

**Housing Authority of the
CITY OF DONALDSONVILLE**
Donaldsonville, Louisiana

**Annual Financial Report
As of and for the Year Ended December 31, 2009**

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 7/14/10

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE
 Donaldsonville, Louisiana
 Basic Financial Statements
 As of and for the Year Ended December 31, 2009
 With Supplemental Information Schedules

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INDEPENDENT AUDITOR'S REPORT

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

I have audited the accompanying basic financial statements of the Housing Authority of the City of Donaldsonville (the authority) as of and for the year ended December 31, 2009, as listed in the table of contents. These basic financial statements are the responsibility of the authority's management. My responsibility is to express an opinion on these basic financial statements based on my audit.

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

In my opinion, the basic financial statements referred to above present fairly in all material respects, the financial position of the Housing Authority of the City of Donaldsonville as of December 31, 2009, and the respective changes in financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana
Independent Auditor's Report, 2009
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In accordance with *Government Auditing Standards*, I have also issued my report dated April 16, 2010 on my consideration of the authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

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

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

William Daniel McCaskill

William Daniel McCaskill, CPA
A Professional Accounting Corporation

April 16, 2010

Housing Authority of Donaldsonville

Management's Discussion and Analysis

For the Year Ended, December 31, 2009

The Housing Authority of Donaldsonville (the "Authority") management's discussion and analysis report is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual program issues or concerns.

This financial report is designed to provide an overview of the Authority's total financial picture for the fiscal year ending December 31, 2009, for those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Housing Authority of Donaldsonville, 1501 St Patrick Street, Donaldsonville, LA 70346.

Financial Highlights

- The Authority's net assets increased by \$755,078 during the year.
- The Authority's revenues increased by \$822,999 during the year.
- The Authority's expenses increased by \$76,347 during the year.
- At the close of the current year, the Authority's Assets exceeded its Liabilities by \$3,672,019.
- The Authority administers federal, state and local grants to benefit the low income, elderly and disabled citizens of the City of Donaldsonville.

Overview of the Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net assets serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy; Department of Housing and Urban Development mandated program administrative changes, and the physical condition of capital assets.

Housing Authority of Donaldsonville

Management's Discussion and Analysis

For the Year Ended, December 31, 2009

Overview of the Financial Statements (continued)

The follow statements are included:

- **Statement of Net Assets** - this statement reports the Authority's assets, liabilities and net assets at the end of the fiscal year. You can think of the Authority's net assets as the difference between what the Authority owns (assets) and what the Authority owes (liabilities).
- **Statement of Revenues, Expenses, and Changes in Net Assets** - this statement presents information showing how the Authority's net assets increased or decreased during the current fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of when the cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in future periods.
- **Statement of Cash Flows** - this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable).
- **Notes to the Basic Financial Statements** - notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided. These notes provide greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information provides additional detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Housing Authority of Donaldsonville

Management's Discussion and Analysis

For the Year Ended, December 31, 2009

Financial Analysis

Statement of Net Assets

	<u>2009</u>	<u>2008</u>	<u>Total Change</u>
Current assets	\$ 579,872	\$ 746,611	\$ (166,739)
Restricted assets	20,723	16,902	3,821
Capital assets (net)	<u>3,165,257</u>	<u>2,222,089</u>	<u>943,168</u>
Total Assets	<u>3,765,852</u>	<u>2,985,602</u>	<u>780,250</u>
Current liabilities	60,518	41,724	18,794
Tenant security deposits	20,723	16,902	3,821
Noncurrent liabilities	<u>12,592</u>	<u>10,035</u>	<u>2,557</u>
Total Liabilities	<u>93,833</u>	<u>68,661</u>	<u>25,172</u>
Invested in capital assets (net)	3,165,257	2,222,089	943,168
Restricted Net Assets	-	-	-
Unrestricted Net Assets	<u>506,762</u>	<u>694,852</u>	<u>(188,090)</u>
Total Net Assets	<u>3,672,019</u>	<u>2,916,941</u>	<u>755,078</u>
Total Liabilities and Net Assets	<u>\$ 3,765,852</u>	<u>\$ 2,985,602</u>	<u>\$ 780,250</u>

Current Assets decreased by \$166,739.

Capital Assets increased by \$943,168 as seen on page 9. This increase is a result of the completion of capital improvements undertaken by the Authority exceeding current depreciation during the year.

