

**HOUSING AUTHORITY OF IOWA, LOUISIANA**

**AUDITED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED SEPTEMBER 30, 2023**

**Mike Estes, P.C.**

A Professional Accounting Corporation

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and the  
AICPA GOVERNMENTAL  
AUDIT QUALITY CENTER

## Independent Auditor's Report

Board of Commissioners  
Housing Authority of Iowa  
Iowa, Louisiana

### ***Report on the Audit of the Financial Statements***

#### ***Opinion***

We have audited the accompanying financial statements of the Housing Authority of the Town of Iowa, Louisiana as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of Iowa, Louisiana basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective position, of the Housing Authority of the Town of Iowa, Louisiana as of and for the year ended September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of Iowa, Louisiana and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Iowa, Louisiana's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Iowa, Louisiana's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Iowa, Louisiana's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Managements' Discussion and Analysis on pages 4 to 10 be presented to supplement the basic financial statements.

Such information, is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards general accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Town of Iowa, Louisiana's basic financial statements. The statement and certification of actual modernization costs, statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the statement and certification of actual modernization costs, statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2024 on our consideration of the Housing Authority of the Town of Iowa, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Town of Iowa, Louisiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the Town of Iowa, Louisiana's internal control over financial reporting and compliance.



Mike Estes, P.C.  
Fort Worth, Texas  
March 19, 2024

**HOUSING AUTHORITY OF IOWA, LA**  
**REQUIRED SUPPLEMENTAL INFORMATION**  
**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)**  
**SEPTEMBER 30, 2023**

The management of Housing Authority of Iowa, LA presents the following discussion and analysis (MD&A) of the Housing Authority's financial activities for the fiscal year ending September 30, 2023. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's included audited financial statements.

## FINANCIAL HIGHLIGHTS

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$806,373 at the close of the fiscal year ended 2023.
  - ✓ Of this amount \$819,038 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ The Housing Authority has unrestricted assets of (\$12,665). The authority is in the process of a Streamline Voluntary Conversion. Construction began in August 2023 and should be completed within a year. Expenses will be shared with the development. The authority is required to use all public housing funds received prior to the conversion.
- The Housing Authority's total net position decreased by \$17,634, a 2% decrease from the prior fiscal year 2022.
- The decrease in net position of these funds was accompanied by a decrease in unrestricted cash by \$377,282 from fiscal year 2022.
- The Authority Spent \$470,733 on construction in progress.
- These changes led to a decrease in total assets by \$8,751 and an increase in total liabilities by \$8,883. As related measure of financial health, there are still over \$5 of current assets covering each dollar of total current liabilities, which compares to \$26 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

## OVERVIEW OF THE FINANCIAL STATEMENTS

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

### Reporting on the Housing Authority as a Whole

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2023?" The Statement of net position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

**Fund Financial Statements**

All the funds of the Housing Authority are reported as proprietary funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like other enterprises operated by state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

**USING THIS ANNUAL REPORT**

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

Public Housing Capital Fund Program	\$ 204,415
Low Rent Public Housing	89,942
FEMA	<u>25,564</u>
Total funding received this current fiscal year	<u>\$ 319,921</u>

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

**Reporting the Housing Authority's Most Significant Funds**

The Housing Authority's financial statements provide detailed information about the most significant funds. Some funds are required to be established by the Department of Housing and Urban Development (HUD). However, the Housing Authority establishes other funds to help it control and manage money for particular purposes, or to show that it is meeting legal responsibilities for using grants and other money.

The Housing Authority's enterprise funds use the following accounting approach for Proprietary funds: All of the Housing Authority's services are reported in enterprise funds. The focus of proprietary funds is on income measurement, which, together with the maintenance of net position, is an important financial indicator.

**FINANCIAL ANALYSIS**

The Housing Authority's net position was \$806,373 as of September 30, 2023. Of this amount, \$819,038 was invested in capital assets and (\$12,665) was unrestricted. No other specific Assets are restricted. Also, there are no other restrictions on general net position.



