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Housing Authority of the CITY OF ALEXANDRIA Alexandria, Louisiana

Annual Financial Report As of and for the Year Ended June 30, 2008

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

Release Date 4/22/09

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Basic Financial Statements

As of and for the Year Ended June 30, 2008

With Supplemental Information Schedules

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Alexandria
Alexandria, Louisiana

I have audited the accompanying basic financial statements of the Housing Authority of the City of Alexandria (the authority) as of and for the year ended June 30, 2008, as listed in the table of contents. These basic financial statements are the responsibility of the authority's management. My responsibility is to express an opinion on these basic financial statements based on my audit.

I conducted my 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 I plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the basic financial statements referred to above present fairly in all material respects, the financial position of the Housing Authority of the City of Alexandria as of June 30, 2008, and the respective changes in financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Independent Auditor's Report, 2008

Page Two

In accordance with *Government Auditing Standards*, I have also issued my report dated March 30, 2009 on my consideration of the authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

The management's discussion and analysis listed in the table of contents, is not a required part of the basic financial statements but is supplemental information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not audit the information and express no opinion on it.

My audit was conducted for the purpose of forming opinions on the financial statements which collectively comprise the authority's basic financial statements. The financial data schedule and other supplementary information schedules listed in the table of contents are presented for the purpose of additional analysis and are not a required part of the basic financial statements of the authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements of the authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements, and in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

William Daniel McCaskill

William Daniel McCaskill, CPA
A Professional Accounting Corporation

March 30, 2009

Housing Authority of City of Alexandria

Management's Discussion and Analysis (MD&A) June 30, 2008

As management of the Housing Authority, we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended June 30, 2008. All amounts, unless otherwise indicated, are rounded to the nearest dollar.

FINANCIAL HIGHLIGHTS

- The assets of the Housing Authority exceeded its liabilities at the close of the most recent financial by \$\$15,314,420 (net assets). Of this amount, \$703,081 (unrestricted net assets) that may be used to meet the government's ongoing obligations to citizens and creditors, \$1,893,750 (restricted) for Housing Assistance Payments.
- Fixed assets of the general fund and capital fund decreased \$5,956,181(478%) due to demolition of Wooddale.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Housing Authority's financial statements. The Housing 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 statements themselves. The Housing Authority is a special purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

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 Housing Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Housing Authority are reported as one fund.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consist of financial statements to show information about the Housing Authority's fund-such as the Housing Authority's general fund, and tenant-based Section 8 funds.

Our auditors have provided assurance in their independent auditors' report, located immediately preceding this Management's Discussion and Analysis, that the basic financial statements are fairly stated. Varying degrees of assurance are being provided by the auditors, regarding the other in information included in this report. A user of this report should read the independent auditor's report carefully to determine the level of assurance provided for each of the parts of this report.

Housing Authority of City of Alexandria

Management's Discussion and Analysis (MD&A)

June 30, 2008

Reporting the Housing Authority's Most Significant Funds

Proprietary fund- All of the Housing Authority's services are reported in one fund. They are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the balance sheet. The focus of proprietary funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

FINANCIAL ANALYSIS

The Housing Authority's net assets were \$15,314,420 at June 30, 2008. Of this amount, \$12,717,589 was invested in capital assets, \$703,081 was unrestricted and \$1,893,750 restricted for Housing Assistance Payments.

The Balance Sheet is presented in the format of assets, liabilities and net assets. The focus of the Balance Sheet shows the net available (not capital) assets, net of liabilities for the entire Housing Authority. Net Assets are broken down between:

- Investments in Capital Assets – Capital Assets-(land, construction or improvements) reduced by any outstanding debt.
- Restricted Net Assets – Assets restricted by a creditor, laws or regulations
- Unrestricted Assets: Net Assets which do not meet the other definitions.

Housing Authority of City of Alexandria

Management's Discussion and Analysis (MD&A) June 30, 2008

Net Assets

Year Ended June 30, 2008

	2008 Current Year	2007 Prior Year
ASSETS		
Current Assets	\$ 1,285,082	\$ 2,958,727
Restricted assets	1,623,152	243,022
Capital assets, net	12,717,589	18,680,792
Total Assets	<u>15,625,823</u>	<u>21,882,541</u>
LIABILITIES		
Current Liabilities	212,652	161,805
Non-current liabilities	<u>98,751</u>	<u>73,940</u>
Total Liabilities	311,403	235,745
NET ASSETS		
Invested in capital assets, net of related debt	12,717,589	18,680,792
Restricted	1,893,750	552,822
Unrestricted	<u>703,081</u>	<u>2,413,182</u>
Total Net Assets	<u>15,314,420</u>	<u>21,646,796</u>
Total Liabilities and Total Net Assets	<u>15,625,823</u>	<u>21,882,541</u>

Housing Authority of City of Alexandria

**Management's Discussion and Analysis (MD&A)
June 30, 2008**

**Statement of Revenues, Expenses
And Changes in Net Assets
Year Ended June 30, 2008**

	Current Year	Prior Year
<u>OPERATING REVENUES</u>	\$	\$
Annual Contribution- Housing Assistance Payments	3,343,779	4,176,870
HUD administrative fee	673,478	375,934
Operating Grants	2,121,032	2,724,449
Dwelling Rental	515,563	472,927
Other Income	519,317	666,685
Total Operating Revenue	<u>7,173,169</u>	<u>8,416,865</u>
<u>OPERATING EXPENSES</u>		
Administration	1,715,261	1,653,965
Tenant Services	947,406	604,022
Utilities	129,030	103,104
Ordinary maintenance & operations	861,915	698,748
Protective Services	303,985	420,919
General	326,346	348,865
Housing Assistance Payments	3,512,737	3,497,830
Depreciation	1,194,959	1,660,996
Total operating expenses	<u>8,991,639</u>	<u>8,988,449</u>
Income (loss) from Operations	<u>-1,818,470</u>	<u>-571,584</u>
<u>NON OPERATING REVENUES</u>		
Interest earnings	56,686	80,885
Misc Revenues	203,349	212,707
Gain or loss on the sale of capital assets	-6,163,237	
Federal grants- capital	660,167	466,744
Total Non-operating revenues	<u>-5,243,035</u>	<u>760,336</u>
Net Change in assets	-7,061,505	188,752
Net Assets at beginning of year- as restated	22,374,925	21,458,044
Net Assets at end of year	<u><u>15,313,420</u></u>	<u><u>21,646,796</u></u>

Housing Authority of City of Alexandria

Management's Discussion and Analysis (MD&A) June 30, 2008

Total cash revenues decreased \$1,087,020 mainly due to:

- Increase in Rental Income \$42,636 (9%) due to slight increase in working families
- Decrease in HUD Operating Subsidy \$603,417 due to decrease in developments.
- Increase in Section 8 administrative fees \$297,544 (79.1%) due one- time adjustment from FY 2005 received in FY08
- Increase Capital funding \$143,427, additional flooring replacements
- Decrease in HUD Housing Assistance Payment funding \$833,091 (19.9%) due to HUD cuts in funding.

Total operating Expenses increased only \$3,190. Some of the changes are as follows:

- Increase in Administrative expenses \$61,296 (3.7%) due to increase in employee benefits and salaries.
- Increase in Tenant Services \$343,384 (56.8%) due additional employees and tenant service work
- Increase in Utility services \$25,926 (25.1%) due to utility rate increases.
- Increase in Maintenance and Extraordinary maintenance expenses \$163,167 (23.4%) due to increase in Salaries, benefits and contract work.
- Decrease in Protective Services \$116,934 (27.8%) due decrease in service hours.
- Decrease in General Expenses \$22,519 (6.5%) due to decreases in PILOT

Total Fixed Asset decreased \$6,163,237 mainly due to:

- Demolishment of one development – Wooddale Apts
- Depreciation expense decreased \$466,037 (28.1%) due to demolished development.

Net Assets therefore decreased \$6,332,376 or by (29%), mainly due demolished development and increase in operating expenses.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At June 30, 2008 the Housing Authority had \$12,717,589 invested in a broad range of capital assets, including land, buildings, and furniture and equipment. This amount represents a net decrease (including additions, deductions, and depreciation) of \$5,963,203 or 31.9% from last year.