Current Liabilities increased by \$18,794, a result of increased accounts payable to vendors, as well as, an increase in deferred revenue at year end.

Noncurrent Liabilities increased by \$2,557. This increase represents principal payment amounts paid during the year exceeding an increase in accrued compensated absences.

Net Assets - The difference between an organization's assets and its liabilities is its net assets. Net assets are categorized as one of three types.

- **Invested in capital assets, net of related debt** - capital assets, net of accumulated depreciation and related debt is due to the capital asset and long-term debt activity;
- **Restricted** - the Authority's net assets whose use is subject to constraints imposed by law or agreement consisting primarily of debt service reserves;
- **Unrestricted** - the Authority's net assets that are neither invested in capital assets nor restricted which increase principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors.

Housing Authority of Donaldsonville

Management's Discussion and Analysis

For the Year Ended, December 31, 2009

Financial Analysis (continued)

Statement of Revenues, Expenses and Changes in Net Assets

	<u>2009</u>	<u>2008</u>	<u>Net Change</u>
Revenues:			
Operating revenues:			
Operating grants	\$ 462,728	\$ 423,098	\$ 39,630
Dwelling rental	343,100	323,576	19,524
Other operating	8,023	7,570	453
Nonoperating revenues:			
Capital grants	594,381	156,987	437,394
Interest revenue	7,972	20,771	(12,799)
Miscellaneous revenues	<u>394,250</u>	<u>55,453</u>	<u>338,797</u>
Total revenues	1,810,454	987,455	822,999
Operating Expenses:			
General and administrative	325,833	305,900	19,933
Repairs and maintenance	163,212	189,157	(25,945)
Utilities	50,038	47,094	2,944
Tenant services	51,617	55,013	(3,396)
Protection services	34,114	33,769	345
Depreciation and amortization	242,895	203,265	39,630
Miscellaneous expenses	<u>187,667</u>	<u>144,831</u>	<u>42,836</u>
Total operating expenses	<u>1,055,376</u>	<u>979,029</u>	<u>76,347</u>
(Decrease) in net assets	755,078	8,426	746,652
Net assets – 01/1	<u>2,916,941</u>	<u>2,908,515</u>	<u>8,426</u>
Net assets –12/31	<u>\$ 3,672,019</u>	<u>\$ 2,916,941</u>	<u>\$ 755,078</u>

Total Operating revenue increased by \$59,607 and nonoperating revenue increased by \$763,392, representing a total increase of \$822,999 in revenues for the year ending 2009. This result represents increases in operating and capital grants, dwelling rental, and miscellaneous revenues, less decreases in interest revenue.

Housing Authority of Donaldsonville

Management's Discussion and Analysis

For the Year Ended, December 31, 2009

Financial Analysis (continued)

Total Operating expenses are categorized by the Authority as general and administrative, repairs and maintenance, utilities, tenant services, protection services, depreciation and miscellaneous expenses. An increase of \$76,347 in total operating expenses is primarily attributable to increases in general and administrative expenses, utilities, depreciation and miscellaneous expenses for the year ending 2009.

General and Administrative Expenses increased by \$19,933 or 6.52% for the year ending 2009. Most of the increase is attributable to increases in employee related expenditures.

Repairs and Maintenance Expenses decreased by \$25,945 or 13.72% for the year ending 2009. This reflects decreases in ordinary maintenance costs and usage of materials, as well as, maintenance labor as it relates to the upkeep of the buildings owned by the Authority.

Tenant Services decreased by \$3,396 or 6.17% for the year ending 2009. This decrease is attributable to decreases in employee related expenditures as it relates to decreases in Tenant Services during the year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

The Authority's capital assets as of December 31, 2009, amounts to \$3,165,257 (net of accumulated depreciation). The investment in capital assets includes land, buildings and improvements, furniture and equipment, construction in progress, and accumulated depreciation. The total net increase in the Authority's capital assets for the current year was \$943,168.

	<u>Capital Assets</u>		
	<u>2009</u>	<u>2008</u>	<u>Total Change</u>
Land	\$ 233,313	\$ 218,813	\$ 14,500
Buildings and improvements	5,038,994	4,443,446	595,548
Furniture and equipment	248,571	248,571	-
Construction in Progress	1,242,216	698,900	543,316
Accumulated Depreciation	<u>(3,597,837)</u>	<u>(3,387,641)</u>	<u>(210,196)</u>
Total	<u>\$ 3,165,257</u>	<u>\$ 2,222,089</u>	<u>\$ 943,168</u>

Additional information on the Housing Authority of Donaldsonville's capital assets can be found in note C on page 20 of this report.

