

**Housing Authority of the
CITY OF GRAMBLING**
Grambling, Louisiana

**Annual Financial Report
As of and for the Year Ended September 30, 2013**

HOUSING AUTHORITY OF THE CITY OF GRAMBLING
Grambling, Louisiana
Basic Financial Statements
As of and for the Year Ended September 30, 2013
With Supplemental Information Schedules

CONTENTS

	Exhibit	Page
Independent Auditor's Report		3
Required Supplementary Information		
Management's Discussion and Analysis		6
Basic Financial Statements:		
Statement of Net Position	A	14
Statement of Revenues, Expenses and Changes in Net Position	B	16
Statement of Cash Flows	C	17
Notes to the Financial Statements		18
Supplementary Information		
Financial Data Schedule		27
Other Reports Required by <i>Government Auditing Standards</i>; OMB Circular A-133, <i>Audits of States, Local Governments, and Non-Profit Organizations</i>; and the <i>Single Audit Act Amendments of 1996</i>:		
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 <i>Government Auditing Standards</i>		32
Independent Auditor's Report on Compliance For Each Major Federal Program and on Internal Control Over Compliance Required by OMB Circular A-133		34
Schedule of Expenditures of Federal Awards		37
Schedule of Current Year Findings and Questioned Costs		39
Other Information		
Schedule of Prior Audit Findings		41
Schedule of Compensation Paid Board Members		42

William Daniel McCaskill, CPA
A Professional Accounting Corporation
415 Magnolia Lane
Mandeville, Louisiana 70471

Telephone 866-829-0993
Fax 225-665-1225
E-mail danny@highperformer.net

Member of
Louisiana Society of CPA's
American Institute of CPA's

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

I have audited the accompanying financial statements of the Housing Authority of the City of Grambling (the authority) as of and for the year ended September 30, 2013, and the related notes to the financial statements, which comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

My responsibility is to express opinions on these 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 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, I 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.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana

Independent Auditor's Report, 2013

Page Two

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinions

In my opinion, the financial statements referred to above present fairly in all material respects, the respective financial position of the Housing Authority of the City of Grambling as of September 30, 2013, and the respective changes in net financial position and cash flows, thereof for the year then ended in conformity 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* as listed in the table of contents 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. I 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I 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

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the authority's basic financial statements. The Financial Data Schedule is presented for purposes of additional analysis and is 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 the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The Financial Data Schedule and the Schedule of Expenditures of Federal Awards 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 my opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana

Independent Auditor's Report, 2013

Page Three

The Schedule of Compensation of Board Members has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, I do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued my report dated February 25, 2014 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 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 authority's internal control over financial reporting and compliance.

William Daniel McCaskill

William Daniel McCaskill, CPA
A Professional Accounting Corporation

February 25, 2014

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA

REQUIRED SUPPLEMENTAL INFORMATION

MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)

SEPTEMBER 30, 2013

The management of Public Housing Authority of Grambling, Louisiana presents the following discussion and analysis (MD&A) of the Housing Authority's financial activities for the fiscal year ending September 30, 2013. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's included audited financial statements.

IMPACT OF RECENTLY ISSUED ACCOUNTING PRONOUNCEMENTS

In June, 2011, the Governmental Accounting Standards Board (GASB) issued Statement 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position. GASB 63 provides guidance for reporting deferred outflows of resources, deferred inflows of resources, and net position in a statement of financial position and includes five components: assets, deferred outflows of resources (none applies to this Housing Authority this year), liabilities, deferred inflows of resources (none applies to this Housing Authority this year), and a residual amount, referred to as the net position. The provisions of this Statement are now effective and apply to these financial statements.

FINANCIAL HIGHLIGHTS

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$2,494,365 at the close of the fiscal year ended 2013.
 - ✓ Of this amount \$2,014,760 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
 - ✓ Also of this amount, \$22,372 of net position is restricted for the Housing Choice Voucher program
 - ✓ The remainder of \$457,233 of unrestricted assets could be used to meet the Housing Authority's ongoing obligations. As a measure of financial strength, this amount equals 78% of the total operating expenses of \$588,293 for the fiscal year 2013, which means the Authority might be able to operate about 9 months using the unrestricted assets alone, compared to 6 months in the prior fiscal year.
- The Housing Authority's total net position decreased by \$171,981, a 7% decrease from the prior fiscal year 2012. This decrease is attributable to decreases in Federal grants for both operations and capital improvements, described in more detail below.
- The decrease in net position of these funds was accompanied by an increase in unrestricted cash by \$95,959 from fiscal year 2012, primarily due to spending \$84,956 more for operations than Federal funds received for operations.
- The Authority spent \$11,055 on capital asset additions and \$102,815 on construction in progress during the current fiscal year.
- These changes led to a decrease in total assets by \$169,796 and an increase in total liabilities by \$23,969. As related measure of financial health, there are still over \$8 of current assets covering each dollar of total current liabilities, which compares to \$11 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

OVERVIEW OF THE FINANCIAL STATEMENTS

This MD&A is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority is a special-purpose government engaged in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements, comprised of two components: (1) fund financial statements and (2) a series of notes to the financial statements. These provide information about the activities of the Housing Authority as a whole and present a longer-term view of the Housing Authority's finances. This report also contains other supplemental information in addition to the basic financial statements themselves demonstrating how projects funded by HUD have been completed, and whether there are inadequacies in the Authority's internal controls.