Housing Authority of Iowa, LA  
 Management's Discussion and Analysis (MD&A)  
 September 30, 2023

**CONDENSED FINANCIAL STATEMENTS**

**Condensed Statement of Net Position  
 As of September 30, 2023**

	<u>2023</u>	<u>2022</u>
<b>ASSETS</b>		
Current assets	\$ 70,012	\$ 501,400
Capital assets, net of depreciation	819,038	396,401
Other Assets	<u>7,500</u>	<u>7,500</u>
Total assets	<u>896,550</u>	<u>905,301</u>
<b>LIABILITIES</b>		
Current liabilities	15,441	19,212
Non-current liabilities	<u>74,736</u>	<u>62,082</u>
Total liabilities	<u>90,177</u>	<u>81,294</u>
<b>NET POSITION (DEFICIT)</b>		
Invested in capital assets, net of depreciation	819,038	396,401
Unrestricted net position	<u>(12,665)</u>	<u>427,606</u>
Total net position	<u>\$ 806,373</u>	<u>\$ 824,007</u>

The net position of these funds decreased by \$17,634, or by 2%, from those of fiscal year 2022, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

**CONDENSED FINANCIAL STATEMENTS (Continued)**

**Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position  
Fiscal Year Ended September 30, 2023**

	<u>2023</u>	<u>2022</u>
<b>OPERATING REVENUES</b>		
Tenant Revenue	\$ 23,558	\$ 23,690
HUD grants for operations	294,357	454,234
Other non-tenant revenue	67,236	533,873
Other government grants for operations	25,564	389,553
Total operating revenues	<u>410,715</u>	<u>1,401,350</u>
<b>OPERATING EXPENSES</b>		
General	137,319	121,374
Ordinary maintenance and repairs	31,386	45,093
Administrative expenses and management fees	206,240	196,458
Utilities	6,151	7,836
Casualty Loss	-	669,354
Depreciation	48,096	48,096
Total operating expenses	<u>429,192</u>	<u>1,088,211</u>
Income (losses) from operations	<u>(18,477)</u>	<u>313,139</u>
<b>NON-OPERATING REVENUES</b>		
Interest income	143	56
Gains from sale or disposal of assets	700	(1,919)
Total non-operating revenues	<u>843</u>	<u>(1,863)</u>
Income (losses) before capital contributions	(17,634)	311,276
<b>CAPITAL CONTRIBUTIONS</b>	<u>-</u>	<u>-</u>
<b>CHANGES IN NET POSITION</b>	<u>(17,634)</u>	<u>311,276</u>
<b>NET POSITION - BEGINNING</b>	824,007	512,731
<b>NET POSITION - END</b>	<u>\$ 806,373</u>	<u>\$ 824,007</u>

## EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating and capital contributions decreased \$990,635 from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue decreased by \$132 from that of the prior fiscal year because the amount of rent each tenant pays is based on a sliding scale of their personal income. Included in this total is other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) which decreased by \$920.
- Federal revenues from HUD for operations decreased by \$159,877 from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this final result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant.
- The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2022 through 2023.
- Total other operating revenue decreased by \$441,073, interest income increased by \$87 and gains on sales of assets increased by \$700 from the prior fiscal year.