Housing Authority of Donaldsonville

Management's Discussion and Analysis

For the Year Ended, December 31, 2009

CAPITAL ASSETS AND DEBT ADMINISTRATION (continued)

Debt. Long-term debt includes accrued annual vacation leave to employees. At the end of the current year, the Housing Authority of Donaldsonville has not incurred any mortgages, leases, or bond indentures for financing capital assets or operations.

ECONOMIC FACTORS

Several factors may affect the financial position of the Authority in the subsequent fiscal year. These factors include:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates,
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore tenant rental income,
- Natural disasters which can have a devastating impact on the local economy,
- Locality issues which result from goods and services often being required to be imported,
- Inflationary pressure on utility rates, supplies and other costs,
- Unemployment rates which can have an affect on rent.

Housing Authority of the City of Donaldsonville
Donaldsonville, Louisiana
Statement of Net Assets
As of December 31, 2009

ASSETS**Current assets**

Cash and cash equivalents	278,254
Receivables:	
HUD	41,220
Tenant rents, net of allowance	1,008
Miscellaneous, net of allowance	231,969
Prepaid insurance	22,383
Inventory, net of allowance	5,038
Restricted assets - cash and cash equivalents	<u>20,723</u>
Total current assets	<u>600,595</u>

Noncurrent assets**Capital assets:****Nondepreciable capital assets:**

Land	233,313
Construction in progress	<u>1,242,216</u>
Total nondepreciable capital assets	<u>1,475,529</u>

Depreciable capital assets:

Buildings and improvements	5,038,994
Furniture and equipment	248,571
Less accumulated depreciation	<u>(3,597,837)</u>
Total depreciable capital assets, net of accumulated depreciation	<u>1,689,728</u>

Total capital assets, net of accumulated depreciation	<u>3,165,257</u>
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Total assets	<u>3,765,852</u>
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(continued)

Housing Authority of the City of Donaldsonville
Donaldsonville, Louisiana
Statement of Net Assets
As of December 31, 2009

LIABILITIES**Current Liabilities**

<i>Accounts payable</i>	50,151
Accrued wages payable	1,576
Accrued compensated absences	6,377
Deferred revenue	2,414
Security deposit liability	<u>20,723</u>

Total current liabilities 81,241

Noncurrent liabilities

Accrued compensated absences	<u>12,592</u>
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Total noncurrent liabilities 12,592

Total liabilities 93,833

NET ASSETS

Invested in capital assets, net of related debt	3,165,257
Restricted	-
Unrestricted	<u>506,762</u>

Total net assets \$ 3,672,019

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

Housing Authority of the City of Donaldsonville
Donaldsonville, Louisiana
Statement of Revenues, Expenses, and Changes In Net Assets
For the Year Ended December 31, 2009

Operating Revenues	
HUD Operating Grants	\$ 462,728
Dwelling Rental	343,100
Other Operating	<u>8,023</u>
Total operating revenues	<u>813,851</u>
Operating Expenses	
General and administrative	325,833
Repairs and maintenance	163,212
Utilities	50,038
Tenant services	51,617
Protection services	34,114
Depreciation and amortization	<u>242,895</u>
Total operating expenses	<u>867,709</u>
Operating income (loss)	(53,858)
Nonoperating Revenues (Expenses):	
Interest revenue	7,972
Miscellaneous revenues	394,250
Miscellaneous (expenses)	(180,092)
Gain or loss on the sale of capital assets	<u>(7,575)</u>
Total nonoperating revenues (expenses)	<u>214,555</u>
Income (loss) before other revenues, expenses, gains, losses and transfers	160,697
Capital contributions (grants)	594,381
Increase (decrease) in net assets	755,078
Net assets, beginning of year	<u>2,916,941</u>
Net assets, end of year	<u><u>\$ 3,672,019</u></u>

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

Housing Authority of the City of Donaldsonville
Statement of Cash Flows
For the Year Ended December 31, 2009