Reporting on the Housing Authority as a Whole

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2013?" The Statement of net position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Fund Financial Statements

The Housing Authority accounts for all financial activity in a single enterprise fund. 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 enterprises operated by state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Housing Authority's financial statements report its net position and changes in net position. One can think of the Housing Authority's net position – the difference between assets and liabilities – as one way to measure the Authority's financial health, or financial position. Over time, increases and decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating. One will need to consider other non-financial factors, however, such as the changes in the Authority's occupancy levels or its legal obligations to HUD, to assess the overall health of the Housing Authority.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show combined information about the Housing Authority's most significant programs:

Low Rent Public Housing	\$ 161,417
Public Housing Capital Fund Program	132,335
Housing Choice Vouchers	<u>448,355</u>
Total funding received this current fiscal year	<u>\$ 742,107</u>

The Housing Authority's auditors provided assurance in their independent auditors' report with which this MD&A is included, that the basic financial statements are fairly stated. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to determine the level of assurance provided for each of the other parts of this report.

Housing Authority of Grambling, Louisiana
 Management's Discussion and Analysis (MD&A)
 September 30, 2013

FINANCIAL ANALYSIS

The Housing Authority's net position was \$2,494,365 as of September 30, 2013. Of this amount, \$2,014,760 was invested in capital assets, and the remaining \$457,233 was unrestricted. There were \$22,372 in specific assets restricted Housing Choice Voucher (HCV) program.

CONDENSED FINANCIAL STATEMENTS

**Condensed Statement of Net Position
 As of September 30, 2013**

	<u>2013</u>	<u>2012</u>
ASSETS		
Current assets	\$ 556,261	\$ 616,748
Assets restricted for Housing Choice Voucher (HCV) program,	22,372	29,623
Capital assets, net of depreciation	2,014,760	2,116,818
Total assets	2,593,393	2,763,189
DEFERRED OUTFLOWS OF RESOURCES		
Deferred payments to government assistance programs	-	-
LIABILITIES		
Current liabilities	71,833	54,097
Non-current liabilities	27,195	20,963
Total liabilities	99,028	75,060
DEFERRED INFLOWS OF RESOURCES		
Deferred revenues from government assistance programs	-	-
NET POSITION		
Invested in capital assets, net of depreciation	2,014,760	2,116,818
net position restricted for the Housing Choice Voucher program	22,372	29,623
Unrestricted net position	457,233	541,688
Total net position	\$ 2,494,365	\$ 2,688,129

Housing Authority of Grambling, Louisiana
 Management's Discussion and Analysis (MD&A)
 September 30, 2013

CONDENSED FINANCIAL STATEMENTS (Continued)

The net position of these funds decreased by \$171,981, or by 7%, from those of fiscal year 2012, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

**Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position
 Fiscal Year Ended September 30, 2013**

	<u>2013</u>	<u>2012</u>
OPERATING REVENUES		
Tenant rental revenue	\$ 114,593	\$ 99,649
Government grants for operations	639,292	496,286
Other tenant revenue	7,556	8,012
Total operating revenues	761,441	603,947
OPERATING EXPENSES		
General	75,750	71,429
Ordinary maintenance and repairs	119,568	117,948
Administrative expenses and management fees	200,828	204,777
Utilities	14,735	11,311
Federal Housing Assistance Payments (HAP) to landlords & Ports	442,900	398,039
Depreciation	215,928	210,933
Tenant services	1,396	1,525
Extraordinary maintenance and repairs	15,920	-
Total operating expenses	1,087,024	1,015,962
Income (losses) from operations	(325,584)	(412,015)
NON-OPERATING REVENUES (EXPENSES)		
Interest income	262	51
Fraud Recovery	16,845	9,129
Other non-tenant revenue	11,897	20,818
Total non-operating revenues (expenses)	29,005	29,998
Income (losses) before capital contributions	(296,579)	(382,017)
CAPITAL CONTRIBUTIONS	102,815	272,633
CHANGES IN NET POSITION	(193,764)	(109,384)
NET POSITION, BEGINNING OF FISCAL YEAR	2,688,129	2,797,513
NET POSITION, END OF FISCAL YEAR	\$ 2,494,365	\$ 2,688,129

EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating and non-operating revenues decreased \$13,318, or by 1%, from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue increased by \$14,488, or by 13%, from that of the prior fiscal year, due to the amount of rent each tenant pays which is based on a sliding scale of their personal income. Some tenants' personal incomes increased, so rent revenue from these tenants increased accordingly, raising the overall total. In contrast, other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) decreased by \$456, or by 6%.
- Federal revenues from HUD for operations increased by \$143,006, or by 29%, from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this final result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant. There was an increase in the number of eligible tenants receiving subsidies, so Housing Assistance Grants increased accordingly.
- Federal Capital Funds from HUD decreased by \$169,818, or by 62%, from that of the prior fiscal year. The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2009 through 2012, and submitted a new grant during this current fiscal year.
- Total other non-operating revenue decreased by \$1,205, or by 4%, from that of the prior fiscal year, due to a decrease in portability HAP reimbursements and administrative fees earned.
- Interest income totaling \$262, did not change significantly from the prior to the current year.