Capital Assets
Year Ended June 30, 2008
(Net of Depreciation)

Land	\$ 2,098,343
Buildings	9,392,222
Furniture and equipment	410,553
Construction in Progress	816,471
Total	<u>12,717,589</u>

Housing Authority of City of Alexandria

Management's Discussion and Analysis (MD&A) June 30, 2008

Capital Expenditures of \$660,167 were added from the Capital Fund program. This was offset with depreciation of \$1,194,959 and demolished project \$6,163,237

Major capital projects planned for June 30, 2009 include capital funding of at least \$1,365,000 of budgeted projects.

No debt was issued for these additions.

Debt

The Housing Authority has not incurred any mortgages, leases, or bond indentures for financing capital assets or operations.

ECONOMIC FACTORS

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the Federal budget than by local economic conditions. The budgets for June 30, 2009 have already been submitted to HUD for approval and no major changes are expected.

The Capital fund programs are multiple year budgets and have remained relatively stable although funding has decreased over the years. Capital funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

The Section 8 program is mainly affected by the federal budgets as well as by the rental market of the community, which it serves. This can affect the number of families leased to as well as the Housing Assistance Payments paid by the Housing Authority.

CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT

Our financial report is designed to provide our citizen's, taxpayers, and investors and creditors with a general overview of the Housing Authority's finances and to show the Housing Authority's accountability for the money it receives. If you have any questions about this report or wish to request additional financial information, contact Ms. Wanda Davis, Executive Director, at the Housing Authority of the City of Alexandria, 2558 Loblolly Land, Alexandria LA 71303 Telephone number (318)-448-4521.

		Exhibit A
The Housing Authority of the City of Alexandria		
Alexandria, Louisiana		
Statement of Net Assets		
As of June 30, 2008		
ASSETS		
Current assets		
Cash and cash equivalents		476,511
Receivables:		
HUD		294,403
Intergovernmental		148,355
Tenant rents, net of allowance		21,640
Prepaid insurance		254,161
Inventory, net of allowance		43,190
Total current assets		1,238,260
Restricted assets		
Cash and cash equivalents		1,669,974
Noncurrent assets		
Capital assets:		
Nondepreciable capital assets:		
Land		2,098,343
Construction in progress		816,471
Total nondepreciable capital assets		2,914,814
Depreciable capital assets:		
Buildings and improvements		27,334,655
Furniture and equipment		1,284,018
Less accumulated depreciation		(18,815,898)
Total depreciable capital assets, net of accumulated depreciation		9,802,775
Total capital assets, net of accumulated depreciation		12,717,589
Total assets		15,625,823
		(continued)

	Exhibit A
The Housing Authority of the City of Alexandria	
Alexandria, Louisiana	
Statement of Net Assets	
As of June 30, 2008	
LIABILITIES	
Current Liabilities	
Accounts payable	41,644
Payable to other governments	39,446
Accrued compensated absences	54,313
HUD liability	30,152
Deferred revenue	275
Total current liabilities	165,830
Liabilities Payable from Restricted Assets	
Security deposit liability	46,822
Noncurrent liabilities	
Accrued compensated absences	98,751
Total noncurrent liabilities	98,751
Total liabilities	311,403
NET ASSETS	
Invested in capital assets, net of related debt	12,717,589
Restricted	1,893,750
Unrestricted	703,081
Total net assets	\$ 15,314,420
The accompanying notes are an integral part of these financial statements.	

		Exhibit B
The Housing Authority of the City of Alexandria		
Alexandria, Louisiana		
Statement of Revenues, Expenses, and Changes In Net Assets		
For the Year ended June 30, 2008		
Operating Revenues		
Annual contributions - Housing Assistance Payments	\$	3,343,779
HUD administrative fee		673,478
Operating Grants		2,121,032
Dwelling Rental		515,563
Other Operating		519,317
Total operating revenues		7,173,169
Operating Expenses		
Housing Assistance Payments		3,512,737
General and administrative		2,041,607
Repairs and maintenance		861,915
Utilities		129,030
Tenant services		947,406
Protection services		303,985
Depreciation and amortization		1,194,959
Total operating expenses		8,991,639
Operating income (loss)		(1,818,470)
Nonoperating Revenues (Expenses):		
Interest revenue		55,686
Miscellaneous revenues		203,349
Gain or loss on the sale of capital assets		(6,163,237)
Total nonoperating revenues (expenses)		(5,903,202)
Income (loss) before other revenues, expenses, gains, losses and transfers		(7,721,672)
Capital contributions (grants)		661,067
Increase (decrease) in net assets		(7,060,605)
Net assets, beginning of year - as restated		22,375,025
Net assets, end of year	\$	15,314,420
The accompanying notes are an integral part of these financial statements.		

The Housing Authority of the City of Alexandria
Statement of Cash Flows
For the Year Ended June 30, 2008

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from federal subsidies	\$ 6,196,226
Receipts from tenants	1,017,750
Payments to landlords	(3,512,737)
Payments to suppliers	(1,764,060)
Payments to employees	<u>(2,506,275)</u>
Net cash provided by operating activities	<u>(569,096)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Miscellaneous revenues	<u>203,349</u>
Net cash provided by noncapital financing activities	<u>203,349</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Proceeds from capital grants	661,067
Purchase and construction of capital assets	<u>(661,067)</u>
Net cash (used in) capital and related financing activities	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>56,686</u>
Net cash provided by investing activities	<u>56,686</u>
Net increase (decrease) in cash and cash equivalents	<u>(309,061)</u>
Cash and cash equivalents - beginning of year	<u>2,455,546</u>
Cash and Cash equivalents - unrestricted	476,511
Cash and Cash equivalents - restricted	1,669,974
Total Cash and Cash Equivalents - end of year	<u>\$ 2,146,485</u>

(continued)

**The Housing Authority of the City of Alexandria
Statement of Cash Flows
For the Year Ended June 30, 2008**

Reconciliation of operating income (loss) to net cash provided by operating activities:	
Operating (loss)	\$ (1,818,470)
Adjustments to reconcile operating (loss) to net cash provided by operating activities:	
Depreciation and amortization	1,194,959
Changes in assets and liabilities:	
HUD receivable	51,274
Intergovernmental receivable, net	6,663
Tenant rents, net of allowance	(21,640)
Prepaid insurance	(51,487)
Inventories	(356)
Accounts payable	(7,495)
PILOT Payable	4,922
Accrued compensated absences	42,668
HUD liability	30,152
Other liability	(4,796)
Security deposit liability	<u>4,510</u>
Net cash provided by operating activities	<u>\$ (569,096)</u>

The accompanying notes are an integral part of the financial statements

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA
Alexandria, Louisiana
Notes to the Basic Financial Statements
June 30, 2008

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES The accompanying basic 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.

(1) Reporting Entity

The Housing Authority of The City of Alexandria (the authority) was chartered as a public corporation under the laws of the State of Louisiana for the purpose of providing safe and sanitary dwelling accommodations for the residents of the City of Alexandria, Louisiana. This formation was contingent upon the approval of the city.

The authority is governed by a Board of Commissioners (Board), which is composed of five members appointed by the city and serve five-year staggered terms. The Board of the authority exercises all powers granted to the authority.

GASB Statement No. 14 established criteria for determining the governmental reporting entity. Under provisions of this statement, the authority is considered a primary government, since it is a special purpose government that has a separately elected governing body, is legally separate, and is fiscally independent of other state and local governments. As used in GASB 14, fiscally independent means that the authority may, without the approval or consent of another governmental entity, determine or modify its own budget, control collection and disbursements of funds, maintain responsibility for funding deficits and operating deficiencies, and issue bonded debt.

GASB Statements No. 14 and No. 39 establish criteria for determining which, if any, component units should be considered part of the authority for financial reporting purposes. The basic criterion for including a potential component unit within the reporting entity is financial accountability, which includes:

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

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

Based on the previous criteria, the authority has determined that the following component unit should be considered as part of the authority reporting entity:

The Alexandria Affordable Housing Corporation (AAHC) is a legally separate entity. The agency is financially accountable for AAHC. This entity was established to facilitate demolition of authority rental units and redevelopment of rental units. The AAHC is providing services which benefit the authority because these services would be provided by the authority in the absence of the separate entity. The AAHC is included through blended presentation.

The authority is a related organization of the City of Alexandria, Louisiana since the city appoints a voting majority of the authority's governing board. The city 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 city. Accordingly, the authority is not a component unit of the financial reporting entity of the city.

