-	-	293,950
342	<b>Unearned Revenues</b>	293,950	-	-	293,950
346	Accrued Liabilities - Other	76	-	-	76
347	Interprogram Due To	159,021	-	-	159,021
310	<b>Total Current Liabilities</b>	453,047	-	-	453,047
300	<b>Total Liabilities</b>	453,047	-	-	453,047
<hr/>					
<b>Net Position:</b>					
508.4	Net investment in capital assets	444,474	-	-	444,474
512.4	Unrestricted	(453,047)	4	-	(453,043)
513	<b>Total Net Position</b>	(8,573)	4	-	(8,569)
600	<b>Total Liabilities and Net Position</b>	\$ 444,474	\$ 4	\$ -	\$ 444,478

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Revenue, Expenses and Changes in Net Position Accounts - Programs Year Ended September 30, 2018

Line Item #	Account Description	Business Activities	Component Units	FEMA Public Assistance Grant 97 036	Program Totals
<b>Revenue:</b>					
703	Net Tenant Rental Revenue	\$ 12,000	\$ -	\$ -	\$ 12,000
704	Tenant Revenue - Other	400	-	-	400
<b>705</b>	<b>Total Tenant Revenue</b>	<b>12,400</b>	<b>-</b>	<b>-</b>	<b>12,400</b>
<b>700</b>	<b>Total Revenue</b>	<b>12,400</b>	<b>-</b>	<b>-</b>	<b>12,400</b>
<b>Expenses:</b>					
<b>Administrative:</b>					
914	Advertising and marketing	39	-	-	39
916	Other Operating - Administrative	5	-	-	5
917	Legal Expense	120	-	-	120
<b>910</b>	<b>Total Operating - Administrative</b>	<b>164</b>	<b>-</b>	<b>-</b>	<b>164</b>
924	Tenant Services - Other	-	-	-	-
<b>925</b>	<b>Total Tenant Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
931	Water	296	-	-	296
932	Electricity	201	-	-	201
933	Gas	12	-	-	12
936	Sewer	116	-	-	116
938	Other Utilities Expense	151	-	-	151
<b>930</b>	<b>Total utilities</b>	<b>776</b>	<b>-</b>	<b>-</b>	<b>776</b>
<b>Ordinary Maintenance &amp; Operation:</b>					
942	Ordinary Maintenance & Operation - Materials & Other	253	-	-	253
943 7	Ordinary Maintenance & Operations Contracts - Electrical	5	-	-	5
943 8	Ordinary Maintenance & Operations Contracts - Plumbing	663	-	-	663
943 9	Ordinary Maintenance & Operations Contracts - Extermination	130	-	-	130
943 10	Ordinary Maintenance & Operations Contracts - Janitorial	111	-	-	111
943 12	Ordinary Maintenance & Operations Contracts - Misc Contracts	167	-	-	167
<b>943</b>	<b>Ordinary Maintenance &amp; Operations - Contracts</b>	<b>1,076</b>	<b>-</b>	<b>-</b>	<b>1,076</b>
<b>940</b>	<b>Total Maintenance</b>	<b>1,329</b>	<b>-</b>	<b>-</b>	<b>1,329</b>

# Houma-Terrebonne Housing Authority

## Financial Data Schedule Summary

### Statement of Revenue, Expenses and Changes in Net Position Accounts - Programs Year Ended September 30, 2018

Line Item #	Account Description	Business Activities	Component Units	FEMA Public Assistance Grant 97 036	Program Totals
	<b>Protective Services:</b>				
	<b>Insurance Premiums:</b>				
961 1	Property Insurance	2,419	-	-	2,419
961 2	Liability Insurance	11,429	-	-	11,429
<b>961</b>	<b>Total Insurance Premiums</b>	<b>13,848</b>	<b>-</b>	<b>-</b>	<b>13,848</b>
	<b>General Expenses:</b>				
962	Other General Expenses	-	-	15,292	15,292
<b>960</b>	<b>Total Other General Expenses</b>	<b>-</b>	<b>-</b>	<b>15,292</b>	<b>15,292</b>
<b>969</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>16,117</b>	<b>-</b>	<b>15,292</b>	<b>31,409</b>
<b>970</b>	<b>EXCESS OPERATING REVENUE OVER OPERATING EXPENSES</b>	<b>(3,717)</b>	<b>-</b>	<b>(15,292)</b>	<b>(19,009)</b>
	<b>Other Expenses:</b>				
974	Depreciation Expense	9,729	-	-	9,729
		9,729	-	-	9,729
<b>900</b>	<b>Total Expenses</b>	<b>25,846</b>	<b>-</b>	<b>15,292</b>	<b>41,138</b>
	<b>Other Financing Sources (Uses)</b>				
1002	Operating Transfers Out	-	-	-	-
10092	Inter Project Excess Cash Transfer Out	-	-	(14,463)	(14,463)
<b>1010</b>	<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>(14,463)</b>	<b>(14,463)</b>
<b>1000</b>	<b>Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>\$ (13,446)</b>	<b>\$ -</b>	<b>\$ (29,755)</b>	<b>\$ (43,201)</b>
<b>1102</b>	<b>Required Annual Debt Principal Payments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1103</b>	<b>Beginning Equity</b>	<b>4,873</b>	<b>4</b>	<b>47,455</b>	<b>52,332</b>
1104 11	Equity transfers	-	-	(17,700)	(17,700)
<b>1104</b>	<b>Prior Period Adjustments, Equity Transfers, and Correction of Errors</b>	<b>-</b>	<b>-</b>	<b>(17,700)</b>	<b>(17,700)</b>
<b>1117</b>	<b>Administrative Fee Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1118</b>	<b>Housing Assistance Payments Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1119</b>	<b>Unit Months Available</b>	<b>12</b>	<b>-</b>	<b>-</b>	<b>12</b>
<b>1121</b>	<b>Unit Months Leased</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>6</b>

