

**HOUSING AUTHORITY  
OF SABINE PARISH  
MANY, LOUISIANA**

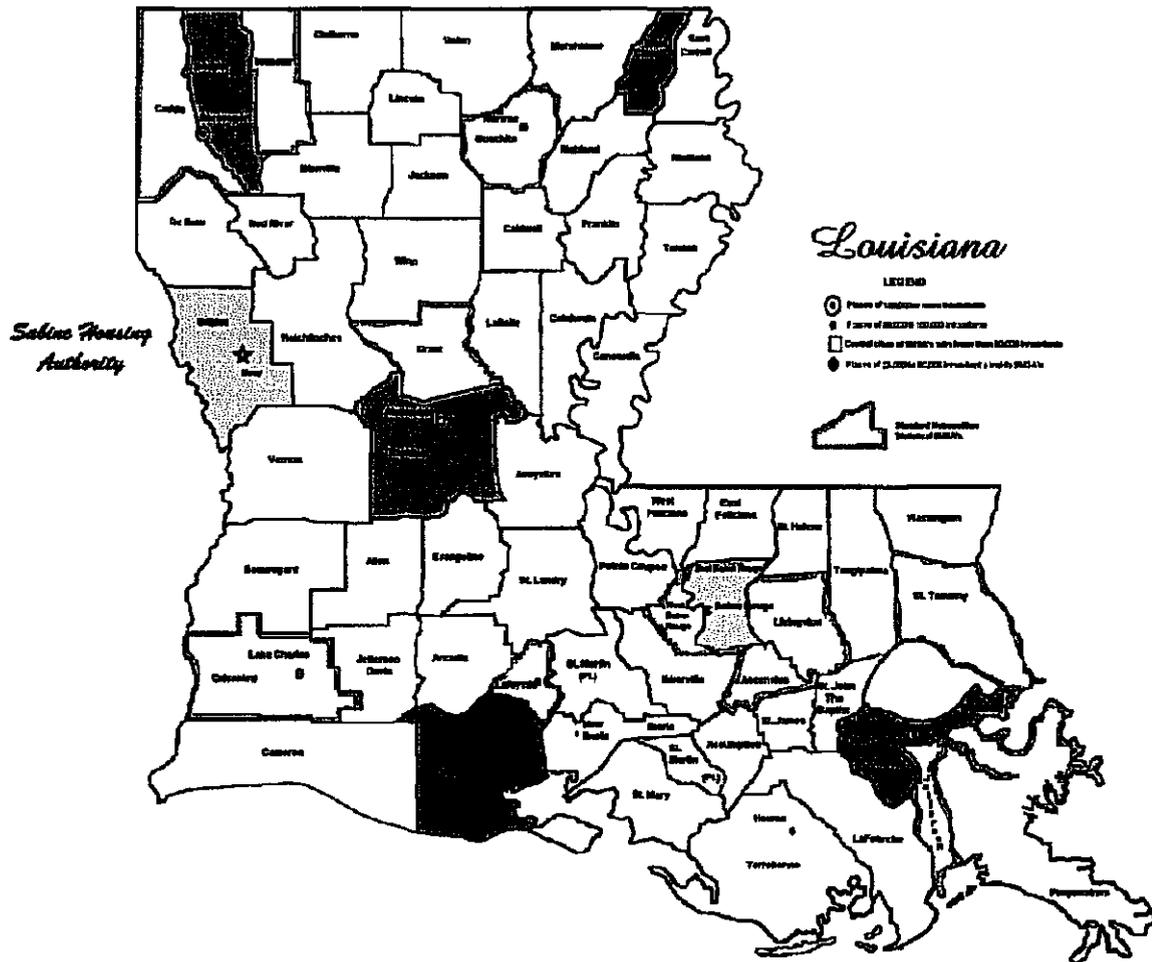
**Basic Financial Statements and  
Independent Auditor's Reports**

**December 31, 2006**

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 7-25-07

# HOUSING AUTHORITY OF SABINE PARISH MANY, LOUISIANA



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

**Housing Authority of Sabine Parish  
Many, Louisiana**

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December 31, 2006**

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## INDEPENDENT AUDITOR'S REPORT

Housing Authority of Sabine Parish  
Many, Louisiana

We have audited the accompanying basic financial statements of the Housing Authority of Sabine Parish as of and for the year ended December 31, 2006, as listed in the table of contents. These basic financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of Sabine Parish, as of December 31, 2006, and the respective changes in financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated May 9, 2007, on our consideration of the Housing Authority of Sabine Parish's internal control over financial reporting and on our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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

MEMBER  
— AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS —  
SOCIETY OF LOUISIANA CERTIFIED PUBLIC ACCOUNTANTS

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

*John R. Vercher PC*

May 9, 2007

Jena, Louisiana

**Housing Authority of Sabine Parish  
Many, Louisiana**

**REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION  
AND ANALYSIS (MD&A)**

**December 31, 2006**

**Housing Authority of Sabine Parish  
Many, Louisiana**

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**Management's Discussion and Analysis (MD&A)  
December 31, 2006**

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As management of the Housing Authority of Sabine Parish, we offer readers of the authority's financial statements this narrative overview and analysis of the financial activities of the authority for the fiscal year ended December 31, 2006. We encourage readers to consider the information presented here in conjunction with the authority's financial statements, which are attached.