(2) Funds

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

All funds of the authority are classified as proprietary. The general fund accounts for transactions of all of the authority's programs.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the authority's enterprise fund are HUD operating grants and subsidies, Section 8 Housing Assistance Subsidies, Section 8 Management Fees and tenant dwelling rents. Operating expenses include Section 8 Housing Assistance Payments, General and Administrative expenses, repairs and maintenance expenses, utilities and depreciation and amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The accompanying basic financial statements of the authority have been prepared in conformity with governmental accounting principles generally accepted in the United States of America. The GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The accompanying basic financial statements have been prepared in conformity with GASB statement No. 34, Basic Financial Statements and Managements discussion and Analysis—for State and Local Governments, which was unanimously approved in June 1999 by the GASB.

(3) Measurement focus and basis of accounting

Proprietary funds are accounted for on the flow of economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. With this management focus all assets and all liabilities associated with the operation of these funds are included on the statement of net assets. The authority has elected, pursuant to GASB Statement No. 20, to apply all GASB pronouncements and only FASB pronouncements issued before November 30, 1989.

(4) Assets, liabilities, and net assets

(a) Deposits and Investments

The authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. HUD regulations, state law and the authority's investment policy allow the housing authority to invest in collateralized certificates of deposit and securities backed by the federal government.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

(b) Inventory and prepaid items

All inventories are valued on a first-in first-out (FIFO) basis. Inventories consist of expendable building materials and supplies held for consumption in the course of the authority's operations.

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

(c) Restricted Assets

Cash equal to the amount of tenant security deposits and housing assistance payment reserves are reflected as restricted.

(d) Capital assets

Capital assets of the authority are included in the statement of net assets and are recorded at actual cost. The capitalization threshold is \$500. Depreciation of all exhaustible fixed assets is charged as an expense against operations.

Property, plant, and equipment of the Authority is depreciated using the straight line method over the following estimated useful lives:

Buildings	40 years
Modernization and improvements	15 years
Furniture and equipment	3-7 years

(e) Due from/to other governments or agencies

Amounts due from/to the authority to/by other governments or agencies are generally for HUD grants or programs under which the services have been provided by the authority. The authority also records an amount due to the various taxing districts within the region for payments in lieu of taxes.

(f) Allowance for doubtful accounts

The authority provides an allowance for doubtful accounts, as needed, for accounts deemed not collectible. At June 30, 2008, the management of the authority did not establish an allowance for doubtful accounts.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

(g) Compensated absences

It is the authority's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. In accordance with the provisions of GASB Statement No. 16, "Accounting for Compensated Absences," vacation and sick pay is accrued when incurred and reported as a liability. Employees earn from 96 to 192 hours and from 96 to 192 hours per year in annual leave and sick leave, respectively. Employees may accumulate an unlimited number of annual leave hours. Depending on their length of service, employees receive payment for up to 300 annual leave hours upon termination or retirement at their then current rate of pay. Employees are not compensated for unused sick leave.

(h) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 government-wide financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B – DEPOSITS

Deposits are stated at cost, which approximates fair value. Under state law and/or federal regulation, these deposits, or the resulting bank balances, must be in Federal Securities, secured by federal deposit insurance or the pledge of federal securities. The fair value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent.

As of June 30, 2008, the authority's carrying amount of deposits was \$2,146,485, which includes the following:

Cash and cash equivalents-unrestricted	\$476,511
Cash and cash equivalents- restricted	1,669,974
Total	\$2,146,485

Interest Rate Risk—The authority's policy does not address interest rate risk.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

Credit Rate Risk—The authority's policy does not address credit rate risk.

Custodial Credit Risk—This is the risk that in the event of a bank failure, the authority's deposits may not be returned to it. The authority does not have a policy for custodial credit risk. \$118,242 of the authority's total deposits were covered by federal depository insurance, and do not have custodial credit risk.

\$2,090,640 of deposits have custodial credit risk which was not properly secured and not properly collateralized. As of FYE the AHA had executed Sweep Agreement with a bank whereby the bank invested swept funds into an investment pool owned by the bank. See Finding 2008-1 for further details.

The bank balances at June 30, 2008 totaled \$2,346,725.

NOTE C - CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2008 was as follows:

	30-Jun-07	Additions	Deletions	Adjustment	30-Jun-08
Nondepreciable Assets:					
Land	\$ 708,548	\$ 655,104		\$ 734,691	\$ 2,098,343
Construction in Progress	806,798	634,203	-	(623,530)	816,471
Depreciable Assets:					
Building and improvements	37,869,730		(11,158,605)	623,530	27,334,655
Furniture and equipment	2,191,737	26,854	(934,573)	-	1,284,018
Total	41,575,813	1,316,161	(12,093,178)	734,691	31,533,487
Less accumulated depreciation					
Building and improvements	21,358,915	1,078,705	(4,495,187)	-	17,942,433
Furniture and equipment	1,536,106	116,254	(778,895)	-	873,465
depreciation	22,895,021	1,194,959	(5,274,082)	-	18,815,898
Net Capital Assets	\$ 18,680,792	\$ 121,202	\$ (6,819,096)	\$ 734,691	\$ 12,717,589

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

NOTE D – CONSTRUCTION COMMITMENTS

The authority has active construction projects as of June 30, 2008. At year end, the commitments with contractors are as follows:

<u>Projects</u>	<u>Expended to Date</u>	<u>Remaining Commitment</u>
CFP 2005	\$951,378	\$84,535
CFP 2006	202,938	786,826
CFP 2007	31,882	554,062
Total	<u>\$1,186,187</u>	<u>\$1,425,422</u>

NOTE E – COMPENSATED ABSENCES

At June 30, 2008, employees of the authority have accumulated and vested \$153,064 of employee leave benefits, which was computed in accordance with GASB Codification Section C60. The leave payable is recorded in the accompanying financial statements. \$98,751 is reported in long-term debt.

NOTE F – PRIOR PERIOD ADJUSTMENTS AND CORRECTIONS OF ERRORS

Public Housing Program - Prior year adjustment in the amount of \$734,591. This amount represents demolition cost previously recorded as soft cost, reclassified as a debit to land cost, per GAAP.

Housing Choice Voucher Program (HCV) – Disaster Voucher Program (DVP) – Equity transfer from HCV to DVP in the amount of \$55,000. These were set up fees for DVP that were incorrectly recorded in the HCV program in the prior year.

TANF and 21st Century Grants - a \$42,967 transfer of equity to correct a prior year imbalance between the programs.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

NOTE G - RETIREMENT PLAN

The authority provides pension benefits for all eligible employees through a Profit Sharing Plan. Eligible employees may participate in the plan after twelve months of continued employment. Employees are not required to make contributions to the plan. The authority's contribution is discretionary and determined on a calendar year basis by the Board of Commissioners. The Board of Commissioners awarded each eligible employee a contribution of 3% of their base salary for the calendar year ended 12-31-2007. The board of commissioners has not yet determined the amount of the authority contribution, if any, for calendar year 2008. The employees vesting percentage is determined by the number of year of service with the authority. Valuation of the plan assets are measured annually on the last day of the Plan Year, which is December 31 of each calendar year. Asset valuation includes contributions and interest earned and gains and losses on investments of the plan. Benefits are NOT insured by the Pension Benefit Guaranty Corporation.

The authority's total payroll for 6-30-2008 was \$1,777,668. During fiscal year ending 6-30-2008 the authority contributed \$39,098 to the pension plan using a base salary of \$1,304,488. The authority did not record any employer contribution expense or any payable for any contributions for the period 7-1-2008 through 12-31-2008.

NOTE H – RISK MANAGEMENT

The authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions, injuries to employees; and natural disasters. The authority's risk management program encompasses obtaining property and liability insurance.

There has been no significant reduction in insurance coverages from coverages in the prior year. In addition, there have been no significant claims that have exceeded commercial insurance coverages in any of the past three fiscal years.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Notes to the Financial Statements, 2008 – Continued

NOTE I - LITIGATION AND CLAIMS

At June 30, 2008, the authority is involved in litigation both as plaintiff and as defendant.

At the time the audit report is dated attorneys engaged by the authority indicate that no contingencies should be recorded on the financial statements due to the litigation. Accordingly, the authority's financial statements do not include any recordation for contingencies due to the litigation in progress.

NOTE J – FEDERAL COMPLIANCE CONTINGENCIES

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

NOTE K – ECONOMIC DEPENDANCE

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing and Urban Development provided \$6,799,356 to the authority, which represents approximately 84% of the authority's total revenue for the year.

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

Board of Commissioners
Housing Authority of the City of Alexandria
Alexandria, Louisiana

I have audited the financial statements of the Housing Authority of the City of Alexandria (the authority), as of and for the year ended June 30, 2008 and have issued my report thereon dated March 30, 2009. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered the authority's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the authority's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the authority's internal control over financial reporting.