Compared with the prior fiscal year, total operating and non-operating expenses increased \$71,063, or by 7%, but this also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Depreciation expense increased by \$4,996, or by 2%, from that of the prior fiscal year, because there was an increase in capital assets by \$113,870.
- Maintenance and repairs increased by \$17,540, or by 15%, from that of the prior fiscal year, due to several factors: Repair staff wages decreased by \$12,930, and related employee benefit contributions decreased by \$3,167. Materials used increased by \$21,034, and contract labor costs decreased by \$3,316. In addition, Extraordinary maintenance increased by \$15,920 from that of the prior fiscal year.
- General Expenses increased by \$4,321, or by 6%, from that of the prior fiscal year, and payments in lieu of taxes (PILOT) increased by \$1,152, or by 13%. PILOT is calculated as a percentage of rent minus utilities which, therefore, changed proportionately to the changes in each of these. Insurance premiums decreased by \$1,733, or by 4%, since property and casualty insurance premiums decreased. Whereas, other general expenses increased by \$5,372, or by 57%. Lastly, bad debts increased by \$3,217, and compensated absences decreased by \$3,686, or by 32%.

Housing Authority of Grambling, Louisiana
 Management's Discussion and Analysis (MD&A)
 September 30, 2013

- Administrative Expenses decreased by \$3,949, or by 2%, from that of the prior fiscal year, due to a combination of offsetting factors: Administrative staff salaries increased by \$484, or by 0%, and related employee benefit contributions increased by \$831, or by 3% therefore, total staff salaries and benefit costs increased by 1%. In addition, audit fees increased by \$602, staffs' training/travel reimbursements decreased by \$6,379, office expenses decreased by \$20, and sundry expenses increased by \$534; therefore, other staff administrative expense decreased by 7%.
- Housing Assistance Payments to landlords increased by \$44,861, or by 11%, from that of the prior fiscal year, because there was an increase in the number of tenants housed during the year.
- Utilities Expense increased by \$3,424, or by 30%, from that of the prior fiscal year, due to numerous cumulative factors: Water cost increased by \$532, due to an increase in consumption by over 100%; electricity cost increased by \$1,092, due to an increase in consumption by 3%; gas cost increased by \$483, due to an increase in consumption by 88%; and finally, other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) increased by \$1,801.
- Tenant services, totaling \$1,396, did not change significantly from the prior to the current year.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2013, the Housing Authority had a total cost of \$6,289,411 invested in a broad range of assets and construction in progress from projects funded in 2009 through 2012, listed below. This amount, not including depreciation, represents increases of \$113,870 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

**Capital Assets, Net of Accumulated Depreciation
 As of September 30, 2013**

	<u>2013</u>	<u>2012</u>
Land	\$ 120,589	\$ 120,589
Construction in progress	141,781	155,964
Buildings	1,676,229	1,686,990
Leasehold improvements	57,468	64,162
Furniture and equipment	18,693	89,113
Total	\$ 2,014,760	\$ 2,116,818

As of the end of the 2013 fiscal year, the Authority is still in the process of completing HUD grants of \$495,503 obtained during 2009 through 2012 fiscal years. A total remainder of \$130,120 will be received and \$49,349 will be spent for completing these projects during fiscal year 2014.

Debt

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

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The capital budgets for the 2014 fiscal year 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. Capital Funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT

Our financial report is designed to provide our citizens, 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 questions about this report, or wish to request additional financial information, contact Bridgett Tanner, at Public Housing Authority of Grambling, Louisiana; P.O. Box 626; Grambling, LA 71245.

Housing Authority of the City of Grambling
Grambling, Louisiana
Statement of Net Position
As of September 30, 2013

ASSETS

Current assets

Cash and cash equivalents	418,617
Receivables:	
HUD	80,702
Tenant rents, net of allowance	1,561
Fraud recovery, net of allowance	11,495
Miscellaneous, net of allowance	41
Prepaid expenses	20,394
Inventory, net of allowance	786
Restricted assets - cash and cash equivalents	<u>45,037</u>
Total current assets	<u>578,633</u>

Noncurrent assets

Capital assets:	
Nondepreciable capital assets:	
Land	120,589
Construction in progress	<u>141,780</u>
Total nondepreciable capital assets	<u>262,369</u>
Depreciable capital assets:	
Buildings and improvements	5,770,632
Furniture and equipment	256,410
Less accumulated depreciation	<u>(4,274,651)</u>
Total depreciable capital assets, net of accumulated depreciation	<u>1,752,391</u>
Total capital assets, net of accumulated depreciation	<u>2,014,760</u>
Total assets	<u>2,593,393</u>