**Financial Highlights**

- The assets of the authority exceeded its liabilities at the close of the most recent fiscal year by \$3,724,669 (net assets).
- As of the close of the current fiscal year, the authority's ending unrestricted net assets decreased by \$88,240.
- The authority's cash balance at December 31, 2006 was \$54,198.
- The authority had total revenue of \$1,122,866, of which \$1,103,310 was operating revenues and \$19,556 was nonoperating revenues.
- The authority had total expenses of \$1,553,594, of which \$1,510,297 was for operating expenses and \$43,297 was for nonoperating expenses.
- The authority's capital outlay for the year was \$985,892.

**Overview of the Financial Statements**

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

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

The *Statement of Revenue, Expenses, and Changes in Net assets* presents information detailing how the Housing Authority's net assets changed during the fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some times that will only result in cash flows in the future fiscal periods (e.g., earned by not used vacation leave).

**Housing Authority of Sabine Parish  
Many, Louisiana**

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**Management's Discussion and Analysis (MD&A)  
December 31, 2006**

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The *Statement of Cash Flows* provides information about the Housing Authority's cash receipts and cash payments during the fiscal year. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, financing and investing activities.

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

**Housing Authority's Significant Programs**

The Housing Authority has three programs which are consolidated into a single enterprise fund. The Housing Authority's programs consist of the following:

***Low-Income Public Housing***

Under the Conventional Public Housing Program, the Housing Authority rents units it owns to low-income families. The Conventional Public Housing Program is operated under an Annual Contribution Contract with HUD, and HUD provides an Operating Subsidy to enable the Housing Authority to provide housing to low income individuals and families.

***Capital Fund Program***

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

***Section 8 Housing Assistance – Housing Choice Voucher Program***

These Programs assist low-income families in affording decent, safe and sanitary housing by encouraging property owners to construct new, or rehabilitate existing substandard housing, and then lease the units with rental subsidies to low income individual and families.

**Reporting on the Housing Authority as a Whole**

One of the most important questions asked about the Authorities finances is, "Is the Housing Authority as a whole better off, worse off, as a result of the achievements of the fiscal year 2006?" The Statement of Net Assets and the Statement and the Statement Revenues, Expenses, and Changes in Net Assets 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.

**Housing Authority of Sabine Parish  
Many, Louisiana**

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**Management's Discussion and Analysis (MD&A)  
December 31, 2006**

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The table below lists the asset and liability comparisons for the year ended December 31, 2006.

<b>Statement of Net Assets</b>			
<b>Category</b>	<b>2005</b>	<b>2006</b>	<b>% Change</b>
Current Assets	\$ 792,938	\$ 738,750	-6.8%
Capital Assets-Net of Depreciation	3,431,514	3,096,889	-9.8%
<b>Total Assets</b>	<u>4,224,452</u>	<u>3,835,639</u>	-9.2%
Current Liabilities	18,571	48,829	162.9%
Non-Current Liabilities	58,347	62,141	6.5%
<b>Total Liabilities</b>	<u>76,918</u>	<u>110,970</u>	44.3%
Invested in Capital Assets (Net)	3,431,514	3,096,889	-9.8%
Unrestricted Net Assets	716,020	627,780	-12.3%
<b>Total Net Assets</b>	<u>4,147,534</u>	<u>3,724,669</u>	-10.2%
<b>Total Liability/Net Assets</b>	<u>\$ 4,224,452</u>	<u>\$ 3,835,639</u>	-9.2%

- Current assets decreased by \$54,188 or 6.8% from last year. The primary reason for this decrease is due to a decrease in cash by \$92,717.
- Capital assets, net of accumulated depreciation decreased by \$334,625 or 9.8%. This change was caused mainly by current depreciation expense of \$341,016.
- Current liabilities increased by \$30,258 or 162.9%. The primary reason for this change is that accounts payable-other government increased by \$23,962.
- Unrestricted assets decreased by \$88,240 or 12.3%. The increase in liabilities and decrease in cash are the main contributories for this decrease.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**Management's Discussion and Analysis (MD&A)  
December 31, 2006**

The table below lists the revenue and expense comparisons for the year ended December 31, 2006.