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

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Report on Internal Control... *Government*

Auditing Standards, 2008

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deficiency, or combination of control deficiencies, that adversely affects the authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the authority's financial statements that is more than inconsequential will not be prevented or detected by the authority's internal control. I consider the deficiencies described in the accompanying schedule of findings and questioned costs as items F 2008-1 and F 2008-2 to be significant deficiencies in internal control over financial reporting.

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

My consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, of the significant deficiencies described above, I consider item F-2008-1 and F 2008-2 to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the authority's financial statements are free of material misstatement, I 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 my audit and, accordingly, I do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as items F 2008-1 and F 2008-2.

I noted a certain matter that I reported to management of the authority in a separate letter dated March 30, 2009.

The authority's response to the finding identified in my audit is described in the accompanying schedule of findings and questioned costs. I did not audit the authority's response and, accordingly, I express no opinion on it

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Report on Internal Control... *Government*

Auditing Standards, 2008

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This report is intended solely for the information and use of the board of commissioners and management, others within the organization, the Louisiana Legislative Auditor and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

William Daniel McCaskill

William Daniel McCaskill, CPA
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March 30, 2009

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

Board of Commissioners
Housing Authority of the City of Alexandria
Alexandria, Louisiana

Compliance

I have audited the compliance of the Housing Authority of the City of Alexandria (the authority) with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2008. The authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the authority's management. My responsibility is to express an opinion on the authority's compliance based on my audit.

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

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Report on Compliance...A-133, 2008

Page Two

As described in items F 2008 - 1 and F 2008-2 in the accompanying schedule of findings and questioned costs, the authority did not comply with requirements regarding Cash Management that are applicable to its Housing Choice Voucher Program. Compliance with such requirements is necessary, in our opinion, for the authority to comply with the requirements applicable to that program.

In our opinion, except for the noncompliance described in the preceding paragraph, the authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended June 30, 2008. The results of our auditing procedures also disclosed other instances of noncompliance with those requirements, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as item F 2008 -1.

Internal Control Over Compliance

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

My consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, I identified certain deficiencies in internal control over compliance that I consider to be significant deficiencies.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Report on Compliance...A-133, 2008

Page Three

noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. I consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items F 2008-1 and F 2008-2 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs, I consider items F 2008-1 and F 2008-2 to be material weaknesses.

The authority's response to the finding identified in my audit is described in the accompanying schedule of findings and questioned costs. I did not audit the authority's response and, accordingly, I express no opinion on it.

This report is intended solely for the information and use of the board of commissioners and management, others within the organization, the Louisiana Legislative Auditor and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

William Daniel McCaskill

William Daniel McCaskill, CPA
A Professional Accounting Corporation

March 30, 2009

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Schedule of Current Audit Findings and Questioned Costs

Fiscal Year Ended June 30, 2008

Summary Schedule of Auditor's Results:

1. The auditor's report expresses an unqualified opinion on the basic financial statements of the authority.
2. There were two significant deficiencies required to be disclosed by Government Auditing Standards issued by the Comptroller General of the United States of America.
3. There were two instances of noncompliance considered material, as defined by the *Government Auditing Standards*, to the financial statements.
4. There were two significant deficiencies required to be disclosed by OMB A-133.
5. The auditor's report on compliance for the major federal award programs for the authority expresses a qualified opinion on the major federal program.
6. The audit disclosed audit findings which the auditor is required to report under OMB A-133, Section 510(a).
7. The programs tested as major programs included:
 1. 14.871 Housing Choice Vouchers

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended June 30, 2008

2. The threshold used for distinguishing between Type A and B programs was \$300,000.
3. The authority qualified as a low-risk auditee.

FINDINGS - FINANCIAL STATEMENTS AUDIT

See Findings and Questioned Costs – Major Federal Awards Programs Audit

FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARDS PROGRAMS AUDIT

FINDING 2008-1

Program: Department of Housing and Urban Development (HUD), CFDA 14.872, Housing Choice Vouchers (HCV), Award Year 2008.
Department of Housing and Urban Development, CFDA 14.850 Public and Indian Housing, Award year 2008.

Condition: The authority executed a sweep agreement with a bank whereby the bank swept amounts in excess of minimum balances into a sweep investment pool of securities owned by the bank. The bank verbally asserts that the securities in the pool are all federal in nature but has not identified the federal securities contained in the pool and has not assigned any particular security to a particular investor.

Criteria: Per PIH notice 96-33, subsequently renewed, required PHA *Cash Management and Investment Policies and Procedures* 10. Sweep accounts – This paragraph includes all requirements in section 9. Repurchase agreements. Section 9d includes...that the repo agreement and any related documents identify specific federal securities related to the specific repo purchased by the PHA. Section 9e. "that the repo interest does not represent any interest in a pool"

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended June 30, 2008

Effect: A violation of federal regulations

Questioned Costs: None

Perspective Information: These two sweep accounts were the only ones used during the audit period.

Recommendation: Either delete the use of sweep accounts or execute one that complies with federal regulations.

FINDING 2008-2

Program: Department of Housing and Urban Development (HUD), CFDA 14.872, Housing Choice Vouchers (HCV), Award Year 2008

Condition: In prior years the HCV program advanced \$440,073 to the Public Housing Program. Based on the 2008 equity requirements, the HCV program does not have enough restricted cash in the amount of \$1,616,036 in order to satisfy HUD requirements for Housing Assistance Payment (HAP) equity.

Criteria: Per federal regulation, HUD programs cannot advance funds to another HUD program. In prior years the HCV program lent \$440,073 to the Public Housing Program.

Per HCV compliance requirements in effect, the HCV program must possess restricted cash in an amount equal to the HAP portion of equity in the amount of \$1,616,036. As of fiscal year end, the HCV program had only \$1,345,438 available for restricted cash.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Schedule of Current Audit Findings and Questioned Costs (Continued)
Fiscal Year Ended June 30, 2008

Effect: The HCV program does not possess enough cash in the amount of \$270,598 as required to cover the amount of restricted HAP equity reserves.

Questioned Costs: None

Perspective Information: The number and amounts of interprograms seems to indicate that this problem is systemic rather than isolated.

Recommendation: I recommend that the AHA require all interprograms be repaid on a monthly basis in the future. I recommend that the AHA not allow any program to advance any material amounts of monies from one program to another. I understand that temporary interprograms can be caused when one program pays a vendor whose cost must be charged to other programs, but that should be the extent of interprograms.

I recommend that the AHA monitor on a monthly basis the HAP equity and the administrative fee equity for the HCV program and consider that cash in the bank does not necessarily mean that all cash is available for AHA use. Much of that cash is of restricted use and AHA management must understand that concept and adhere to it.

I recommend that AHA immediately, if it has not already done so, adopt a operating budget based on asset management principles while also allowing for each program to project a reasonable annual surplus and make any and all operational changes necessary to comply with the budget.

Schedule 2

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Schedule of Prior Year Audit Findings

Fiscal Year Ended June 30, 2008

There were no findings in the prior audit.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Corrective Action Plan for Current Year Findings

For Fiscal Year Ended June 30, 2008

FINDINGS—FINANCIAL STATEMENTS AUDIT and FEDERAL AWARDS PROGRAM

F 2008-1

Action Planned: Prior to the auditor discovering this problem we moved all material monies out of the bank in question and into another bank. We do not participate in any sweep accounts as of January, 2009

Person Responsible: Wanda Davis, Executive Director

Anticipated Completion Date: January 2009, already completed.

F 2008-2

Action Planned: We agree to consider the findings and recommendations of the auditor. HUD has scheduled an asset management compliance review during May 2009. We will request that the auditor and our asset management consultant attend the HUD review. At the completion of the review we will reconsider all of the circumstances and make our decisions based on the audit findings and the HUD review.