TOTAL ASSETS

2,593,393

(continued)

Housing Authority of the City of Grambling
Grambling, Louisiana
Statement of Net Position
As of September 30, 2013

LIABILITIES AND NET POSITION

Current Liabilities

Accounts payable	7,127
Payable to other governments	9,941
Accrued wages payable	3,734
Accrued compensated absences	3,977
HUD liability	68
Unearned revenue	22,951
Other liability	1,410
Security deposit liability	<u>22,625</u>

Total current liabilities	<u>71,833</u>
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Noncurrent liabilities

Accrued compensated absences	<u>27,195</u>
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Total noncurrent liabilities	<u>27,195</u>
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TOTAL LIABILITIES	<u><u>99,028</u></u>
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NET POSITION

Net Investments in Capital Assets	2,014,760
Restricted	22,372
Unrestricted	<u>457,233</u>

TOTAL NET POSITION	<u><u>\$ 2,494,365</u></u>
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The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Grambling
 Grambling, Louisiana
 Statement of Revenues, Expenses, and Changes In Net Position
 For the Year Ended September 30, 2013

Operating Revenues	
HUD Operating Grants	\$ 639,291
Dwelling Rental	114,593
Other Operating	<u>24,401</u>
Total operating revenues	<u>778,285</u>
Operating Expenses	
Housing Assistance Payments	442,900
General and administrative	276,576
Repairs and maintenance	135,488
Utilities	14,736
Tenant services	1,396
Depreciation and amortization	<u>215,928</u>
Total operating expenses	<u>1,087,024</u>
Operating income (loss)	(308,739)
Nonoperating Revenues (Expenses):	
Miscellaneous revenues	<u>12,160</u>
Total nonoperating revenues (expenses)	<u>12,160</u>
Income (loss) before other revenues, expenses, gains, losses and transfers	(296,579)
Capital contributions (grants)	102,815
Increase (decrease) in net position	(193,764)
Net position, beginning of year	<u>2,688,129</u>
Net position, end of year	<u><u>\$ 2,494,365</u></u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Grambling
Statement of Cash Flows
For the Year Ended September 30, 2013

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from federal subsidies	\$ 815,482
Receipts from tenants	141,683
Payments to landlords	(442,900)
Payments to suppliers	(297,248)
Payments to employees	<u>(122,163)</u>
Net cash provided by operating activities	<u>94,854</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Miscellaneous revenues	<u>12,160</u>
Net cash provided by noncapital financing activities	<u>12,160</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Proceeds from capital grants	102,815
Purchase and construction of capital assets	<u>(113,870)</u>
Net cash (used in) capital and related financing activities	<u>(11,055)</u>

Net increase (decrease) in cash and cash equivalents	<u>95,959</u>
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Cash and cash equivalents - beginning of year	<u>367,695</u>
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Cash and Cash equivalents - unrestricted	418,617
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Cash and Cash equivalents - restricted	45,037
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Total Cash and Cash Equivalents - end of year	<u>\$ 463,654</u>
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Reconciliation of operating income (loss) to net cash provided by operating activities:

Operating (loss)	\$ (308,739)
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Adjustments to reconcile operating (loss) to net cash provided by operating activities:

Depreciation and amortization	215,928
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Changes in assets and liabilities:

HUD receivable	176,191
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Tenant rents, net of allowance	430
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Miscellaneous receivables	(41)
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Prepaid insurance	(934)
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Inventories	(454)
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Fraud Recovery	(11,495)
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Accounts payable	(2,639)
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Accrued wages payable	645
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PILOT Payable	1,047
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Accrued compensated absences	6,480
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Unearned Revenue	15,711
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HUD liability	68
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Other liability	356
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Security deposit liability	<u>2,300</u>
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Net cash provided by operating activities	<u>\$ 94,854</u>
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The accompanying notes are an integral part of the financial statements

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana
Notes to the Basic Financial Statements
September 30, 2013

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 Grambling (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 Grambling, 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. The authority has no component units, defined by GASB 14 as other legally separate organizations for which the elected authority members are financially accountable.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

The authority is a related organization of the City of Grambling, 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.

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 Management's Discussion and Analysis—For State and Local Governments*, which was unanimously approved in June 1999 by the GASB.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

(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 positions.

(4) Assets, liabilities, and net Position

(a) Deposits

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.

(b) Inventory and prepaid items

All inventories are valued at cost 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, Housing Assistance Payment reserves and interest due HUD are reflected as restricted.

(d) Capital assets

Capital assets of the authority are included in the statement of net positions 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:

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

Buildings	33 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 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 September 30, 2013, the management of the authority established an allowance for doubtful accounts of approximately \$13,129.

(g) Compensated absences

It is the authority's policy to permit employees to accumulate earned but unused vacation pay benefits. In accordance with the provisions of GASB Statement No. 16, "*Accounting for Compensated Absences*," vacation pay is accrued when incurred and reported as a liability.