<b>Statement of Revenues, Expenses and Changes in Net Assets</b>			
<b>Category</b>	<b>2005</b>	<b>2006</b>	<b>% Change</b>
<b>Operating Revenue:</b>			
Tenant Revenue	\$ 246,636	\$ 294,947	19.6%
HUD PHA Operating	828,481	808,363	-2.4%
Capital Grants	793,583	-0-	-100%
Investment Income	5,189	8,576	65.3%
Other Income	-0-	10,980	100.0%
<b>Total Revenue</b>	<b>1,873,889</b>	<b>1,122,866</b>	<b>-40.1%</b>
<b>Operating Expenses:</b>			
Administrative	234,578	305,921	30.4%
Tenant Services	43,815	4,754	-89.1%
Utilities	17,552	15,144	-13.7%
Maintenance	338,287	393,831	16.4%
General	121,236	134,539	11.0%
Extraordinary Maintenance	4,378	43,297	889.0%
Housing Assistance Payment	301,202	315,092	4.6%
Depreciation	292,065	341,016	16.8%
<b>Total Expense</b>	<b>1,353,113</b>	<b>1,553,594</b>	<b>14.8%</b>
Prior Period Adjustment	7,953	7,863	1.1%
<b>Net Operating Gain/Loss</b>	<b>\$ 528,729</b>	<b>\$ (422,865)</b>	<b>-180.0%</b>

- Total revenues decreased by \$751,023 or 40.1%. The primary reason is because of a decrease in capital grants of \$793,583.
- Total expenses increased by \$200,481. This change is due to an increase in administrative expenses of \$71,343 and an increase in maintenance of \$94,463.
- Also noted was an increase in depreciation expense of \$48,951. This increase was caused by the Housing Authority completing improvements and additions and beginning to depreciate the projects over their useful lives.
- A prior period adjustment was made in the amount of \$7,863 to correct an error in accumulated depreciation.

**Housing Authority of Sabine Parish  
Many, Louisiana**

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**Management's Discussion and Analysis (MD&A)  
December 31, 2006**

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**Capital Assets**

As of December 31, 2006 the authority's investment in capital assets was \$3,096,889 (Net of accumulated depreciation). This investment includes land, building, building improvements, office equipment, dwelling equipment, and maintenance equipment.

	<u>2005</u>	<u>2006</u>
<b>Capital Assets</b>		
Land	\$ 171,442	\$ 171,442
Building & Improvements	10,339,512	11,285,224
Furniture & Equipment	314,539	354,719
Construction in Progress	979,501	-0-
<b>Total Capital Assets</b>	<u>11,804,994</u>	<u>11,811,385</u>
<b>Less Accumulated Depreciation</b>	(8,373,480)	(8,714,496)
<b>Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 3,431,514</u>	<u>\$ \$ 3,096,889</u>

*Construction in Progress decreased from the prior year due to the Housing Authority completing the projects and transferring the assets into Buildings and Improvements and Equipment classifications.*

Major capital asset purchases during the year included costs related to dwelling structure improvements and equipment. Additional information on the Housing Authority's capital assets can be found in the notes to the financial statements.

**Long Term Debt**

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

**Future Events that will impact the Authority**

The authority relies heavily upon HUD operating subsidies. The amount appropriated has not currently been approved for the FYE 2007 year. Therefore, any results of budget shortfalls cannot be determined.

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

**Housing Authority of Sabine Parish  
Many, Louisiana**

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**Management's Discussion and Analysis (MD&A)  
December 31, 2006**

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**Contacting the Authority's Financial Management**

The financial report is designed to provide a general overview of the authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the following address:

Housing Authority of Sabine Parish  
210 North Highland Drive  
P O Box 1565  
Many, LA 71449-1565

**Basic Financial Statements**

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement of Net Assets  
December 31, 2006**

<b>CURRENT ASSETS</b>	
Cash & Investments	\$ 637,658
Receivables (Net)	5,398
Prepaid Insurance	42,975
Inventory, Net of Allowance	52,719
<b>TOTAL CURRENT ASSETS</b>	<u>738,750</u>
<b>NON-CURRENT ASSETS</b>	
Capital Assets	11,811,385
Less Accumulated Depreciation	<u>(8,714,496)</u>
<b>TOTAL NON-CURRENT ASSETS</b>	<u>3,096,889</u>
<b>TOTAL ASSETS</b>	<u>3,835,639</u>
<b>CURRENT LIABILITIES</b>	
Accounts Payable	8,024
Accrued Wages/Payroll Taxes Payable	6,382
Accrued Compensated Absences	10,461
Accounts Payable -- Other Government	23,962
<b>TOTAL CURRENT LIABILITIES</b>	<u>48,829</u>
<b>NON-CURRENT LIABILITIES</b>	
Accrued Compensated Absences	16,166
Tenant Security Deposits	45,975
<b>TOTAL NON-CURRENT LIABILITIES</b>	<u>62,141</u>
<b>TOTAL LIABILITIES</b>	<u>110,970</u>
<b>NET ASSETS</b>	
Invested in Capital Assets, Net of Related Debt	3,096,889
Unrestricted	627,780
<b>TOTAL NET ASSETS</b>	<u>\$ 3,724,669</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement Of Revenues, Expenses & Changes In Net Assets  
Year Ended December 31, 2006**