Person Responsible: Wanda Davis, Executive Director

Anticipated Completion Date: June 30, 2009

Schedule 4

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

Alexandria, Louisiana

Schedule of Compensation Paid to Board Members

Fiscal Year Ended June 30, 2008

Members of the Board of Commissioners serve without compensation

SCHEDULE 5

The Housing Authority of the City of Alexandria
 Alexandria, Louisiana
 Schedule of Expenditures of Federal Awards
 For the Year Ended June 30, 2008

<i>Federal Grantor/Pass-through Grantor/ Program or Cluster Title</i>	<i>CFDA #</i>	<i>Federal Expenditures</i>
U.S. Department of Housing and Urban Development:		
Direct Programs:		
Low Rent Public Housing	14.850a	\$ 1,310,313
Housing Choice Voucher Program	14.871	4,090,490
Public Housing Capital Fund Program	14.872	1,398,553
Passed through the Louisiana Department of Education		
Temporary Assistance for Needy Families	93.558	162,839
21st Century Community Learning Center	84.287c	285,327
 Total Federal Expenditures		 <u>\$ 7,247,522</u>

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA
Alexandria, Louisiana

Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2008

NOTE A – General

The accompanying Schedule of Expenditures of Federal Awards presents all of the Federal awards programs of the Authority. The authority reporting entity is defined in Note 1 to the basic financial statements. Federal awards received directly from federal agencies, as well as federal awards passed through other governmental agencies are included in this schedule.

NOTE B – Basis of accounting

The accompanying Schedule of Expenditures of Federal Awards Programs is presented using the accrual basis of accounting, which is described in Note 1 to the authority's basic financial statements.

NOTE C – Relationship to Basic Financial Statements

Federal awards revenues are reported in the authority's basic financial statements as follows:

Low Rent Public Housing	\$ 1,310,313
Housing Choice Voucher Program	4,090,490
Public Housing Capital Fund Program	1,398,553
Temporary Assistance for Needy Families	162,839
21st Century Community Learning Center	\$ 285,327

NOTE D – Relationship to Federal Financial Reports

Amounts reported in the accompanying schedule agree with the amounts reported in the related federal financial reports except for changes made to reflect amounts in accordance with GAAP.

NOTE E- FEDERAL AWARDS

For those funds that have matching revenues and state funding, federal expenditures were determined by deducting matching revenues from total expenditures. In accordance with HUD Notice PIH 9814, "federal awards" do not include the authority's operating income from rents or investments (or other Non-federal sources). In addition, the entire amount of operating subsidy received and/or accrued during the fiscal year is considered to be expended during the fiscal year.

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
Balance Sheet							
111	Cash-unrestricted	\$ 19,483	\$ 341,864	\$ 115,164	\$ 476,511	\$ -	\$ 476,511
112	Cash-restricted-modernization and development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113	Cash-other restricted	\$ -	\$ 1,623,152	\$ -	\$ 1,623,152	\$ -	\$ 1,623,152
114	Cash-tenant security deposits	\$ 45,672	\$ 1,150	\$ -	\$ 46,822	\$ -	\$ 46,822
115	Cash - Restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100	Total Cash	\$ 65,155	\$ 1,966,166	\$ 115,164	\$ 2,146,485	\$ -	\$ 2,146,485
121	Accounts receivable - PHA projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ 36,742	\$ -	\$ -	\$ 36,742	\$ -	\$ 36,742
122-020	Accounts receivable - HUD other projects - Capital fund	\$ 257,661	\$ -	\$ -	\$ 257,661	\$ -	\$ 257,661
122-030	Accounts receivable - HUD other projects - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
122	Accounts receivable - HUD other projects	\$ 294,403	\$ -	\$ -	\$ 294,403	\$ -	\$ 294,403
124	Account receivable - other government	\$ -	\$ 148,355	\$ -	\$ 148,355	\$ -	\$ 148,355
125-010	Account receivable - miscellaneous - Not For Profit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-020	Account receivable - miscellaneous - Partnership	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-030	Account receivable - miscellaneous - Joint Venture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-040	Account receivable - miscellaneous - Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-050	Account receivable - miscellaneous - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-060	Other - Comment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125	Account receivable - miscellaneous	\$ 15,482	\$ 6,158	\$ -	\$ 21,640	\$ -	\$ 21,640
126.1	Allowance for doubtful accounts - tenants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126.2	Allowance for doubtful accounts - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
127	Notes, Loans, & Mortgages Receivable - Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
128	Fraud recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
128.1	Allowance for doubtful accounts - Fraud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
129	Accrued interest receivable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120	Total receivables, net of allowance for doubtful accounts	\$ 309,885	\$ 154,513	\$ -	\$ 464,398	\$ -	\$ 464,398
131	Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
132	Investments - restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135	Investments - Restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142	Prepaid expenses and other assets	\$ 51,280	\$ 8,979	\$ 193,902	\$ 254,161	\$ -	\$ 254,161
143	Inventories	\$ 43,190	\$ -	\$ -	\$ 43,190	\$ -	\$ 43,190
143.1	Allowance for obsolete inventories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
144	Inter program - due from	\$ 101,010	\$ 750,636	\$ 406,999	\$ 1,258,645	\$ -	\$ 1,258,645
145	Assets held for sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
150	Total Current Assets	\$ 570,520	\$ 2,880,294	\$ 716,065	\$ 4,166,879	\$ (1,258,645)	\$ 2,908,234

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

161	Land	\$	2,067,478	\$	30,865	\$	2,098,343	\$	2,098,343
162	Buildings	\$	27,076,950	\$	257,705	\$	27,334,655	\$	27,334,655
163	Furniture, equipment and machinery - dwellings	\$	381,175	\$	-	\$	381,175	\$	381,175
164	Furniture, equipment and machinery - administration	\$	667,420	\$	46,197	\$	713,617	\$	902,843
165	Leasehold improvements	\$	-	\$	-	\$	-	\$	-
166	Accumulated depreciation	\$	(18,471,494)	\$	(180,223)	\$	(18,651,717)	\$	(18,831,898)
167	Construction in progress	\$	816,471	\$	-	\$	816,471	\$	816,471
168	Infrastructure	\$	-	\$	-	\$	-	\$	-
160	Total capital assets, net of accumulated depreciation	\$	12,538,000	\$	154,544	\$	12,717,589	\$	12,717,589
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	\$	-	\$	-	\$	-	\$	-
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$	-	\$	-	\$	-	\$	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$	-	\$	-	\$	-	\$	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$	-	\$	-	\$	-	\$	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$	-	\$	-	\$	-	\$	-
171-060	Other - Comment	\$	-	\$	-	\$	-	\$	-
171	Notes, Loans, & mortgages receivable - Non-current	\$	-	\$	-	\$	-	\$	-
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	\$	-	\$	-	\$	-	\$	-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$	-	\$	-	\$	-	\$	-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$	-	\$	-	\$	-	\$	-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$	-	\$	-	\$	-	\$	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$	-	\$	-	\$	-	\$	-
172-060	Other - Comment	\$	-	\$	-	\$	-	\$	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	\$	-	\$	-	\$	-	\$	-
173	Grants receivable - Non-current	\$	-	\$	-	\$	-	\$	-
174-010	Other assets - Not For Profit	\$	-	\$	-	\$	-	\$	-
174-020	Other assets - Partnership	\$	-	\$	-	\$	-	\$	-
174-030	Other assets - Joint Venture	\$	-	\$	-	\$	-	\$	-
174-040	Other assets - Tax Credit	\$	-	\$	-	\$	-	\$	-
174-050	Other assets - Other	\$	-	\$	-	\$	-	\$	-
174-060	Other - Comment	\$	-	\$	-	\$	-	\$	-
174	Other assets	\$	-	\$	-	\$	-	\$	-
176-010	Investment in Joint venture - Not For Profit	\$	-	\$	-	\$	-	\$	-
176-020	Investment in Joint venture - Partnership	\$	-	\$	-	\$	-	\$	-
176-030	Investment in Joint venture - Joint Venture	\$	-	\$	-	\$	-	\$	-
176-040	Investment in Joint venture - Tax Credit	\$	-	\$	-	\$	-	\$	-
176-050	Investment in Joint venture - Other	\$	-	\$	-	\$	-	\$	-
176-060	Other - Comment	\$	-	\$	-	\$	-	\$	-
176	Investment in joint venture	\$	-	\$	-	\$	-	\$	-
180	Total Non-current Assets	\$	12,538,000	\$	154,544	\$	12,717,589	\$	12,717,589
190	Total Assets	\$	13,108,520	\$	3,034,838	\$	741,110	\$	16,884,468
		\$		\$		\$		\$	(1,258,645)
		\$		\$		\$		\$	15,625,823

Housing Authority of the City of Alexandria
 Schedule - 6 Financial Data Schedule