Employees earn from 98 to 192 annual leave hours per year and may accumulate an unlimited number of annual leave hours. Employees receive payment for up to 300 annual leave hours upon termination or retirement at their then current rate of pay. However, one employee, per written contract, shall be paid for all accumulated annual leave upon separation from employment with the authority. The cost of current leave privileges, computed in accordance with GASB Codification Section C60 is recognized as a current year expense when leave is earned.

(h) Restricted net Position

Net positions are reported as restricted when constraints placed on net positions use are either:

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

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

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

(i) 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 September 30, 2013, the authority's carrying amount of deposits was \$463,654, which includes the following:

Cash and cash equivalents-unrestricted	\$418,617
Cash and cash equivalents- restricted	45,037
Total	\$463,654

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

Credit Rate Risk—Since all of the authority's deposits are federally insured and/or backed by federal securities, the authority does not have 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. \$252,649 of the authority's total deposits were covered by federal depository insurance, and do not have custodial credit risk. The remaining \$243,451 of deposits have custodial credit risk, but were collateralized with securities held by the pledging financial institution trust department or agent. The bank balances at September 30, 2013 totaled \$496,100.

NOTE C - CAPITAL ASSETS

Capital assets activity for the year ended September 30, 2013 was as follows:

	<u>9 30 2012</u>	<u>Additions</u>	<u>Deletions</u>	<u>9 30 2013</u>
Nondepreciable Assets:				
Land	120,589			120,589
Construction in Progress	155,965	102,815	117,000	141,780
Depreciable Assets:				
Building and improvements	5,653,631	117,000	-	5,770,631
Furniture and equipment	<u>245,356</u>	<u>11,055</u>	<u>-</u>	<u>256,411</u>
Total	<u>6,175,541</u>	<u>230,870</u>	<u>117,000</u>	<u>6,289,411</u>
Less accumulated depreciation				
Building and improvements	3,888,353	208,363	-	4,096,716
Furniture and equipment	<u>170,370</u>	<u>7,565</u>	<u>-</u>	<u>177,935</u>
Total accumulated depreciation	<u>4,058,723</u>	<u>215,928</u>	<u>-</u>	<u>4,274,651</u>
Net Capital Assets	<u>2,116,818</u>	<u>14,942</u>	<u>117,000</u>	<u>2,014,760</u>

NOTE D – CONSTRUCTION COMMITMENTS

The authority is engaged in a modernization program and has entered into construction type contracts with approximately \$106,910 remaining until completion.

NOTE E – COMPENSATED ABSENCES

At September 30, 2013, employees of the authority have accumulated and vested \$31,172 of employee leave benefits, which was computed in accordance with GASB Codification Section C60. The leave payable is recorded in the accompanying financial statements. \$27,195 is reported in long-term debt.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

NOTE F – LONG TERM OBLIGATIONS

As of September 30, 2013, long term obligations consisted of compensated absences in the amount of \$27,195. The following is a summary of the changes in the long term obligations for the year ended September 30, 2013.

	Compensated Absences
Balance as of October 1, 2012	\$24,692
Additions	7,572
Deductions	(1,092)
Balance as of September 30, 2013	<u>31,172</u>
Long term portion	<u>27,195</u>
Amount due in one year (Short term)	<u>\$3,977</u>

NOTE G – POST EMPLOYMENT RETIREMENT BENEFITS

The authority does not provide any post employment retirement benefits. Therefore the authority does not include any entries for unfunded actuarial accrued liability, net OPEB expense, or annual contribution required.

NOTE H - RETIREMENT PLAN

The authority participates in the Housing Agency Retirement Trust plan, administered by Mercer, which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the authority provides pension benefits for all of its full-time employees. All regular and full-time employees are eligible to participate in the plan on the first day of the month after completing six months of continuous and uninterrupted employment. Plan provisions and changes to the plan contributions are determined by the Board of the authority.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The employer is required to make monthly contributions equal to 7.5 percent of each participant's basic (excludes overtime) compensation. Employees are required to contribute 5.5 percent of their annual covered salary.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

The authority's contribution for each employee and income allocated to the employee's account are fully vested after five years of continuous service. The authority's contributions and interest forfeited by employees who leave employment before five years of service are used to offset future contributions of the authority.

Normal retirement date shall be the first day of the month following the employee's sixty-fifth birthday or after ten years of participation in the plan.

The authority's total payroll for the year ended September 30, 2013, was \$122,163. The authority's contributions were calculated using the base salary amount of \$92,148. The authority made the required contributions of \$6,908 for the year ended September 30, 2013.

NOTE I – 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.

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

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

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.

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. The authority is subject to HUD's consideration of reducing grants in order to have the authority utilize authority Equity to fund expenses.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

GRAMBLING, LOUISIANA

Notes to the Financial Statements, 2013 - continued

NOTE K – SUBSEQUENT EVENTS

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the authority through February 25, 2014 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.

NOTE L – ECONOMIC DEPENDENCE

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 \$742,106 to the authority, which represents approximately 83% of the authority's total revenue for the year.