<b>OPERATING REVENUES</b>	
HUD Operating Grants	\$ 808,363
Rental Revenue	252,967
Other Tenant Revenue	<u>41,980</u>
<b>TOTAL OPERATING REVENUE</b>	<u><b>1,103,310</b></u>
<b>OPERATING EXPENSES</b>	
Housing Assistance Payments	315,092
General & Administrative	305,921
Repairs & Maintenance	393,831
Utilities	15,144
Tenant Services	4,754
Insurance	92,126
PILOT	23,962
Bad Debt	9,749
Protective Services	8,702
<i>Depreciation</i>	<u>341,016</u>
<b>TOTAL OPERATING EXPENSES</b>	<u><b>1,510,297</b></u>
<b>OPERATING INCOME (LOSS)</b>	<u><b>(406,987)</b></u>
<b>NONOPERATING REVENUE (EXPENSE)</b>	
Extraordinary Maintenance	(43,297)
Interest Revenue	8,576
Other Government Grants	<u>10,980</u>
<b>TOTAL NONOPERATING REVENUE (EXPENSES)</b>	<u><b>(23,741)</b></u>
<b>CHANGE IN NET ASSETS</b>	<u><b>(430,728)</b></u>
<b>PRIOR PERIOD ADJUSTMENTS</b>	<u><b>7,863</b></u>
<b>TOTAL NET ASSETS - BEGINNING</b>	<u><b>4,147,534</b></u>
<b>TOTAL NET ASSETS - ENDING</b>	<u><b>\$ 3,724,669</b></u>

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement Of Cash Flows  
Year Ended December 31, 2006**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash Received From Tenants	\$ 291,638
Cash Received From Operating Subsidy	808,363
Cash Payments to Suppliers for Goods & Services	(851,679)
Cash Payments to Employees for Services	(342,732)
Cash Payments to Local Governments (PILOT)	23,962
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u>(70,448)</u>
 <b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Prior Period Adjustment	7,863
Subsidy From Federal Grants	10,980
Extraordinary Maintenance	(43,297)
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<u>(24,454)</u>
 <b>CASH FLOWS FROM CAPITAL &amp; RELATED FINANCING ACTIVITIES</b>	
Acquisition of Capital Assets	(6,391)
<b>NET CASH PROVIDED (USED) BY CAPITAL &amp; RELATED FINANCING ACTIVITIES</b>	<u>(6,391)</u>
 <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Cash Provided by Interest From Investments	8,576
<b>NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES</b>	<u>8,576</u>
 <b>NET INCREASE (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	 (92,717)
 <b>CASH, BEGINNING OF YEAR</b>	 <u>730,375</u>
<b>CASH, END OF YEAR</b>	<b>\$ <u>637,658</u></b>

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement Of Cash Flows  
Year Ended December 31, 2006**

**Reconciliation**

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

Operating Income (Loss)	\$ <u>(406,987)</u>
Depreciation Expense	341,016
(Increase) Decrease in Accounts Receivable	(5,221)
(Increase) Decrease in Inventory	(17,621)
(Increase) Decrease in Prepaid Insurance	(15,687)
Increase (Decrease) in Accounts Payable	8,309
Increase (Decrease) in Compensated Absences	2,198
Increase (Decrease) in Payment in Lieu of Taxes	23,962
Increase (Decrease) in Deferred Revenues	(2,329)
Increase (Decrease) in Tenant Security Deposits	<u>1,912</u>
<b>TOTAL ADJUSTMENTS</b>	<u><b>336,539</b></u>
 <b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	 <u><b>(70,448)</b></u>

**LISTING OF NONCASH INVESTING, CAPITAL, & FINANCIAL ACTIVITIES**

Contributions of Capital Assets From Government	\$ <u>-0-</u>
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The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**INTRODUCTION**

The Housing Authority of Sabine Parish is a 260 unit apartment complex for persons of low income located in Many, Louisiana. The Authority is chartered as a public corporation for the purpose of administering decent, safe and sanitary dwelling for persons of low-income.

Legal title to the Authority is held by the Housing Authority of Sabine Parish, Louisiana, a non-profit corporation. The Authority is engaged in the acquisition, modernization, and administration of low-rent housing. The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of Many, Louisiana. Each member serves a four-year term and receives no compensation for their services. Substantially all of the Authority's revenue is derived from subsidy contracts with the U. S. Department of Housing and Urban Development (HUD). The annual contributions contracts entered into by the Authority and HUD provide operating subsidies for Authority-owned public housing facilities for eligible individuals.

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

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

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

**BASIS OF PRESENTATION**

As required by Louisiana State Reporting Law (LSA-R.S. 24:514) and HUD regulations, financial statements are presented in accordance with accounting principles generally accepted in the United States of America.

The accounts of the PHA are accounted for under the proprietary fund. Accordingly, the accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America applied to governmental units.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**Proprietary Fund Type** – Proprietary fund is accounted for on the flow of economic resources measurement focus and uses the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. The PHA applies all applicable FASB pronouncements in accounting and reporting for its proprietary operations. The PHA's funds include the following type:

**Enterprise Fund** – Enterprise fund is used to account for those operations that are financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

**1. SUMMARY OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES**

**A. BASIC FINANCIAL STATEMENTS**

The basic financial statements (i.e., the statement of net assets and the statement of revenues, expenses and changes in net assets) report information on all of the activities of the authority.