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from federal subsidies	\$ 421,508
Receipts from tenants	122,593
Payments to suppliers	(391,754)
Payments to employees	<u>(220,481)</u>
Net cash provided by operating activities	<u>(68,134)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Miscellaneous revenues	394,250
Miscellaneous (expenses)	<u>(180,092)</u>
Net cash provided by noncapital financing activities	<u>214,158</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Proceeds from capital grants	594,381
Purchase and construction of capital assets	<u>(1,193,637)</u>
Net cash (used in) capital and related financing activities	<u>(599,256)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>7,972</u>
Net cash provided by investing activities	<u>7,972</u>
Net increase (decrease) in cash and cash equivalents	<u>(445,260)</u>
Cash and cash equivalents - beginning of year	<u>744,237</u>
Cash and Cash equivalents - unrestricted	278,254
Cash and Cash equivalents - restricted	20,723
Total Cash and Cash Equivalents - end of year	<u>\$ 298,977</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:	
Operating (loss)	\$ (53,858)
Adjustments to reconcile operating (loss) to net cash provided by operating activities:	
Depreciation and amortization	242,895
Changes in assets and liabilities:	
HUD receivable	(41,220)
Tenant rents, net of allowance	(382)
Miscellaneous receivables	(231,969)
Prepaid insurance	(4,848)
Inventories	(3,821)
Accounts payable	17,335
Accrued wages payable	422
Accrued compensated absences	3,231
Other liability	260
Security deposit liability	<u>3,821</u>
Net cash provided by operating activities	<u>\$ (68,134)</u>

The accompanying notes are an integral part of the financial statements

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana
Notes to the Basic Financial Statements
December 31, 2009

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 Donaldsonville (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 Donaldsonville, 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 DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – Continued

The authority is a related organization of the City of Donaldsonville, 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 and tenant dwelling rents. Operating expenses include 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 DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – 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 assets. The authority has elected, pursuant to GASB Statement No. 20, to apply all GASB pronouncements and only FASB pronouncements issued before November 30, 1989.

(4) Assets, liabilities, and net assets

(a) Deposits

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.

Effective this fiscal year the authority implemented GASB 45.

(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 is reflected as restricted.

(d) Capital assets

Capital assets of the authority are included in the statement of net assets and are recorded at actual cost. The capitalization threshold is \$1,000. Depreciation of all exhaustible fixed assets is charged as an expense against operations.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – Continued

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

Buildings	40 years
Modernization and improvements	15 years
Furniture and equipment	5-7 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 December 31, 2009, the management of the authority established an allowance for doubtful accounts of approximately \$4,140.

(g) Compensated absences

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

(h) Restricted net assets

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

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – Continued

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.

Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted assets 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 December 31, 2009, the authority's carrying amount of deposits was \$298,977, which includes the following:

Cash and cash equivalents-unrestricted	\$278,254
Cash and cash equivalents- restricted	20,723
Total	\$298,977

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. \$306,498 of the authority's total deposits were

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE
 Donaldsonville, Louisiana
 Notes to the Financial Statements, 2009 – Continued

covered by federal depository insurance, and do not have custodial credit risk. The bank balances at December 31, 2009 totaled \$306,498.

NOTE C - CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2009 was as follows:

	<u>12 31 2008</u>	<u>Additions</u>	<u>Deletions</u>	<u>Adjustment</u>	<u>12 31 2009</u>
Nondepreciable Assets:					
Land	218,813	14,500			233,313
Construction in Progress	698,901	977,314	-	(433,998)	1,242,217
Depreciable Assets:					
Building and improvements	4,443,445	201,823	40,273	433,998	5,038,993
Furniture and equipment	<u>248,571</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>248,571</u>
Total	<u>5,609,730</u>	<u>1,193,637</u>	<u>40,273</u>	<u>-</u>	<u>6,763,094</u>
Less accumulated depreciation					
Building and improvements	3,195,297	228,496	32,698	-	3,456,491
Furniture and equipment	<u>192,342</u>	<u>14,399</u>	<u>-</u>		<u>206,741</u>
Total accumulated depreciation	<u>3,387,639</u>	<u>242,895</u>	<u>32,698</u>		<u>3,663,232</u>
Net Capital Assets	<u>2,222,091</u>	<u>950,742</u>	<u>7,575</u>		<u>3,165,258</u>

NOTE D – CONSTRUCTION COMMITMENTS

The authority is engaged in a modernization program and has entered into construction type contracts with approximately \$241,495 remaining until completion.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – Continued

NOTE E – COMPENSATED ABSENCES

At December 31, 2009, employees of the authority have accumulated and vested \$18,969 of employee leave benefits, which was computed in accordance with GASB Codification Section C60. The leave payable is recorded in the accompanying financial statements. \$12,592 is reported in long-term debt.