Houma-Terrebonne Housing Authority

Schedule of Expenditures of Federal Awards  
Year Ended September 30, 2018

<u>Federal Grantor/Program or Cluster Title</u>	<u>Federal CFDA #</u>	<u>Pass-Through Grantor's Identifying Number</u>	<u>Expenditures</u>
DIRECT AWARDS			
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:			
Operating Subsidy	14.850		\$ 1,253,989
Capital Fund Program	14.872		<u>1,309,573</u>
TOTAL FEDERAL AWARDS			<u>\$ 2,563,562</u>

See Notes to Schedule of Expenditures of Federal Awards.

## **Houma-Terrebonne Housing Authority**

### **Notes to Schedule of Expenditures of Federal Awards Year Ended September 30, 2018**

#### **Note 1 - Basis of presentation**

The accompanying schedule of expenditures of federal awards includes the federal grant activity for Houma-Terrebonne Housing Authority (the "Authority"), under programs of the federal government for the year ended September 30, 2018. The information in this Schedule is presented in accordance with requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

#### **Note 2 - Summary of significant accounting policies**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized in accordance with the cost principles contained in the Uniform Guidance. The Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

# Houma-Terrebonne Housing Authority

## Public Housing Budget vs. Actual Comparison Year Ended September 30, 2018

	<b>Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenues:</b>			
Net tenant rental revenue	\$ 1,544,925	\$ 1,534,097	\$ (10,828)
Tenant revenue - other	501,055	155,466	(345,589)
HUD PHA grants	1,253,647	2,144,481	890,834
HUD capital grants	366,171	419,081	52,910
Investment income - unrestricted	19,564	15,792	(3,772)
Investment income - restricted	-	4,442	4,442
Gain or loss on sale of fixed assets	-	(883)	(883)
Fraud recovery	12,769	10,951	(1,818)
Other revenue	122,671	117,953	(4,718)
Extraordinary items (insurance proceeds)	-	243,589	243,589
<b>Total Revenues</b>	<b>3,820,802</b>	<b>4,644,969</b>	<b>824,167</b>
<b>Operating Expenses:</b>			
Administrative	682,487	679,806	2,681
Asset management fees	62,040	62,040	-
Tenant services	278,026	306,687	(28,661)
Utilities	833,003	836,123	(3,120)
Ordinary maintenance and operation	888,775	854,213	34,562
Protective services	125,313	113,995	11,318
Insurance	476,261	477,898	(1,637)
General expenses	68,590	76,783	(8,193)
Extraordinary maintenance	-	476,170	(476,170)
Casualty loss - non-capitalized	5,181	121,141	(115,960)
Capital expenditures	350,000	449,319	(99,319)
<b>Total Operating Expenses Before Depreciation</b>	<b>3,769,676</b>	<b>4,454,175</b>	<b>(684,499)</b>
<b>Net Operating Income Before Depreciation</b>	<b>51,126</b>	<b>190,794</b>	<b>139,668</b>
<b>Depreciation Expense</b>	<b>1,530,000</b>	<b>1,589,832</b>	<b>(59,832)</b>
<b>Net Operating Loss After Depreciation</b>	<b>\$ (1,478,874)</b>	<b>\$ (1,399,038)</b>	<b>\$ 79,836</b>

## Houma-Terrebonne Housing Authority

### Schedule of Capital Fund Costs - Uncompleted Year Ended September 30, 2018

Grant Number	LA48P090501-13	LA48R090501-14	LA48P090501-15	LA48PO9050116-16	LA48R090502-12	LA48R090502-13	LA48R090501-17
Program	2013	2014	2015	2016	2012	2013	2017
Funds approved	\$ 539,117	\$ 614,624	\$ 625,453	\$ 702,503	\$ 86,035	\$ 84,174	\$ 677,104
Funds expended	459,937	326,126	175,127	605,137	79,649	57,920	634,017
Excess of funds approved	<u>\$ 79,180</u>	<u>\$ 288,498</u>	<u>\$ 450,326</u>	<u>\$ 97,366</u>	<u>\$ 6,386</u>	<u>\$ 26,254</u>	<u>\$ 43,087</u>
Funds advanced	\$ 459,937	\$ 326,126	\$ 174,631	\$ 488,554	\$ 79,649	\$ 57,920	\$ 558,686
Funds expended	459,937	326,126	175,127	605,137	79,649	57,920	634,017
Excess funds advanced (expended)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (496)</u>	<u>\$ (116,583)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (75,331)</u>

**Houma-Terrebonne Housing Authority**

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

**Agency Head Name:** Nikita Gilton  
Executive Director of Houma-Terrebonne

<b>Purpose</b>	<b>Amount</b>
Salary	\$ 92,228
Benefits - insurance	821
Benefits - retirement	2,999
Benefits - other	-
Car allowance	6,400
Vehicle provided by government	-
Per diem	1,613
Reimbursements	-
Travel	1,613
Registration fees	-
Conference travel	1,613
Continuing professional education fees	-
Housing	-
Unvouchered expenses	-
Special meals	-



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