Compared with the prior fiscal year, total operating expenses decreased \$659,019, or by 61%, but this also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Maintenance and repairs decreased by \$13,707 from that of the prior fiscal year due to changes in the following: Materials used decreased by \$1,420 and contract labor costs decreased by \$12,287.
- General Expenses increased by \$15,945 from that of the prior fiscal year. Payments in lieu of taxes (PILOT) increased by \$247. PILOT is calculated as a percentage of rent minus utilities and therefore changed proportionately to the changes in each of these. Insurance premiums increased by \$11,138, other general expenses decreased by \$142 and bad debts increased by \$30. Lastly, compensated absences increased by \$4,672.
- Administrative Expenses increased by \$9,782 from that of the prior fiscal year due to a combination of factors. Administrative staff salaries increased by \$4,977 and related employee benefit contributions increased by \$3,749; therefore, total staff salaries and benefit costs increased. Outside professional fees changed as follows: audit fees increased by \$4,499 and legal fees increased by \$19,000. In addition, staff travel reimbursements increased by \$560, office expenses decreased by \$849 and sundry expenses decreased by \$22,154.
- Utilities Expense decreased by \$1,685 from that of the prior fiscal year because water cost increased by \$57, electricity cost decreased by \$1,783, gas cost decreased by \$15, and other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) increased by \$56.
- Casualty losses decreased by \$669,354 from that of the prior fiscal year.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

At September 30, 2023, the Housing Authority had a total cost of \$4,827,016 invested in a broad range of assets and construction in progress from projects funded in 2022 through 2023, listed below. This amount, not including depreciation, represents increases of \$410,980 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

**Statement of Capital Assets  
 As of September 30, 2023**

	<u>2023</u>	<u>2022</u>
Land	\$ 193,000	\$ 193,000
Construction in progress	470,733	-
Buildings	3,601,207	3,601,208
Leasehold improvements	550,605	550,605
Furniture and equipment	11,471	71,223
Accumulated Depreciation	<u>(4,007,978)</u>	<u>(4,019,635)</u>
Total	<u>\$ 819,038</u>	<u>\$ 396,401</u>

As of the end of the 2023 fiscal year, the Authority is still in the process of completing HUD grants of \$336,486 obtained during 2022 through 2023 fiscal years. A total remainder of \$132,071 will be received and spent for completing these projects during fiscal year 2024.

**Debt**

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

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the Federal budget than by local economic conditions. The capital budgets for the 2024 fiscal year have already been submitted to HUD for approval and no major changes are expected.

The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

**CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT**

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability for the money it receives. If you have questions about this report, or wish to request additional financial information, contact Pamela Fontenot, at Housing Authority of Iowa, LA; P.O. Box 730, Iowa, LA 70647.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

**ASSETS**

## Current assets

Cash and cash equivalents	\$ 51,354
Accounts receivable net	1,345
Prepaid items and other assets	12,513
Restricted assets - cash and cash equivalents	4,800

Total Current Assets	70,012
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## Capital Assets, net

Land and other non-depreciated assets	663,733
Other capital assets - net of depreciation	155,305

Total Capital Assets, net	819,038
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## Other Assets

Tax credit application fees	7,500
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Total Other Assets	7,500
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Total Assets	\$ 896,550
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**LIABILITIES**

## Current Liabilities

Accounts payable	\$ 4,290
Unearned income	473
Compensated absences payable	4,185
Accrued PILOT	1,693
Deposits due others	4,800

Total Current Liabilities	15,441
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## Noncurrent Liabilities

Compensated absences payable	74,736
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Total Liabilities	90,177
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**NET POSITION**

Net investment in capital assets	819,038
Unrestricted	(12,665)

Net Position	\$ 806,373
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The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
STATEMENT OF REVENUES,  
EXPENSES AND CHANGES IN FUND NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2023

<b>OPERATING REVENUES</b>	
Dwelling rental	\$ 23,078
Governmental operating grants	319,921
Tenant revenue- other	480
Insurance proceeds	45,675
Other	21,561
Total Operating Revenues	410,715
<b>OPERATING EXPENSES</b>	
Administration	206,240
Utilities	6,151
Ordinary maintenance & operations	31,386
General expenses	137,319
Depreciation	48,096
Total Operating Expenses	429,192
Income (Loss) from Operations	(18,477)
Non Operating Revenues (Expenses)	
Interest earnings	143
Gain on sale of capital assets	700
Total Non-Operating Revenues (Expenses)	843
Income (Loss) before contribution	(17,634)
Capital Contribution	0
Change in net position	(17,634)
Total net position - beginning	824,007
Total net position - ending	\$ 806,373