311	Bank overdraft	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
312	Accounts payable - 90 days	\$	-	\$	-	\$	41,644	\$	41,644	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
313	Accounts payable - 90 days past due	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
321	Accrued wage/payroll taxes payable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
322	Accrued compensated absences - current portion	\$	18,870	\$	16,440	\$	19,003	\$	54,313	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
324	Accrued contingency liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
325	Accrued interest payable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
331-020	Accounts payable - HUD PHA Programs - Capital fund	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
331-030	Accounts payable - HUD PHA Programs - Other	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
331	Accounts payable - HUD PHA Programs	\$	-	\$	30,152	\$	-	\$	30,152	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	30,152
332	Accounts payable - PHA Projects	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
333	Accounts payable - other government	\$	39,446	\$	-	\$	-	\$	39,446	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
341	Tenant security deposits	\$	45,672	\$	1,150	\$	-	\$	46,822	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
342-010	Deferred revenue - Operating Subsidy	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
342-020	Deferred revenue - Capital fund	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
342-030	Deferred revenue - Other	\$	275	\$	275	\$	-	\$	275	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	275
342	Deferred revenue	\$	275	\$	275	\$	-	\$	275	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	275
343-010	CFPP	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
343-020	Capital Projects/Mortgage Revenue	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
344	Current portion of long-term debt - operating borrowings	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
345	Other current liabilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
346	Accrued liabilities - other	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
347	Inter program - due to	\$	103,001	\$	149,339	\$	1,006,305	\$	1,258,645	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348-010	Loan liability - current - Not For Profit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348-020	Loan liability - current - Partnership	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348-030	Loan liability - current - Joint Venture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348-040	Loan liability - current - Tax Credit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348-050	Loan liability - current - Other	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348-060	Other - Commitment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
348	Loan liability - current	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
310	Total Current Liabilities	\$	207,264	\$	197,081	\$	1,066,952	\$	1,471,297	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	212,652

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

351-010	Long-term debt - CFFP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
351-020	Long-term - Capital Projects/ Mortgage Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
351	Capital Projects/ Mortgage Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
352	Long-term debt, net of current - operating borrowings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
353	Non-current liabilities - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
354	Accrued compensated absences- Non-current	\$ 32,656	\$ 29,519	\$ 36,576	\$ 98,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,751
355-010	Loan liability- Non-current - Not For Profit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
355-020	Loan liability- Non-current - Partnership	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
355-030	Loan liability- Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
355-040	Loan liability- Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
355-050	Loan liability- Non-current - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
355-060	Other - Comment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
355	Loan liability - Non-current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
356	FASB 5 Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
357	Accrued Pension and OPEB Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
350	Total Non-current liabilities	\$ 32,656	\$ 29,519	\$ 36,576	\$ 98,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,751
300	Total Liabilities	\$ 239,920	\$ 225,600	\$ 1,103,528	\$ 1,570,048	\$ (1,258,645)	\$ 311,403	\$ -	\$ -	\$ -	\$ -	\$ -
508.1	Invested in capital assets, net of related debt	\$ 12,538,000	\$ 154,544	\$ 25,045	\$ 12,717,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,717,589
511.1	Restricted Net Assets	\$ -	\$ 1,893,750	\$ (387,463)	\$ 1,893,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,893,750
512.1	Unrestricted Net Assets	\$ 330,600	\$ 759,944	\$ (302,418)	\$ 703,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 703,081
513	Total Equity/Net Assets	\$ 12,868,600	\$ 2,408,238	\$ (302,418)	\$ 15,314,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,314,420
600	Total Liabilities and Equity/Net assets	\$ 13,108,520	\$ 3,034,838	\$ 741,110	\$ 16,884,468	\$ (1,258,645)	\$ 15,625,823	\$ -	\$ -	\$ -	\$ -	\$ -

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

		Income Statement					
70300	Net tenant rental revenue	\$	487,286	\$	28,277	\$	515,563
70400	Tenant revenue - other	\$	49,931	\$	444	\$	50,375
70500	Total Tenant Revenue	\$	537,217	\$	28,721	\$	565,938
70600-010	Housing assistance payments	\$	-	\$	3,343,779	\$	3,343,779
70600-020	Ongoing administrative fees earned	\$	-	\$	673,478	\$	673,478
70600-030	Hard to house fee revenue	\$	-	\$	-	\$	-
70600-031	FSS Coordinator	\$	-	\$	-	\$	-
70600-040	Actual independent public accountant audit costs	\$	-	\$	-	\$	-
70600-050	Total preliminary fees earned	\$	-	\$	-	\$	-
70600-060	All other fees	\$	-	\$	-	\$	-
70600-070	Admin fee calculation description	\$	-	\$	-	\$	-
70600	HUD PHEA operating grants	\$	1,745,768	\$	4,090,490	\$	6,138,289
70610	Capital grants	\$	661,067	\$	-	\$	661,067
70710	Management Fee	\$	-	\$	-	\$	180,394
70720	Asset Management Fee	\$	-	\$	-	\$	46,348
70730	Book-Keeping Fee	\$	-	\$	-	\$	38,620
70740	Front Line Service Fee	\$	-	\$	-	\$	-
70750	Other Fees	\$	-	\$	-	\$	7,892
70700	Total Fee Revenue	\$	-	\$	-	\$	273,254
70800	Other government grants	\$	-	\$	448,166	\$	448,166
71100-010	Housing Assistance Payment	\$	-	\$	-	\$	-
71100-020	Administrative Fee	\$	-	\$	16,257	\$	16,257
71100	Investment income - unrestricted	\$	-	\$	16,257	\$	16,257
71200	Mortgage interest income	\$	-	\$	-	\$	5,629
71300	Proceeds from disposition of assets held for sale	\$	-	\$	-	\$	-
71310	Cost of sale of assets	\$	-	\$	-	\$	-
71400-010	Housing Assistance Payment	\$	-	\$	10,388	\$	10,388
71400-020	Administrative Fee	\$	-	\$	10,388	\$	10,388
71400	Fraud recovery	\$	-	\$	20,776	\$	20,776
71500	Other revenue	\$	98,636	\$	36,425	\$	203,349
71600	Gain or loss on sale of capital assets	\$	(6,112,727)	\$	-	\$	(50,510)
72000-010	Housing Assistance Payment	\$	-	\$	31,105	\$	31,105
72000-020	Administrative Fee	\$	-	\$	-	\$	-
72000	Investment income - restricted	\$	-	\$	-	\$	-
70000	Total Revenue	\$	(3,070,027)	\$	4,675,635	\$	2,204,288
		\$	-	\$	598,680	\$	(273,254)
		\$	-	\$	-	\$	34,800
		\$	-	\$	-	\$	1,931,034

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

91100	Administrative salaries	\$ 147,512	\$ 417,770	\$ 439,032	\$ 1,004,314	\$ 1,004,314
91200	Auditing fees	\$ 9,784	\$ 4,500	\$ 3,618	\$ 17,902	\$ 17,902
91300	Management Fee	\$ 180,438	\$ -	\$ -	\$ 180,438	\$ -180,438
91310	Book-keeping Fee	\$ 37,802	\$ -	\$ -	\$ 37,802	\$ -37,802
91400	Advertising and Marketing	\$ -	\$ -	\$ -	\$ -	\$ -
91500	Employee benefit contributions - administrative	\$ 63,585	\$ 84,446	\$ 125,505	\$ 273,536	\$ 273,536
91600	Office Expenses	\$ 148,075	\$ 74,884	\$ 128,142	\$ 351,101	\$ 351,101
91700	Legal Expense	\$ 4,544	\$ 1,810	\$ 26,351	\$ 32,705	\$ 32,705
91800	Travel	\$ 226	\$ 21,228	\$ 14,249	\$ 35,703	\$ 35,703
91810	Allocated Overhead	\$ -	\$ -	\$ -	\$ -	\$ -
91900	Other	\$ 7,848	\$ -	\$ -	\$ 7,848	\$ -57,848
91000	Total Operating-Administrative	\$ 599,814	\$ 604,638	\$ 736,897	\$ 1,941,349	\$ 1,715,261
92000	Asset Management Fee	\$ 47,166	\$ -	\$ -	\$ 47,166	\$ -347,166
92100	Tenant services - salaries	\$ 37,634	\$ 344,059	\$ -	\$ 401,693	\$ 401,693
92200	Relocation Costs	\$ 45,276	\$ -	\$ -	\$ 45,276	\$ 45,276
92300	Employee benefit contributions - tenant services	\$ -	\$ 23,320	\$ -	\$ 23,320	\$ 23,320
92400	Tenant services - other	\$ 1,255	\$ 371,693	\$ 104,167	\$ 477,117	\$ 477,117
92500	Total Tenant Services	\$ 104,165	\$ 739,074	\$ 104,167	\$ 947,406	\$ 947,406
93100	Water	\$ 71,124	\$ -	\$ 2,514	\$ 73,638	\$ 73,638
93200	Electricity	\$ 14,621	\$ -	\$ 9,566	\$ 24,187	\$ 24,187
93300	Gas	\$ 1,644	\$ -	\$ 2,900	\$ 4,544	\$ 4,544
93400	Fuel	\$ -	\$ -	\$ -	\$ -	\$ -
93500	Labor	\$ -	\$ -	\$ -	\$ -	\$ -
93600	Sewer	\$ -	\$ -	\$ -	\$ -	\$ -
93700	Employee benefit contributions - utilities	\$ -	\$ -	\$ -	\$ -	\$ -
93800	Other utilities expense	\$ 26,661	\$ -	\$ -	\$ 26,661	\$ 26,661
93000	Total Utilities	\$ 114,050	\$ -	\$ 14,980	\$ 129,030	\$ 129,030