NOTE F – POST EMPLOYMENT RETIREMENT BENEFITS

During the fiscal year the authority implemented GASB 45. 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 G - RETIREMENT PLAN

The authority participates in the Louisiana Housing Council Group Retirement Plan, administered by Broussard, Bush and Hurst, which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities which are members of the Louisiana Housing Council. Through this plan, the authority provides pension benefits for all of its full-time employees. All full-time employees who have attained age 18 are eligible to participate in the plan on the first day of the month after completing three months of continuous and uninterrupted employment.

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 fourteen percent of each participant's basic (excludes overtime) compensation.

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. Early retirement may be elected on the first day of any month within 10 years of the employee's normal retirement date, provided the employee has completed five years of service with the authority. With the authority's consent, employees may defer retirement to the first day of any month beyond normal retirement date.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – Continued

The authority's total payroll for the year ended December 31, 2009, was \$190,809. The authority's contributions were calculated using the base salary amount of \$161,304. The authority made the required contributions of \$22,056 for the year ended December 31, 2009.

NOTE H – RISK MANAGEMENT

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

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 I – FEDERAL COMPLIANCE CONTINGENCIES

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

NOTE J – 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.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Financial Statements, 2009 – Continued

Management evaluated the activity of the authority through April 16, 2010 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 K – 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 \$985,457 to the authority, which represents approximately 57% of the authority's total revenue for the year.

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

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

I have audited the financial statements of the Housing Authority of the City of Donaldsonville (the authority), as of and for the year ended December 31, 2009 and have issued my report thereon dated April 16, 2010. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the authority's financial statements will not be prevented, or detected and corrected on a timely basis.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana
Report on Internal Control... *Government*
Auditing Standards, 2009
Page Two

My consideration of internal control over financial reporting 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 financial reporting that might be deficiencies, significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the authority's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion. The results of my 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 board of commissioners and management, others within the organization, the Louisiana Legislative Auditor and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

William Daniel McCaskill

William Daniel McCaskill, CPA
A Professional Accounting Corporation

April 16, 2010

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

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

Compliance

I have audited the compliance of the Housing Authority of the City of Donaldsonville (the authority) with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2009. The authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the authority's management. My responsibility is to express an opinion on the authority's compliance based on my audit.

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

In my opinion, the authority 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, 2009.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Report on Compliance...A-133, 2009

Page Two

Internal Control Over Compliance

Management of the authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing my audit, I considered the authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance 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 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.

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 that might be deficiencies, significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above.

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

William Daniel McCaskill

William Daniel McCaskill, CPA
A Professional Accounting Corporation

April 16, 2010

**HOUSING AUTHORITY OF THE CITY OF
DONALDSONVILLE**
Donaldsonville, Louisiana

Schedule of Findings and Questioned Costs (Continued)
Fiscal Year Ended December 31, 2009

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
DONALDSONVILLE**

Donaldsonville, Louisiana

Schedule of Prior Year Audit Findings
Fiscal Year Ended December 31, 2009

F-2008-1 Demolition not recorded per GAAP

This is not repeated

Schedule 3

**HOUSING AUTHORITY OF THE CITY OF
DONALDSONVILLE**

Donaldsonville, Louisiana

**Schedule of Compensation Paid to Board Members
Fiscal Year Ended December 31, 2009**

Board members serve without compensation

SCHEDULE 4

Housing Authority of the City of Donaldsonville
 Donaldsonville, Louisiana
 Schedule of Expenditures of Federal Awards
 For the Year Ended December 31, 2009

<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	\$ 391,076
Public Housing Capital Fund Program	14.872	563,421
ARRA - Public Housing Capital Fund Program	14.885	30,960
Total Federal Expenditures		<u>\$ 985,457</u>

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF DONALDSONVILLE

Donaldsonville, Louisiana

Notes to the Schedule of Expenditures of Federal Awards For the Year Ended December 31, 2009

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	\$391,076
Public Housing Capital Fund Program	563,421
Public Housing Capital Fund Program - ARRA	\$30,960