Financial Data Schedule

Housing Authority of the Town of Grambling (LA097) Grambling, LA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2013

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$418,617	\$0	\$418,617		\$418,617
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0		\$0
113 Cash - Other Restricted	\$0	\$22,344	\$22,344		\$22,344
114 Cash - Tenant Security Deposits	\$22,625	\$0	\$22,625		\$22,625
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$68	\$68		\$68
100 Total Cash	\$441,242	\$22,412	\$463,654	\$0	\$463,654
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$80,702	\$0	\$80,702		\$80,702
124 Accounts Receivable - Other Government	\$0	\$0	\$0		\$0
125 Accounts Receivable - Miscellaneous		\$41	\$41		\$41
126 Accounts Receivable - Tenants	\$14,690	\$0	\$14,690		\$14,690
126.1 Allowance for Doubtful Accounts - Tenants	-\$13,129	\$0	-\$13,129		-\$13,129
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0		\$0
128 Fraud Recovery	\$0	\$11,495	\$11,495		\$11,495
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0		\$0
129 Accrued Interest Receivable	\$0	\$0	\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$82,263	\$11,536	\$93,799	\$0	\$93,799
131 Investments - Unrestricted	\$0	\$0	\$0		\$0
132 Investments - Restricted	\$0	\$0	\$0		\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0		\$0
142 Prepaid Expenses and Other Assets	\$19,250	\$1,144	\$20,394		\$20,394
143 Inventories	\$827	\$0	\$827		\$827
143.1 Allowance for Obsolete Inventories	-\$41	\$0	-\$41		-\$41
144 Inter Program Due From	\$1,816	\$0	\$1,816	-\$1,816	\$0
145 Assets Held for Sale	\$0	\$0	\$0		\$0
150 Total Current Assets	\$545,357	\$35,092	\$580,449	-\$1,816	\$578,633
161 Land	\$120,589	\$0	\$120,589		\$120,589
162 Buildings	\$5,045,478	\$0	\$5,045,478		\$5,045,478
163 Furniture, Equipment & Machinery - Dwellings	\$48,583	\$0	\$48,583		\$48,583
164 Furniture, Equipment & Machinery - Administration	\$205,051	\$2,776	\$207,827		\$207,827
165 Leasehold Improvements	\$725,154	\$0	\$725,154		\$725,154
166 Accumulated Depreciation	-\$4,271,875	-\$2,776	-\$4,274,651		-\$4,274,651
167 Construction in Progress	\$141,780	\$0	\$141,780		\$141,780
168 Infrastructure	\$0	\$0	\$0		\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,014,760	\$0	\$2,014,760	\$0	\$2,014,760
171 Notes, Loans and Mortgages Receivable - Non-Current		\$0	\$0		\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due		\$0	\$0		\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0		\$0
174 Other Assets		\$0	\$0		\$0
176 Investments in Joint Ventures		\$0	\$0		\$0
180 Total Non-Current Assets	\$2,014,760	\$0	\$2,014,760	\$0	\$2,014,760
190 Total Assets	\$2,560,117	\$35,092	\$2,595,209	-\$1,816	\$2,593,393

Financial Data Schedule

311 Bank Overdraft	\$0	\$0	\$0		\$0
312 Accounts Payable <= 90 Days	\$7,127	\$0	\$7,127		\$7,127
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0		\$0
321 Accrued Wage/Payroll Taxes Payable	\$3,734	\$0	\$3,734		\$3,734
322 Accrued Compensated Absences - Current Portion	\$3,396	\$581	\$3,977		\$3,977
324 Accrued Contingency Liability	\$0	\$0	\$0		\$0
325 Accrued Interest Payable	\$0	\$0	\$0		\$0
331 Accounts Payable - HUD PHA Programs		\$68	\$68		\$68
332 Account Payable - PHA Projects	\$0	\$0	\$0		\$0
333 Accounts Payable - Other Government	\$9,941	\$0	\$9,941		\$9,941
341 Tenant Security Deposits	\$22,625	\$0	\$22,625		\$22,625
342 Deferred Revenues	\$22,951	\$0	\$22,951		\$22,951
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue		\$0	\$0		\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0		\$0
345 Other Current Liabilities	\$0	\$0	\$0		\$0
346 Accrued Liabilities - Other	\$1,410	\$0	\$1,410		\$1,410
347 Inter Program - Due To	\$0	\$1,816	\$1,816	-\$1,816	\$0
348 Loan Liability - Current		\$0	\$0		\$0
310 Total Current Liabilities	\$71,184	\$2,465	\$73,649	-\$1,816	\$71,833
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$0	\$0		\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0		\$0
353 Non-current Liabilities - Other	\$0	\$0	\$0		\$0
354 Accrued Compensated Absences - Non Current	\$23,857	\$3,338	\$27,195		\$27,195
355 Loan Liability - Non Current		\$0	\$0		\$0
356 FASB 5 Liabilities	\$0	\$0	\$0		\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0		\$0
350 Total Non-Current Liabilities	\$23,857	\$3,338	\$27,195	\$0	\$27,195
300 Total Liabilities	\$95,041	\$5,803	\$100,844	-\$1,816	\$99,028
508.1 Invested In Capital Assets, Net of Related Debt	\$2,014,760	\$0	\$2,014,760		\$2,014,760
511.1 Restricted Net Assets	\$0	\$22,372	\$22,372		\$22,372
512.1 Unrestricted Net Assets	\$450,316	\$6,917	\$457,233		\$457,233
513 Total Equity/Net Assets	\$2,465,076	\$29,289	\$2,494,365	\$0	\$2,494,365
600 Total Liabilities and Equity/Net Assets	\$2,560,117	\$35,092	\$2,595,209	-\$1,816	\$2,593,393