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

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

The accompanying financial statements include the activities of several housing programs subsidized by HUD. A summary of each significant program is provided below.

- **Low Income Housing Program** – The purpose of the low income housing program is to provide decent and affordable housing to low income families at reduced rents. The developments are owned, maintained and managed by the authority. The developments are acquired, developed and modernized under HUD's capital funds programs. Funding of the program operations is provided via federal annual contribution contracts (operating subsidies) and tenant rents (determined as a percentage of family income, adjusted for family composition).
- **Capital Fund Program** – The Conventional Public Housing Program also includes the Capital Fund Program, the primary funding source for the Housing Authority's physical and management improvements. The funding calculation is based on the size and age of the Housing Authority's units.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

- **Section 8 Housing Assistance – Housing Choice Voucher Program** – These Programs assist low-income families in affording decent, safe and sanitary housing by encouraging property owners to construct new, or rehabilitate existing substandard housing, and then lease the units with rental subsidies to low income individual and families.

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

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

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

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

**C. DEPOSITS & INVESTMENTS**

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

Investments (bank certificate of deposits in excess of 90 days) for the authority are reported at fair value.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**D. RECEIVABLES & PAYABLES**

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

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

**E. INVENTORIES & PREPAID ITEMS**

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

**F. RESTRICTED ASSETS**

There are no restricted assets.

**G. CAPITAL ASSETS**

Capital assets, which include land, buildings, improvements, and equipment, are reported in columns in the basic financial statements. Capital assets are capitalized at historical cost. The PHA maintains a threshold level of \$500 or more for capitalizing capital assets.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

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

Buildings	20 Years
Buildings Improvements	10 Years
Nondwelling Structures	10 Years
Vehicles	5 Years

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**H. COMPENSATED ABSENCES**

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

At December 31, 2006, employees of the PHA have accumulated and vested \$26,627 of employee leave benefits, computed in accordance with GASB Codification Section C60. The balance of accrued compensated absences at December 31, 2006 was \$10,461 recorded as current obligation and \$16,166 recorded as non-current obligation.

**I. LONG-TERM OBLIGATIONS**

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

**J. EXTRAORDINARY & SPECIAL ITEMS**

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events within the control of the housing authority, which are either unusual in nature or infrequent in occurrence.

**K. ESTIMATES**

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

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

At December 31, 2006, the housing authority has cash and investments (book balances) totaling \$637,658 as follows:

Demand deposits	\$	237,658
Time deposits		<u>400,000</u>
<b>Total</b>	<b>\$</b>	<b><u>637,658</u></b>

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

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

At December 31, 2006, the authority had \$785,775 in deposits (collected bank balances). These deposits are secured from risk by \$300,000 of federal deposit insurance and \$999,266 of pledged securities held by the custodial bank in the name of the fiscal agent bank.

Investments are categorized into these three categories of credit risk:

1. Insured or registered, or securities held by the authority or its agent in the authority's name.
2. Uninsured and unregistered, with securities held by the counter party's trust department or agent in the authority's name.
3. Uninsured and unregistered, with securities held by the counter party, or by its trust department or agent but not in the authority's name.

	<b>Bank Balance 12/31/2006</b>
Cash and Investments in Bank	\$ 785,775
<i>Secured as Follows:</i>	
FDIC ( <i>Category - 1</i> )	300,000
US Treasury Notes ( <i>Category - 1</i> )	999,266
<b>Total Securities</b>	<b>\$ 1,299,266</b>

**3. ACCOUNTS RECEIVABLE**

The receivables of \$5,398 as of December 31, 2006 are as follows:

Tenants	\$ 2,460
Other	2,938
<b>Total</b>	<b>\$ 5,398</b>

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**4. CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2006 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<b>Capital Assets</b>				
Land	\$ 171,442	\$ -0-	\$ -0-	\$ 171,442
Building & Improvements	10,339,512	945,712	-0-	11,285,224
Furniture & Equipment	314,539	40,180	-0-	354,719
Construction in Progress	979,501	-0-	(979,501)	-0-
<b>Total Capital Assets</b>	<u>11,804,994</u>	<u>985,892</u>	<u>(979,501)</u>	<u>11,811,385</u>
<b>Less Accumulated Depreciation</b>	(8,373,480)	(341,016)	-0-	(8,714,496)
<b>Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 3,431,514</u>	<u>\$ 644,876</u>	<u>\$ (979,501)</u>	<u>\$ 3,096,889</u>

**5. ACCOUNTS, SALARIES, & OTHER PAYABLES**

The payables of \$48,829 as of December 31, 2006 are as follows:

Accounts Payable	\$ 8,024
Accrued Wages/Payroll Taxes Payable	6,382
Accrued Compensated Absences	10,461
Accrued Pilot	23,962
<b>Total</b>	<u>\$ 48,829</u>

**6. RETIREMENT SYSTEMS**

The housing authority provides benefits for all full-time employees through a Simplified Employee Pension (SEP) Plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. The entity contributes 15% of the employee's effective compensation. The housing authority's contributions for each employee (and interest allocated to the employee account) vest at 20% annually for each year of participation. An employee is fully vested after 5 years of participation.