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 Donaldsonville (LA043)
DONALDSONVILLE, LA

Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2009

Submission Type: Audited/A-133

	Project Total	14.885 Formula Capital Fund Stimulus Grant	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$278,254		\$278,254		\$278,254
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$20,723		\$20,723		\$20,723
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$298,977	\$0	\$298,977	\$0	\$298,977
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$10,260	\$30,960	\$41,220		\$41,220
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$231,969		\$231,969		\$231,969
126 Accounts Receivable - Tenants	\$5,148		\$5,148		\$5,148
126.1 Allowance for Doubtful Accounts - Tenants	-\$4,140		-\$4,140		-\$4,140
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$243,237	\$30,960	\$274,197	\$0	\$274,197
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$22,383		\$22,383		\$22,383
143 Inventories	\$5,303		\$5,303		\$5,303

341	Tenant Security Deposits	\$20,723	\$20,723	\$20,723	\$20,723	\$20,723
342	Deferred Revenues	\$2,414	\$2,414	\$2,414	\$2,414	\$2,414
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds					
344	Current Portion of Long-term Debt - Operating Borrowings					
345	Other Current Liabilities					
346	Accrued Liabilities - Other			\$30,960	-\$30,960	\$0
347	Inter Program - Due To			\$30,960	-\$30,960	\$0
348	Loan Liability - Current			\$30,960	-\$30,960	\$0
310	Total Current Liabilities	\$81,241	\$112,201	\$112,201	-\$30,960	\$81,241
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					
352	Long-term Debt, Net of Current - Operating Borrowings					
353	Non-current Liabilities - Other					
354	Accrued Compensated Absences - Non Current	\$12,592	\$12,592	\$12,592		\$12,592
355	Loan Liability - Non Current					
356	FASB 5 Liabilities					
357	Accrued Pension and OPEB Liabilities					
350	Total Non-Current Liabilities	\$12,592	\$12,592	\$12,592	\$0	\$12,592
300	Total Liabilities	\$93,833	\$124,793	\$124,793	-\$30,960	\$93,833
508.1	Invested In Capital Assets, Net of Related Debt	\$3,165,257	\$3,165,257	\$3,165,257		\$3,165,257
509.2	Fund Balance Reserved					
511.2	Unreserved, Designated Fund Balance					
511.1	Restricted Net Assets					
512.1	Unrestricted Net Assets	\$506,762	\$506,762	\$506,762		\$506,762
512.2	Unreserved, Undesignated Fund Balance					
513	Total Equity/Net Assets	\$3,672,019	\$3,672,019	\$3,672,019	\$0	\$3,672,019
600	Total Liabilities and Equity/Net Assets	\$3,765,852	\$3,796,812	\$3,796,812	-\$30,960	\$3,765,852

Housing Authority of the City of Donaldsonville (LA043)
DONALDSONVILLE, LA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2009

	Project Total	14,885 Formula Capital Fund Stimulus Grant	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$343,100		\$343,100		\$343,100
70400 Tenant Revenue - Other	\$8,023		\$8,023		\$8,023
70500 Total Tenant Revenue	\$351,123	\$0	\$351,123	\$0	\$351,123
70600 HUD PHA Operating Grants	\$391,076		\$391,076		\$391,076
70810 Capital Grants	\$563,421	\$30,960	\$594,381		\$594,381
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	\$0
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$7,972		\$7,972		\$7,972
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$394,250		\$394,250		\$394,250
71600 Gain or Loss on Sale of Capital Assets	-\$7,575		-\$7,575		-\$7,575
72000 Investment Income - Restricted					
70000 Total Revenue	\$1,700,267	\$30,960	\$1,731,227	\$0	\$1,731,227
91100 Administrative Salaries	\$103,991		\$103,991		\$103,991
91200 Auditing Fees	\$11,095		\$11,095		\$11,095
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					