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

94100	Ordinary maintenance and operations - labor	\$	304,617	\$	4,568	\$	62,476	\$	371,661	\$	371,661
94200	Ordinary maintenance and operations - materials and other	\$	116,545	\$	13,885	\$	4,070	\$	134,500	\$	134,500
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	\$	3,040	\$	-	\$	20,379	\$	23,419	\$	23,419
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	\$	92,500	\$	-	\$	-	\$	92,500	\$	92,500
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$	-	\$	-	\$	-	\$	-	\$	-
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$	23,575	\$	1,168	\$	13,594	\$	88,337	\$	88,337
94300	Ordinary Maintenance and Operations Contracts	\$	169,115	\$	1,168	\$	33,973	\$	204,256	\$	204,256
94500	Employee benefit contribution - ordinary maintenance	\$	129,891	\$	1,176	\$	20,431	\$	151,498	\$	151,498
94000	Total Maintenance	\$	720,168	\$	20,797	\$	120,950	\$	861,915	\$	861,915
95100	Protective services - labor	\$	32,744	\$	-	\$	-	\$	32,744	\$	32,744
95200	Protective services - other contract costs	\$	265,744	\$	-	\$	-	\$	265,744	\$	265,744
95300	Protective services - other	\$	5,497	\$	-	\$	-	\$	5,497	\$	5,497
95500	Employee benefit contributions - protective services	\$	-	\$	-	\$	-	\$	-	\$	-
95000	Total Protective Services	\$	303,985	\$	-	\$	-	\$	303,985	\$	303,985
96110	Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	-
96120	Liability Insurance	\$	-	\$	-	\$	-	\$	-	\$	-
96130	Workmen's Compensation	\$	-	\$	-	\$	-	\$	-	\$	-
96140	All other Insurance	\$	125,881	\$	34,429	\$	48,092	\$	208,402	\$	208,402
96100	Total Insurance Premiums	\$	125,881	\$	34,429	\$	48,092	\$	208,402	\$	208,402

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

96200	Other general expenses	\$	\$	9,994	\$	9,994	\$	9,994	\$	9,994
96210	Compensated absences	\$	16,859	\$	14,242	\$	11,567	\$	42,668	\$
96300	Payments in lieu of taxes	\$	39,446	\$	-	\$	-	\$	39,446	\$
96400	Bad debt - tenant rents	\$	25,836	\$	-	\$	-	\$	25,836	\$
96500	Bad debt - mortgages	\$	-	\$	-	\$	-	\$	-	\$
96600	Bad debt - other	\$	-	\$	-	\$	-	\$	-	\$
96800	Severance expense	\$	-	\$	-	\$	-	\$	-	\$
96000	Total Other General Expenses	\$	82,141	\$	24,236	\$	11,567	\$	117,944	\$
96710	Interest of Mortgage (or Bonds) Payable	\$	-	\$	-	\$	-	\$	-	\$
96720	Interest on Notes Payable (Short and Long Term)	\$	-	\$	-	\$	-	\$	-	\$
96730	Amortization of Bond Issue Costs	\$	-	\$	-	\$	-	\$	-	\$
96700	Total Interest Expense and Amortization Cost	\$	-	\$	-	\$	-	\$	-	\$
96900	Total Operating Expenses	\$	2,097,370	\$	1,423,174	\$	1,036,653	\$	4,557,197	\$
97000	Excess Revenue Over Operating Expenses	\$	(5,167,397)	\$	3,252,461	\$	(437,973)	\$	(2,352,909)	\$
97100	Extraordinary maintenance	\$	-	\$	-	\$	-	\$	-	\$
97200	Casualty losses- Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$
97300-010	Mainstream 1 & 5 year	\$	-	\$	-	\$	-	\$	-	\$
97300-020	Home-Ownership	\$	-	\$	-	\$	-	\$	-	\$
97300-025	Litigation	\$	-	\$	-	\$	-	\$	-	\$
97300-030	Hope IV	\$	-	\$	216,745	\$	-	\$	216,745	\$
97300-035	Moving to Work	\$	-	\$	-	\$	-	\$	-	\$
97300-040	Tenant Protection	\$	-	\$	-	\$	-	\$	-	\$
97300-050	All Other	\$	-	\$	3,189,583	\$	-	\$	3,189,583	\$
97300	Housing assistance payments	\$	-	\$	3,512,737	\$	-	\$	3,512,737	\$
97350	HAP Portability-4n	\$	-	\$	-	\$	-	\$	-	\$
97400	Depreciation expense	\$	1,174,499	\$	6,260	\$	14,200	\$	1,194,959	\$
97500	Fraud losses	\$	-	\$	-	\$	-	\$	-	\$
97800	Dwelling units rent expense	\$	-	\$	-	\$	-	\$	-	\$
90000	Total Expenses	\$	3,271,869	\$	4,942,171	\$	1,050,853	\$	9,264,893	\$
							(273,254)			8,991,639

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

10010	Operating transfer in	\$	297,671	\$	-	\$	302,039	\$	599,710	\$	599,710
10020	Operating transfer out	\$	(297,671)	\$	-	\$	(302,039)	\$	(599,710)	\$	(599,710)
10030-010	Not For Profit	\$	-	\$	-	\$	-	\$	-	\$	-
10030-020	Partnership	\$	-	\$	-	\$	-	\$	-	\$	-
10030-030	Joint Venture	\$	-	\$	-	\$	-	\$	-	\$	-
10030-040	Tax Credit	\$	-	\$	-	\$	-	\$	-	\$	-
10030-050	Other	\$	-	\$	-	\$	-	\$	-	\$	-
10030-060	Other - Comment	\$	-	\$	-	\$	-	\$	-	\$	-
10030	Operating transfers from / to primary government	\$	-	\$	-	\$	-	\$	-	\$	-
10040	Operating transfers from / to component unit	\$	-	\$	-	\$	-	\$	-	\$	-
10070	Extraordinary items, net gain/loss	\$	-	\$	-	\$	-	\$	-	\$	-
10080	Special items, net gain/loss	\$	-	\$	-	\$	-	\$	-	\$	-
10091	Inter Project Excess Cash Transfer In	\$	-	\$	-	\$	-	\$	-	\$	-
10092	Inter Project Excess Cash Transfer Out	\$	-	\$	-	\$	-	\$	-	\$	-
10093	Transfers between Programs and Projects - in	\$	-	\$	-	\$	-	\$	-	\$	-
10094	Transfers between Programs and Projects - out	\$	-	\$	-	\$	-	\$	-	\$	-
10100	Total other financing sources (uses)	\$	-	\$	-	\$	-	\$	-	\$	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$	(6,341,896)	\$	(266,536)	\$	(452,173)	\$	(7,060,605)	\$	(7,060,605)
11020	Required Annual Debt Principal Payments	\$	-	\$	-	\$	-	\$	-	\$	-
11030	Beginning equity	\$	18,475,805	\$	3,081,438	\$	89,755	\$	21,646,998	\$	21,646,998
11040-010	Prior period adjustments and correction of errors - Editable	\$	734,591	\$	-	\$	-	\$	734,591	\$	734,591
11040-020	Prior period adjustments and correction of errors - Editable	\$	-	\$	(6,664)	\$	-	\$	(6,664)	\$	(6,664)
11040-030	Prior period adjustments and correction of errors - Editable	\$	-	\$	-	\$	-	\$	-	\$	-
11040-040	Prior period adjustments and correction of errors - Editable	\$	-	\$	-	\$	-	\$	-	\$	-
11040-050	Prior period adjustments and correction of errors - Editable	\$	-	\$	-	\$	-	\$	-	\$	-
11040-060	Prior period adjustments and correction of errors - Editable	\$	-	\$	-	\$	-	\$	-	\$	-
11040-070	Equity Transfers	\$	-	\$	-	\$	-	\$	-	\$	-
11040-080	Equity Transfers	\$	-	\$	-	\$	-	\$	-	\$	-
11040-090	Equity Transfers	\$	-	\$	-	\$	-	\$	-	\$	-
11040-100	Equity Transfers	\$	-	\$	-	\$	-	\$	-	\$	-
11040-110	Equity Transfers	\$	-	\$	-	\$	-	\$	-	\$	-
11040	Prior period adjustments, equity transfers, and correction of errors	\$	734,591	\$	(6,664)	\$	-	\$	727,927	\$	727,927