Financial Data Schedule

Housing Authority of the Town of Grambling (LA097) Grambling, LA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2013

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$114,593	\$0	\$114,593		\$114,593
70400 Tenant Revenue - Other	\$7,556	\$0	\$7,556		\$7,556
70500 Total Tenant Revenue	\$122,149	\$0	\$122,149	\$0	\$122,149
70600 HUD PHA Operating Grants	\$190,936	\$448,355	\$639,291		\$639,291
70610 Capital Grants	\$102,815	\$0	\$102,815		\$102,815
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants	\$0	\$0	\$0		\$0
71100 Investment Income - Unrestricted	\$0		\$0		\$0
71200 Mortgage Interest Income	\$0	\$0	\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0		\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0		\$0
71400 Fraud Recovery	\$0	\$16,845	\$16,845		\$16,845
71500 Other Revenue	\$412	\$11,748	\$12,160		\$12,160
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0		\$0
72000 Investment Income - Restricted	\$0		\$0		\$0
70000 Total Revenue	\$416,312	\$476,948	\$893,260	\$0	\$893,260
91100 Administrative Salaries	\$85,541	\$19,591	\$105,132		\$105,132
91200 Auditing Fees	\$9,110	\$3,037	\$12,147		\$12,147
91300 Management Fee	\$0	\$0	\$0		\$0
91310 Book-keeping Fee	\$0	\$0	\$0		\$0
91400 Advertising and Marketing	\$0	\$0	\$0		\$0
91500 Employee Benefit contributions - Administrative	\$25,121	\$3,702	\$28,823		\$28,823
91600 Office Expenses	\$16,523	\$12,243	\$28,766		\$28,766
91700 Legal Expense	\$0	\$0	\$0		\$0
91800 Travel	\$13,334	\$0	\$13,334		\$13,334
91810 Allocated Overhead	\$0	\$0	\$0		\$0
91900 Other	\$11,973	\$651	\$12,624		\$12,624
91000 Total Operating - Administrative	\$161,602	\$39,224	\$200,826	\$0	\$200,826
92000 Asset Management Fee	\$0	\$0	\$0		\$0
92100 Tenant Services - Salaries	\$0	\$0	\$0		\$0
92200 Relocation Costs	\$251	\$0	\$251		\$251
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0		\$0
92400 Tenant Services - Other	\$1,145	\$0	\$1,145		\$1,145
92500 Total Tenant Services	\$1,396	\$0	\$1,396	\$0	\$1,396

Financial Data Schedule

93100 Water	\$651	\$0	\$651	\$651
93200 Electricity	\$10,906	\$0	\$10,906	\$10,906
93300 Gas	\$1,746	\$0	\$1,746	\$1,746
93400 Fuel	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0
93600 Sewer	\$1,433	\$0	\$1,433	\$1,433
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0
93000 Total Utilities	\$14,736	\$0	\$14,736	\$0
94100 Ordinary Maintenance and Operations - Labor	\$17,031	\$0	\$17,031	\$17,031
94200 Ordinary Maintenance and Operations - Materials and Other	\$41,496	\$0	\$41,496	\$41,496
94300 Ordinary Maintenance and Operations Contracts	\$59,488	\$0	\$59,488	\$59,488
94500 Employee Benefit Contributions - Ordinary Maintenance	\$1,553	\$0	\$1,553	\$1,553
94000 Total Maintenance	\$119,568	\$0	\$119,568	\$0
95100 Protective Services - Labor	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$20,858	\$0	\$20,858	\$20,858
96120 Liability Insurance	\$5,746	\$221	\$5,967	\$5,967
96130 Workmen's Compensation	\$3,552	\$484	\$4,036	\$4,036
96140 All Other Insurance	\$6,657	\$211	\$6,868	\$6,868
96100 Total insurance Premiums	\$36,813	\$916	\$37,729	\$0
96200 Other General Expenses	\$0	\$14,725	\$14,725	\$14,725
96210 Compensated Absences	\$6,739	\$966	\$7,705	\$7,705
96300 Payments in Lieu of Taxes	\$10,046	\$0	\$10,046	\$10,046
96400 Bad debt - Tenant Rents	\$5,545	\$0	\$5,545	\$5,545
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0
96800 Severance Expense	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$22,330	\$15,691	\$38,021	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$356,445	\$55,831	\$412,276	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$59,867	\$421,117	\$480,984	\$0
97100 Extraordinary Maintenance	\$15,920	\$0	\$15,920	\$15,920
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$432,446	\$432,446	\$432,446
97350 HAP Portability-In	\$0	\$10,454	\$10,454	\$10,454
97400 Depreciation Expense	\$215,928	\$0	\$215,928	\$215,928
97500 Fraud Losses	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0
90000 Total Expenses	\$588,293	\$498,731	\$1,087,024	\$0