91500	Employee Benefit Contributions - Administrative	\$38,595	\$38,595	\$38,595	\$38,595
91600	Office Expenses	\$24,854	\$24,854	\$24,854	\$24,854
91700	Legal Expense	\$5,262	\$5,262	\$5,262	\$5,262
91800	Travel	\$7,371	\$7,371	\$7,371	\$7,371
91810	Allocated Overhead				
91900	Other	\$15,587	\$15,587	\$15,587	\$15,587
91000	Total Operating - Administrative	\$206,755	\$206,755	\$0	\$206,755
92000	Asset Management Fee				
92100	Tenant Services - Salaries	\$29,672	\$29,672	\$29,672	\$29,672
92200	Relocation Costs	\$7,461	\$7,461	\$7,461	\$7,461
92300	Employee Benefit Contributions - Tenant Services	\$10,761	\$10,761	\$10,761	\$10,761
92400	Tenant Services - Other	\$3,723	\$3,723	\$3,723	\$3,723
92500	Total Tenant Services	\$51,617	\$51,617	\$0	\$51,617
93100	Water	\$38,943	\$38,943	\$38,943	\$38,943
93200	Electricity	\$10,730	\$10,730	\$10,730	\$10,730
93300	Gas	\$340	\$340	\$340	\$340
93400	Fuel				
93500	Labor				
93600	Sewer				
93700	Employee Benefit Contributions - Utilities				
93800	Other Utilities Expense	\$25	\$25	\$25	\$25
93000	Total Utilities	\$50,038	\$50,038	\$0	\$50,038
94100	Ordinary Maintenance and Operations - Labor	\$86,818	\$86,818	\$86,818	\$86,818
94200	Ordinary Maintenance and Operations - Materials and Other	\$38,579	\$38,579	\$38,579	\$38,579
94300	Ordinary Maintenance and Operations Contracts	\$10,662	\$10,662	\$10,662	\$10,662
94500	Employee Benefit Contributions - Ordinary Maintenance	\$27,153	\$27,153	\$27,153	\$27,153
94000	Total Maintenance	\$163,212	\$163,212	\$0	\$163,212
95100	Protective Services - Labor				
95200	Protective Services - Other Contract Costs	\$34,114	\$34,114	\$34,114	\$34,114
95300	Protective Services - Other				
95500	Employee Benefit Contributions - Protective Services				
95000	Total Protective Services	\$34,114	\$34,114	\$0	\$34,114
96110	Property Insurance	\$53,950	\$53,950	\$53,950	\$53,950

96120	Liability Insurance	\$2,145	\$2,145	\$2,145	\$2,145
96130	Workmen's Compensation	\$8,889	\$8,889	\$8,889	\$8,889
96140	All Other Insurance	\$10,885	\$10,885	\$10,885	\$10,885
96100	Total Insurance Premiums	\$75,869	\$75,869	\$0	\$75,869
96200	Other General Expenses				
96210	Compensated Absences	\$9,065	\$9,065	\$9,065	\$9,065
96300	Payments in Lieu of Taxes	\$30,111	\$30,111	\$30,111	\$30,111
96400	Bad debt - Tenant Rents	\$4,033	\$4,033	\$4,033	\$4,033
96500	Bad debt - Mortgages				
96600	Bad debt - Other				
96800	Severance Expense				
96000	Total Other General Expenses	\$43,209	\$43,209	\$0	\$43,209
96710	Interest of Mortgage (or Bonds) Payable				
96720	Interest on Notes Payable (Short and Long Term)				
96730	Amortization of Bond Issue Costs				
96700	Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900	Total Operating Expenses	\$624,814	\$624,814	\$0	\$624,814
97000	Excess of Operating Revenue over Operating Expenses	\$1,075,453	\$1,106,413	\$30,960	\$1,106,413
97100	Extraordinary Maintenance	\$108,440	\$108,440	\$108,440	\$108,440
97200	Casualty Losses - Non-capitalized				
97300	Housing Assistance Payments				
97350	HAP Portability-In				
97400	Depreciation Expense	\$242,895	\$242,895	\$242,895	\$242,895
97500	Fraud Losses				
97600	Capital Outlays - Governmental Funds				
97700	Debt Principal Payment - Governmental Funds				
97800	Dwelling Units Rent Expense				
90000	Total Expenses	\$876,149	\$976,149	\$0	\$876,149
10010	Operating Transfer In				
10020	Operating transfer Out				
10030	Operating Transfers from/to Primary Government				
10040	Operating Transfers from/to Component Unit				

**HOUSING AUTHORITY OF THE CITY OF
DONALDSONVILLE**
Donaldsonville, Louisiana

Status of Prior Year Management Letter Items
For the Year Ended December 31, 2009

ML-2008-1 – Audit late per State law

This is not repeated