Housing Authority of the City of Alexandria
 Schedule - 6 Financial Data Schedule

11170-001	Administrative Fee Equity- Beginning Balance	\$	-	\$	119,396	\$	-	\$	119,396	\$	119,396
11170-010	Administrative Fee Revenue	\$	-	\$	673,478	\$	-	\$	673,478	\$	673,478
11170-020	Hard to House Fee Revenue	\$	-	\$	-	\$	-	\$	-	\$	-
11170-021	FSS Coordinator Grant	\$	-	\$	-	\$	-	\$	-	\$	-
11170-030	Audit Costs	\$	-	\$	-	\$	-	\$	-	\$	-
11170-040	Investment Income	\$	-	\$	16,257	\$	-	\$	16,257	\$	16,257
11170-045	Fraud Recovery Revenue	\$	-	\$	10,388	\$	-	\$	10,388	\$	10,388
11170-050	Other Revenue	\$	-	\$	-	\$	-	\$	-	\$	-
11170-051	Comment for Other Revenue	\$	-	\$	-	\$	-	\$	-	\$	-
11170-060	Total Admin Fee Revenues	\$	-	\$	700,123	\$	-	\$	700,123	\$	700,123
11170-080	Total Operating Expenses	\$	-	\$	633,332	\$	-	\$	633,332	\$	633,332
11170-090	Depreciation	\$	-	\$	6,260	\$	-	\$	6,260	\$	6,260
11170-095	Housing Assistance Portability In	\$	-	\$	-	\$	-	\$	-	\$	-
11170-100	Other Expenses	\$	-	\$	55,500	\$	-	\$	55,500	\$	55,500
11170-101	Comment for Other Expense	\$	-	\$	-	\$	-	\$	-	\$	-
11170-110	Total Expenses	\$	-	\$	695,092	\$	-	\$	695,092	\$	695,092
11170-002	Net Administrative Fee	\$	-	\$	5,031	\$	-	\$	5,031	\$	5,031
11170-003	Administrative Fee Equity- Ending Balance	\$	-	\$	124,427	\$	-	\$	124,427	\$	124,427
11170	Administrative Fee Equity	\$	-	\$	124,427	\$	-	\$	124,427	\$	124,427
11180-001	Housing Assistance Payments Equity - Beginning Balance	\$	-	\$	1,637,092	\$	-	\$	1,637,092	\$	1,637,092
11180-010	Housing Assistance Payment Revenues	\$	-	\$	3,343,779	\$	-	\$	3,343,779	\$	3,343,779
11180-015	Fraud Recovery Revenue	\$	-	\$	10,388	\$	-	\$	10,388	\$	10,388
11180-020	Other Revenue	\$	-	\$	-	\$	-	\$	-	\$	-
11180-021	Comment for Other Revenue	\$	-	\$	-	\$	-	\$	-	\$	-
11180-025	Investment Income	\$	-	\$	31,105	\$	-	\$	31,105	\$	31,105
11180-030	Total HAP Revenues	\$	-	\$	3,385,272	\$	-	\$	3,385,272	\$	3,385,272
11180-080	Housing Assistance Payments	\$	-	\$	3,406,328	\$	-	\$	3,406,328	\$	3,406,328
11180-090	Other Expenses	\$	-	\$	-	\$	-	\$	-	\$	-
11180-091	Comments for Other Expenses	\$	-	\$	-	\$	-	\$	-	\$	-
11180-100	Total Housing Assistance Payments Expenses	\$	-	\$	3,406,328	\$	-	\$	3,406,328	\$	3,406,328
11180-002	Net Housing Assistance Payments	\$	-	\$	(21,056)	\$	-	\$	(21,056)	\$	(21,056)
11180-003	Housing Assistance Payments Equity-Ending Balance	\$	-	\$	1,616,036	\$	-	\$	1,616,036	\$	1,616,036
11180	Housing Assistance Payments Equity	\$	-	\$	1,616,036	\$	-	\$	1,616,036	\$	1,616,036

Housing Authority of the City of Alexandria
Schedule - 6 Financial Data Schedule

11190-210	Total ACC HCV Units										12876						12876
11190-220	Unsubsidized Units										-3672						-3672
11190-230	Other Adjustments										0						0
11190	Unit Months Available										9407						9407
11210	Unit Months Leased										14249						14249
											9577						9577
11270	Excess Cash	\$	268,786	\$	-	\$	-	\$	-	\$	268,786	\$	-	\$	-	\$	268,786
11610	Land Purchases	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
11620	Building Purchases	\$	634,384	\$	-	\$	-	\$	-	\$	634,384	\$	-	\$	-	\$	634,384
11630	Furniture & Equipment-Dwelling Purchases	\$	9,118	\$	-	\$	-	\$	-	\$	9,118	\$	-	\$	-	\$	9,118
11640	Furniture & Equipment-Administrative Purchases	\$	17,566	\$	-	\$	-	\$	-	\$	17,566	\$	-	\$	-	\$	17,566
11650	Leasehold Improvements Purchases	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
11660	Infrastructure Purchases	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
13510	CFPP Debt Service Payments	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
13901	Replacement Housing Factor Funds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA
Alexandria, Louisiana

Status of Prior Year Management Letter Items
For the Year Ended June 30, 2008

PRIOR YEAR MANAGEMENT LETTER COMMENTS:

The prior year financial audit included Management Letter Comments. My consideration of them during the current year is as follows:

Low Rent and Section 8 Lease-Up/Excess Federal Funds

This comment is not repeated in the current audit report.

Excess Federal Funds – Disaster Voucher Program

This comment is not repeated in the current audit report.

William Daniel McCaskill, CPA
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Management Letter

Board of Commissioners
Alexandria Housing Authority
Alexandria, Louisiana

In planning and performing my audit of the financial statements of the Housing Authority of the City of Alexandria for the year ended June 30, 2008, I considered the Authority's internal control to plan my auditing procedures for the purpose of expressing my opinion on the financial statements and not to provide assurance on the internal control.

However, during my audit, I noted certain matters involving internal control that is presented for your consideration. This letter does not affect my report dated March 30, 2009, on the financial statements of the authority. Management's response has also been included.

ML 2008-1

Louisiana State law requires that the agency audit report be published within 6 months of the agency's fiscal year end (FYE). This audit report is as of and for FYE June 30, 2008 and is being published subsequent to December 31, 2008.

The agency requested and received an extension of the deadline from the Louisiana Legislative Auditors Office. However, the extension approval requires that the audit report include at the least a Management Letter Comment describing the circumstances causing the late audit report.

Beginning with agencies having June 30, 2008 FYE's HUD modified the Required Supplemental Information (RSI) and did not complete the modification until after December 31, 2008.

Therefore it was impossible for the agency to complete the RSI for inclusion in the audit report in a timely manner in order to meet the 6 month State deadline. The delay was caused by neither the agency nor the audit firm.

PHA Response – We concur with the auditors comments above. Since neither the agency nor the auditor caused the delay we do not have any corrective action plan to offer.

My audit procedures are designed primarily to enable me to form opinions on the financial statements of the authority, as of and for the year ending June 30, 2008, which collectively comprise the authority's basic financial statements, and therefore, may not reveal all weaknesses in policies and procedures that may exist.

This report is intended solely for the information and user of the Board, management, federal awarding agencies, and pass-thru entities and is not intended to be and should not be used by anyone other than these specified users. Although the intended use of these reports may be limited, under LRS 24:513 this report is distributed by the Office of the Louisiana Legislative Auditor as a public document.

William Daniel McCaskill

William Daniel McCaskill, CPA, APAC
A Professional Accounting Corporation

March 30, 2009