Financial Data Schedule

10010 Operating Transfer In	\$29,519	\$0	\$29,519		\$29,519
10020 Operating transfer Out	-\$29,519	\$0	-\$29,519		-\$29,519
10030 Operating Transfers from/to Primary Government		\$0	\$0		\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0		\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0		\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0		\$0
10091 Inter Project Excess Cash Transfer In	\$0		\$0		\$0
10092 Inter Project Excess Cash Transfer Out	\$0		\$0		\$0
10093 Transfers between Program and Project - In	\$0	\$0	\$0		\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0		\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$171,981	-\$21,783	-\$193,764	\$0	-\$193,764
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$2,637,057	\$51,072	\$2,688,129		\$2,688,129
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors		\$0	\$0		\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity		\$6,917	\$6,917		\$6,917
11180 Housing Assistance Payments Equity		\$22,372	\$22,372		\$22,372
11190 Unit Months Available	1091	1170	2261		2261
11210 Number of Unit Months Leased	1031	1152	2183		2183
11270 Excess Cash	\$424,434		\$424,434		\$424,434
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$102,815		\$102,815		\$102,815
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0		\$0
11650 Leasehold Improvements Purchases	\$0		\$0		\$0
11660 Infrastructure Purchases	\$0		\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0		\$0

William Daniel McCaskill, CPA
A Professional Accounting Corporation
415 Magnolia Lane
Mandeville, Louisiana 70471

Telephone 866-829-0993
Fax 225-665-1225
E-mail danny@highperformer.net

Member of
Louisiana Society of CPA's
American Institute of CPA's

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

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

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Grambling, as of and for the year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the authority's basic financial statements, and have issued my report thereon dated February 25, 2014.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the 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 my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the authority's internal control. Accordingly, I do not express an opinion on the effectiveness of the authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana

Report on Internal Control... *Government Auditing Standards*, 2013

Page Two

My 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 my audit I did not identify any deficiencies in internal control that I 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 authority's financial statements are free from 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 my 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 my 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. 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

February 25, 2014

William Daniel McCaskill, CPA
A Professional Accounting Corporation
415 Magnolia Lane
Mandeville, Louisiana 70471

Telephone 866-829-0993
Fax 225-665-1225
E-mail danny@highperformer.net

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**Independent Auditor's Report on Compliance For Each Major Federal Program
and on Internal Control Over Compliance Required by OMB Circular A-133**

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

Report on Compliance for Each Major Federal Program

I have audited the Housing Authority of the City of Grambling's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the authority's major federal programs for the year ended September 30, 2013. 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.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of the authority's major federal programs based on my audit of the types of compliance requirements referred to above. 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

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana

Report on Compliance...A-133, 2013

Page Two

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 on compliance for each major federal program. However, my audit does not provide a legal determination of the authority's compliance.

Opinion on Each Major Federal Program

In my opinion, the authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2013.

Report on Internal Control Over Compliance

Management of the 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 my audit of compliance, I considered the authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, 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.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance 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 a 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 attention by those charged with governance.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana
Report on Compliance...A-133, 2013
Page Three

My 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. I did not identify any deficiencies in internal control over compliance that I 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 my testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose. 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

February 25, 2014

Housing Authority of the City of Grambling
 Grambling, Louisiana
 Schedule of Expenditures of Federal Awards
 For the Year Ended September 30, 2013

<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	\$ 161,417
Housing Choice Voucher Program	14.871	448,355
Public Housing Capital Fund Program	14.872	132,334
Total Federal Expenditures		<u>\$ 742,106</u>

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF GRAMBLING

Grambling, Louisiana

Notes to the Schedule of Expenditures of Federal Awards For the Year Ended September 30, 2013

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	\$ 161,417
Housing Choice Voucher Program	\$ 448,355
Public Housing Capital Fund Program	\$ 132,334

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 GRAMBLING
Grambling, Louisiana

Schedule of Findings and Questioned Costs (Continued)
Fiscal Year Ended September 30, 2013

The threshold used for distinguishing between Type A and B programs was \$300,000.

Auditee qualified as a low-risk auditee? yes no

SECTION II - FINDINGS - FINANCIAL STATEMENTS AUDIT

None

SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COST

None

HOUSING AUTHORITY OF THE CITY OF GRAMBLING
Grambling, Louisiana

Schedule of Prior Year Audit Findings
Fiscal Year Ended September 30, 2013

Finding F-12-1

Finding Description –

CFP Grant not obligated timely per HUD regulations

The PHA did not monitor one contractor for Davis Bacon compliance

Current status – Not Repeated

HOUSING AUTHORITY OF THE CITY OF GRAMBLING
Grambling, Louisiana

Schedule of Compensation Paid to Board Members
Fiscal Year Ended September 30, 2013

Board members serve without compensation