The housing authority's total payroll for the fiscal year ending December 31, 2006 was \$344,930. The housing authority's contributions were calculated using the base salary amount of \$344,930. Contributions to the plan were \$51,740 for the year ended December 31, 2006, of which \$51,740 was paid by the housing authority and \$-0- was paid by employees.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**7. LONG-TERM OBLIGATIONS**

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

**8. FEDERAL COMPLIANCE CONTINGENCIES**

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

**9. ECONOMIC DEPENDENCY**

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing & Urban Development provided \$819,343 to the housing authority, which represents approximately 73% of the housing authority's revenues for the year.

**10. COMMITMENTS & CONTINGENCIES**

**Litigation** - The housing authority is not presently involved in litigation.

**Construction Projects** - There are certain major construction projects in progress as of December 31, 2006. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

**Grant Disallowances** - The housing authority participates in a number of federally assisted grant programs. Although the grant programs have been audited in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 through December 31, 2006, these programs are still subject to compliance audits. Housing authority management believes that the amount of disallowances, if any, which may arise from future audits will not be material.

**11. RISK MANAGEMENT**

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

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**12. INTERPROGRAM TRANSFERS**

Interprogram transfers for the year December 31, 2006 consists of the following:

<u>Transfer To</u>	<u>Transfer From</u>
Low Rent	Capital Fund

\$979,501 of net capital costs on closed grants were transferred.

**13. PRIOR PERIOD ADJUSTMENTS**

The following prior year adjustments were made during the year ended December 31, 2006.

Low Rent Program:

Prior audit adjustment not recorded	\$ 7,863
<b>Total Prior Period Adjustments</b>	<b>\$ <u>7,863</u></b>

The adjustment was necessary to correct an error in accumulated depreciation.

**14. DISASTER AID**

The housing authority received assistance through the Katrina Disaster Housing Assistance Program (KDHAP) and the Disaster Voucher Program (DVP). The amount of \$160 and \$10,820 was received and expended on these programs respectively.

**Other Supplemental Schedules**

**Housing Authority of Sabine Parish  
Many, Louisiana  
Schedule of Compensation Paid to Board of Commissioners  
Year Ended December 31, 2006**

<u>Board Commissioner</u>	<u>Title</u>	<u>Salary</u>
Cecil Brumley	President	\$150
Althia Veulemen	Vice-President	\$100
Kenneth Hopkins	Commissioner	\$100
Stan Russell	Commissioner	\$100
Hazel Terry	Commissioner	\$100

Each board commissioner received the above salary amount per meeting when present.

**Supplementary Information**

**Housing Authority of Sabine Parish  
Many, Louisiana**

**Statement and Certification of Actual Modernization Cost  
Annual Contribution Contract  
December 31, 2006**

	<b>CFP Project 2006</b>	<b>Total</b>
<b>The Actual Modernization Costs are as follows:</b>		
Funds Approved Total	\$ 77,982	\$ 77,982
Funds Expended Y-T-D	(77,982)	(77,982)
Excess of Funds Approved	-0-	-0-
<b>2. Funds Advanced Y-T-D</b>	<b>77,982</b>	<b>77,982</b>
Funds Expended Y-T-D	(77,982)	(77,982)
Excess of Funds Advanced	\$ -0-	\$ -0-

3. The distribution of costs by project as shown on the final schedule of Capital Fund expenditures accompanying the actual Capital Fund cost certificate submitted to HUD for approval is in agreement with the PHA's records.

4. All Capital Fund costs have been paid and all related liabilities have been discharged through payment.

# JOHN R. VERCHER PC

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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**

Housing Authority of Sabine Parish  
Many, Louisiana

We have audited the financial statements of the Housing Authority of Sabine Parish, as of and for the year ended December 31, 2006, and have issued our report thereon dated May 9, 2007. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

### ***Internal Control Over Financial Reporting***

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

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the Housing Authority of Sabine Parish's internal control.

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

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

***Compliance and Other Matters***

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

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

*John R. Vercher PC*

May 9, 2007  
Jena, Louisiana

# JOHN R. VERCHER PC

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

Housing Authority of Sabine Parish  
Many, Louisiana

#### ***Compliance***

We have audited the compliance of the Housing Authority of Sabine Parish, 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 December 31, 2006. The Housing Authority of Sabine Parish's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of Sabine Parish's management. Our responsibility is to express an opinion on the Housing Authority of Sabine Parish's compliance based on our audit.

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

In our opinion, the Housing Authority of Sabine Parish, Louisiana, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2006.