The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Rental receipts	\$ 22,615
Other disbursements	21,687
Insurance proceeds	45,675
Federal grants	320,370
Payments to vendors	(177,317)
Payments to employees – net	(140,424)
	92,606
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Construction in progress	(470,732)
Sale of assets	700
	(470,032)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest income	142
Proceeds for maturities of investments	14,921
	15,063
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(362,363)</b>
<b>CASH AND CASH EQUIVALENTS</b>	
Beginning of Fiscal Year	418,517
<b>CASH AND CASH EQUIVALENTS</b>	
End of Fiscal Year	\$ 56,154

Continued

HOUSING AUTHORITY OF IOWA, LOUISIANA  
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

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

Operating income (loss)	\$	(18,477)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation Expense		48,096
Provision of uncollectible accounts		30
Change in assets and liabilities:		
Receivables		(463)
Prepaid items		54,083
Account payables		9,937
Deposits due others		(600)
Net cash provided (used) by operations	\$	92,606

Concluded



HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** The accompanying financial statements of the Housing Authority of the Town of Iowa 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.

**A. REPORTING ENTITY** Housing Authorities are chartered as public corporations under the laws (LSA – R.S. 40.391) of the State of Louisiana for the purpose of providing safe and sanitary dwellings accommodations. This creation was contingent upon the local governing body of the city or parish declaring a need for the Housing Authority to function in such city or parish. The Housing Authority is governed by a five member Board of Commissioners. The members, appointed by the Honorable Mayor of the Town of Iowa, serve staggered multi-year terms.

The Housing Authority has the following units:

PHA Owned Housing	FW 1279	60
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GASB Statement 14 establishes criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of this Statement, the Housing Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. As used in GASB Statement 14, fiscally independent means that the Housing Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, levy its own taxes or set rates or charges, and issue bonded debt with HUD approval.

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

Governmental Accounting Standards Board (GASB) Codification Section 2100 establishes criteria for determining which, if any, component units should be considered part of the Housing Authority for financial reporting purposes. The basic criteria for including a potential component unit within the reporting entity is financial accountability. The GASB has set forth criteria to be considered in determining financial accountability, which includes:

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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

Based on the previous criteria, the Housing Authority has determined that there are no component units that should be considered as part of the Housing Authority reporting entity.

**B. FUNDS** The accounts of the Housing 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 are maintained consistent with legal and managerial requirements.

The transactions of the Housing Authority are reported in a proprietary enterprise fund. The general fund accounts for the transactions of the Public Housing Low Rent program and the Capital Fund program.

### **C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

**PROPRIETARY FUNDS** 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 measurement focus, all assets and all liabilities associated with the operation of these funds are included on the statement of net position sheet.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds' principal ongoing operations. According to the Authority's policy, governmental operating grants are considered operating revenues. The other principal operating revenues of the Housing Authority are rent and maintenance charges to residents and operating fees earned. Operating expenses for proprietary funds include the administrative costs of providing the service. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**D. CASH AND CASH EQUIVALENTS** Cash includes amounts in demand deposits and interest-bearing demand deposits. Cash equivalents include amounts in time deposits, of less than ninety days, and cash with fiscal agent. Under state law, the Housing Authority may deposit funds in demand deposits, interest-bearing demand deposits, money market accounts, or time deposits with state banks organized under Louisiana law and national banks having their principal offices in Louisiana.

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$56,154. This is comprised of cash and cash equivalents of \$51,354 and restricted assets – cash of \$4,800, on the statement of net position.

**E. INVESTMENTS** Investments are limited to L.S.-R.S. 33:2955 and the Housing Authority investment policy. If the original maturities of investments exceed 90 days, they are classified as investments; however, if the original maturities are 90 days or less, they are classified as cash equivalents.

The investments are reflected at quoted market prices except for the following which are required/permitted as per GASB Statement No. 31:

Investments in *nonparticipating* interest-earning contracts, such as nonnegotiable certificates of deposit with redemption terms that do not consider market rates, are reported using a cost-based measure.

Definitions:

Interest-earning investment contract include time deposits with financial institutions (such as certificates of deposit), repurchase agreements, and guaranteed investment contracts.

**F. REVENUE RECOGNITION** Revenues and other governmental fund financial resource increments are recognized in the accounting period in which they become susceptible to accrual – that is, when they become *measurable* and *available* to the finance expenditures of the fiscal period. “Available” is determined as collectible within the 12 months of the fiscal year or soon enough thereafter to be used in pay liabilities of the current period.

**G. INVENTORY** All purchased inventory items are valued at cost using the first-in, first-out method. Inventory is recorded using the purchase method. At year end, the amount of inventory is recorded for external financial reporting.

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

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**I. CAPITAL ASSETS** Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$1,500. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful life is management's estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

Site improvements	15 years
Buildings	33 years
Building improvements	15 years
Furniture and equipment	5-7 years
Computers	3 years

**J. UNEARNED INCOME** The Housing Authority reports prepaid revenues on its statement of net position. Prepaid revenues arise when resources are received by the Housing Authority before it has a legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Housing Authority has a legal claim to the resources, the liability for prepaid revenue is removed from the statement of net position and the revenue is recognized.

**K. COMPENSATED ABSENCES** The Housing Authority follows Louisiana Civil Service regulations for accumulated annual and sick leave. Employees may accumulate up to three hundred hours of annual leave which may be received upon termination or retirement. Sick leave hours accumulate, but the employee is not paid for them if not used by his/her retirement or termination date.

**L. POST EMPLOYMENT BENEFITS** The Authority does not recognize or pay any post employment benefits.

**M. NET POSITION AND FLOW ASSUMPTIONS** Net position is reported as restricted when constraints are placed on net position use as either:

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

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

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**N. USE OF ESTIMATES** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses and other financing sources and uses during the reporting period. Actual results could differ from those estimates.

**NOTE 2 – DEPOSITS AND INVESTMENTS** The Housing Authority has reported their investments with a maturity at time of purchase of one year or less at amortized cost. Investments with maturity at time of purchase of greater than one year are presented at fair value at September 30, 2023. Deposits are stated at cost, which approximates fair value.

Interest Rate Risk: The Housing Authority's policy does not address interest rate risk.

Credit Rate Risk: GASB 40 disclosure of credit rate risk does not apply, since the Authority's only investments are certificates of deposit.

Custodial Credit Risk: The Authority's policy requires the financial institution to cover the first \$250,000 of deposits with FDIC coverage. Any excess deposits must be collateralized with securities held by the pledging financial institution, with a fair market value that equals or exceeds the amount of excess deposits.

Restricted Cash: \$4,800 is restricted in the General Fund for security deposits.

At September 30, 2023, the Housing Authority's carrying amount of deposits was \$56,004 and the bank balance was \$57,825. Petty cash consists of \$150. The entire bank balance was covered by FDIC Insurance.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**NOTE 3 – ACCOUNTS RECEIVABLE** The receivables at September 30, 2023, are as follows:

Vendors	\$	479
Payroll taxes & Retirement withheld		866
		866
Total	\$	1,345

The tenants account receivables is net of an allowance for doubtful accounts of \$30.