### *Internal Control Over Compliance*

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

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

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

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

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

*John R. Vercher PC*

May 9, 2007

Jena, Louisiana

**Housing Authority of Sabine Parish  
Many, Louisiana**

**Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2006**

	<b>Federal CFDA Number</b>	<b>Agency Or Pass-Through Number</b>	<b>Federal Disbursements/ Expenditures</b>
<b>U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>			
Low Rent Public Housing	14.850	N/A	\$ 368,369
Housing Choice Voucher Program	14.871	N/A	362,012
Public Housing Capital Fund Program	14.872	N/A	77,982
Katrina Disaster Housing Assistance Program (KDHAP)	97.NA	N/A	160
Disaster Voucher Program (DVP)	97.NA	N/A	<u>10,820</u>
Total Federal Expenditures			<u>\$ 819,343</u>

**NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**Note A – Single Audit Requirements**

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

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

Presented for purposes of additional analysis only.

**Other Reports**



**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST  
For the Year Ended December 31, 2006**

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

No items to report.

**Section III Federal Awards Findings and Questioned Costs**

No items to report.

**Section IV Federal Awards Findings and Questioned Costs.**

No items to report.

**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA**

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

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

The management of the Housing Authority of Sabine Parish has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended December 31, 2005.

There were no prior year audit findings.

**JOHN R. VERCHER PC**

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**MANAGEMENT LETTER COMMENTS**

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

There are no current year comments.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Audit Adjustments  
For The Year Ended December 31, 2006**

<u>Description</u>	<u>Debit</u>	<u>Credit</u>
Accumulated Depreciation	\$ 7,863	
Net Assets		\$ 7,863

*To correct an error in accumulated depreciation.*

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program 1	Other Federal Program	Total
111	Cash - Unrestricted	\$14,104	\$40,094	\$0	\$0	\$54,198
100	Total Cash	\$14,104	\$40,094	\$0	\$0	\$54,198
124	Accounts Receivable - Other Government	\$2,939	\$0	\$0	\$0	\$2,939
126	Accounts Receivable - Tenants - Dwelling Rents	\$2,460	\$0	\$0	\$0	\$2,460
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$-1	\$0	\$0	\$0	\$-1
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0
128.1	Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0
120	Total Receivables, net of allowances for doubtful accounts	\$5,398	\$0	\$0	\$0	\$5,398
131	Investments - Unrestricted	\$583,460	\$0	\$0	\$0	\$583,460
142	Prepaid Expenses and Other Assets	\$42,975	\$0	\$0	\$0	\$42,975
143	Inventories	\$52,720	\$0	\$0	\$0	\$52,720
143.1	Allowance for Obsolete Inventories	\$-1	\$0	\$0	\$0	\$-1
144	Interprogram Due From	\$0	\$0	\$0	\$6,960	\$6,960
150	Total Current Assets	\$698,656	\$40,094	\$0	\$6,960	\$745,710
161	Land	\$171,442	\$0	\$0	\$0	\$171,442
162	Buildings	\$9,919,296	\$0	\$0	\$0	\$9,919,296
163	Furniture, Equipment & Machinery - Dwellings	\$151,547	\$0	\$0	\$0	\$151,547
164	Furniture, Equipment & Machinery - Administration	\$203,172	\$0	\$0	\$0	\$203,172
165	Leasehold Improvements	\$1,365,928	\$0	\$0	\$0	\$1,365,928
166	Accumulated Depreciation	\$-8,714,496	\$0	\$0	\$0	\$-8,714,496
160	Total Fixed Assets, Net of Accumulated Depreciation	\$3,096,889	\$0	\$0	\$0	\$3,096,889
180	Total Non-Current Assets	\$3,096,889	\$0	\$0	\$0	\$3,096,889
190	Total Assets	\$3,795,545	\$40,094	\$0	\$6,960	\$3,842,599

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program 1	Other Federal Program	Total
312	Accounts Payable <= 90 Days	\$8,024	\$0	\$0	\$0	\$8,024
321	Accrued Wage/Payroll Taxes Payable	\$6,382	\$0	\$0	\$0	\$6,382
322	Accrued Compensated Absences - Current Portion	\$10,461	\$0	\$0	\$0	\$10,461
333	Accounts Payable - Other Government	\$23,962	\$0	\$0	\$0	\$23,962
341	Tenant Security Deposits	\$45,975	\$0	\$0	\$0	\$45,975
347	Interprogram Due To	\$6,960	\$0	\$0	\$0	\$6,960
310	<b>Total Current Liabilities</b>	<b>\$101,764</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$101,764</b>
354	Accrued Compensated Absences - Non Current	\$16,166	\$0	\$0	\$0	\$16,166
350	<b>Total Noncurrent Liabilities</b>	<b>\$16,166</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,166</b>
300	<b>Total Liabilities</b>	<b>\$117,930</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$117,930</b>
508	<b>Total Contributed Capital</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
508.1	Invested in Capital Assets, Net of Related Debt	\$3,096,889	\$0	\$0	\$0	\$3,096,889
511	<b>Total Reserved Fund Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
511.1	Restricted Net Assets	\$0	\$0	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$580,726	\$40,094	\$0	\$6,960	\$627,780
513	<b>Total Equity/Net Assets</b>	<b>\$3,677,615</b>	<b>\$40,094</b>	<b>\$0</b>	<b>\$6,960</b>	<b>\$3,724,669</b>
600	<b>Total Liabilities and Equity/Net Assets</b>	<b>\$3,795,545</b>	<b>\$40,094</b>	<b>\$0</b>	<b>\$6,960</b>	<b>\$3,842,599</b>