**NOTE 4 – CAPITAL ASSETS** The changes in capital assets are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Non-depreciable assets				
Land and buildings	\$ 193,000	\$ 0	\$ 0	\$ 193,000
Construction in progress	0	470,733	0	470,733
Depreciable assets:				
Buildings	4,151,813	0	0	4,151,813
Furniture and equipment	71,223	0	59,753	11,470
	4,416,036	470,733	59,753	4,827,016
Total capital assets				
Less: accumulated depreciation				
Buildings	3,949,647	47,478	0	3,997,125
Furniture and equipment	69,988	0	59,135	10,853
	4,019,635	47,478	59,135	4,007,978
Total accumulated depreciation				
Total capital assets, net	\$ 396,401	\$ 423,255	\$ 618	\$ 819,038

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**NOTE 5 – ACCOUNTS PAYABLE** The payables at September 30, 2023 are as follows:

Vendors	\$	171
Payroll taxes & Retirement withheld		4,119
		4,119
Total	\$	4,290

**NOTE 6 – COMPENSATED ABSENCES** At September 30, 2023, employees of the Housing Authority have accumulated and vested \$78,921 of employee leave computed in accordance with GASB, Codification Section C60.

**NOTE 7 – LONG-TERM OBLIGATIONS** The following is a summary of the long-term obligation transactions for the year ended September 30, 2023.

		Compensated Absences
Balance, beginning	\$	65,973
Additions		12,948
		78,921
Balance, ending		78,921
Amounts due in one year	\$	4,185



HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**NOTE 8 – RETIREMENT SYSTEM** The Housing Authority participates in the Housing Renewal and Local Agency Retirement Plan, which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the Housing Authority provides pension benefits for all of its full-time employees. All full-time employees are eligible to participate in the plan on the first day of the month after obtaining age 18 and completing six months of continuous and uninterrupted service.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 6% of his effective compensation, and may make additional contributions. The employer is required to make monthly contributions equal to 8.5% of each participant's effective compensation.

The Housing Authority's contribution for each employee and income allocated to the employee's account is fully vested after five years of continuous service. The Housing Authority's contributions and interest forfeited by employees who leave employment before five years of service are first used to pay for plan expenses and if there is any residual amount, the amount is refunded to the Housing Authority.

The Housing Authority has the right to establish or amend retirement plan provisions. The Housing Authority's Joinder Agreement with the Housing Renewal and Local Agency Retirement Plan may be amended or modified by Board Resolution. Amendment of the Joinder Agreement is limited to provisions affecting plan specifications.

The Housing Authority made the required contributions of \$12,151 for the year ended September 30, 2023, of which \$7,099 was paid by the Housing Authority and \$5,052 was paid by employees. No payments were made out of the forfeiture account.

**NOTE 9 – COMMITMENTS AND CONTINGENCIES**

**Commitments** On October 1, 2019, the Authority entered into an Employment agreement with the Executive Director. The agreement is for five years. This renewed a prior five year agreement. The agreement may be terminated sooner, by either party.

The Board must give due notice and follow certain procedures to terminate the Executive Director for cause. In such event, the Executive Director must be paid salary earned through termination, plus accrued annual leave and other benefits.

The Board may also terminate the Executive Director without cause, when in its judgment; such termination is in the best interest of the Authority. In such event the Director is to be paid the remaining salary for the unexpired portion of the five year contract, plus accrued annual leave and other benefits.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**Litigation** The Housing Authority is not presently involved in litigation.

**Grant Disallowances** The Housing Authority participates in a number of federally assisted grant programs. The programs are subject to compliance audits under the single audit approach. Such audits could lead to requests for reimbursement by the grantor agency for expenditures disallowed under terms of the grants. Housing Authority management believes that the amount of disallowance, if any, which may arise from future audits will not be material.

**Construction Projects** There are certain renovation or construction projects in progress at September 30, 2023. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

**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.

The Housing 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 worker's compensation. The risk pool and insurance contracted are obligated to meet settlements up to the maximum coverage, after the PHA's premiums and deductions are met.

Louisiana State law prohibits one governmental entity assessing another entity. If the Louisiana Housing Council, Inc. Group Self Insurance Risk Management Agency risk pool is unable to meet its obligations, the risk to the Housing Authority is only that its own claim would be unpaid.