PHA: LA074 FYED: 12/31/2006

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program 1	Other Federal Program	Total
703	Net Tenant Rental Revenue	\$252,967	\$0	\$0	\$0	\$252,967
704	Tenant Revenue - Other	\$41,980	\$0	\$0	\$0	\$41,980
705	Total Tenant Revenue	\$294,947	\$0	\$0	\$0	\$294,947
706	HUD PHA Operating Grants	\$368,369	\$362,012	\$77,982	\$0	\$808,363
708	Other Government Grants	\$0	\$0	\$0	\$10,980	\$10,980
711	Investment Income - Unrestricted	\$8,269	\$307	\$0	\$0	\$8,576
700	Total Revenue	\$671,585	\$362,319	\$77,982	\$10,980	\$1,122,866

PHA: LA074 FYED: 12/31/2006

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program 1	Other Federal Program	Total
911	Administrative Salaries	\$148,152	\$23,192	\$0	\$1,877	\$173,221
912	Auditing Fees	\$4,882	\$2,092	\$0	\$0	\$6,974
914	Compensated Absences	\$2,198	\$0	\$0	\$0	\$2,198
915	Employee Benefit Contributions - Administrative	\$45,217	\$5,552	\$0	\$156	\$50,925
918	Other Operating - Administrative	\$60,845	\$11,327	\$0	\$431	\$72,603
924	Tenant Services - Other	\$4,754	\$0	\$0	\$0	\$4,754
931	Water	\$570	\$50	\$0	\$20	\$640
932	Electricity	\$12,516	\$1,701	\$0	\$30	\$14,247
933	Gas	\$257	\$0	\$0	\$0	\$257
941	Ordinary Maintenance and Operations - Labor	\$166,692	\$5,017	\$0	\$0	\$171,709
942	Ordinary Maintenance and Operations - Materials and Other	\$97,907	\$0	\$0	\$0	\$97,907
943	Ordinary Maintenance and Operations - Contract Costs	\$75,332	\$0	\$0	\$0	\$75,332
945	Employee Benefit Contributions - Ordinary Maintenance	\$47,310	\$1,573	\$0	\$0	\$48,883
952	Protective Services - Other Contract Costs	\$8,702	\$0	\$0	\$0	\$8,702
961	Insurance Premiums	\$91,994	\$132	\$0	\$0	\$92,126
963	Payments in Lieu of Taxes	\$23,962	\$0	\$0	\$0	\$23,962
964	Bad Debt - Tenant Rents	\$9,749	\$0	\$0	\$0	\$9,749
969	Total Operating Expenses	\$801,039	\$50,636	\$0	\$2,514	\$854,189
970	Excess Operating Revenue over Operating Expenses	\$-129,454	\$311,683	\$77,982	\$8,466	\$268,677
971	Extraordinary Maintenance	\$43,297	\$0	\$0	\$0	\$43,297
973	Housing Assistance Payments	\$0	\$306,272	\$0	\$8,820	\$315,092
974	Depreciation Expense	\$341,016	\$0	\$0	\$0	\$341,016
900	Total Expenses	\$1,185,352	\$356,908	\$0	\$11,334	\$1,553,594
1001	Operating Transfers In	\$77,982	\$0	\$0	\$0	\$77,982
1002	Operating Transfers Out	\$0	\$0	\$-77,982	\$0	\$-77,982
1010	Total Other Financing Sources (Uses)	\$77,982	\$0	\$-77,982	\$0	\$0
1000	Excess (Deficiency) of Operating Revenue Over (Under) Expenses	\$-435,785	\$5,411	\$0	\$-354	\$-430,728

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program 1	Other Federal Program	Total
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0	\$0	\$0
1103	Beginning Equity	\$3,126,036	\$34,683	\$979,501	\$7,314	\$4,147,534
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$987,364	\$0	\$-979,501	\$0	\$7,863
1113	Maximum Annual Contributions Commitment (Per ACC)	\$0	\$0	\$0	\$0	\$0
1114	Prorata Maximum Annual Contributions Applicable to a Period of less than Twelve Months	\$0	\$0	\$0	\$0	\$0
1115	Contingency Reserve, ACC Program Reserve	\$0	\$0	\$0	\$0	\$0
1116	Total Annual Contributions Available	\$0	\$0	\$0	\$0	\$0
1120	Unit Months Available	2,966	1,286	0	16	4,278
1121	Number of Unit Months Leased	2,966	1,131	0	16	4,113
1117	Administrative Fee Equity	\$0	\$9,090	\$0	\$0	\$9,090
1118	Housing Assistance Payments Equity	\$0	\$31,004	\$0	\$0	\$31,004