Coverage has not significantly changed from the previous year and settlements for each of the past three years have not exceeded insurance coverage.

The Authority has adopted GASB Statement No. 96, which provides accounting and financial reporting guidance for subscription-based information technology arrangements (SBITAs). The adoption of GASB Statement No. 96 had no material effect on the Authority's September 30, 2023 financial statements.

**NOTE 10 – ECONOMIC DEPENDENCE** The Department of Housing and Urban Development provided \$319,921 to the Housing Authority, which represents approximately 78% of the Housing Authority's total revenue and capital contributions for the year.

**NOTE 11 - SUBSEQUENT EVENTS** Management has evaluated events and transactions subsequent to the statement of net position date through, March 19, 2024, of the independent auditor's report for potential recognition or disclosure in the financial statements.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**Subsequent Events- Continued**

A developer agreement was signed in 2019 for a Streamlined Voluntary Conversion (SVC) to convert the Authority to Project Based Vouchers. The SVC involves substantial rehab, funded via the Louisiana Housing Corporation. The latter includes a portion of federal tax credits allocated to each state. Individuals buy and fund the tax credits.

Progress was interrupted by hurricanes. Due to the August 27, 2020 Hurricane Laura, 27 units suffered damage. Due to the October 6, 2020 Hurricane Delta, 24 additional units suffered damage and rendered not habitable. The office and the shop were also damaged and an architect prepared a scope of work. The SVC developer selected the contractor.

An additional contract was for roofing, paid by FEMA and insurance funds. That contract is finished. An additional contract was for interior work, also paid by FEMA and insurance. That contract was in progress at audit year end.

The SVC conversion work is expected to finish in August 2024. Transfer of the assets of the Authority to a non-profit, Park Homes of Iowa, is expected in January 2025. As the units are finished (sixteen as of the date of this report), they are being leased as Project Based Vouchers, administered by the Housing Authority of Lake Charles.



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AUDIT QUALITY CENTER

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*

Independent Auditor's Report

Housing Authority of Iowa  
Iowa, Louisiana

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, of the Housing Authority of the Town of Iowa, Louisiana, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Iowa, Louisiana's basic financial statements, and have issued our report thereon dated March 19, 2024.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Housing Authority of the Town of Iowa, Louisiana's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Iowa, Louisiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the Town of Iowa, Louisiana's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

### ***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Iowa, Louisiana'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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### ***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Mike Estes, P.C.  
Fort Worth, Texas  
March 19, 2024

HOUSING AUTHORITY OF IOWA, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED YEAR ENDED SEPTEMBER 30, 2023

**Section I – Summary of the Auditor’s Results**

**Financial Statement Audit**

1. Type of Auditor’s Report Issued on Financial Statements – Unmodified.
2. Internal Control Over Financial Reporting:
  - a. Material weakness(es) identified? \_\_\_\_\_ yes ✓ no
  - b. Significant deficiency(ies) identified? \_\_\_\_\_ yes ✓ none reported
3. Noncompliance material to financial statements noted? \_\_\_\_\_ yes ✓ no

HOUSING AUTHORITY OF IOWA, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2023

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

None

HOUSING AUTHORITY OF IOWA, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2023

There were no audit findings.



HOUSING AUTHORITY OF IOWA, LOUISIANA  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED SEPTEMBER 30, 2023

**The following prior audit finding was a significant deficiency, required to be reported, in the prior year in accordance with *Governmental Auditing Standards* generally accepted in the United States of America:**

There were no prior audit findings.

**SUPPLEMENTARY INFORMATION**

HOUSING AUTHORITY OF IOWA, LOUISIANA  
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS  
ANNUAL CONTRIBUTION CONTRACT

YEAR ENDED SEPTEMBER 30, 2023

	2018 Capital Fund
Funds approved	\$ 115,927
Funds expended	115,927
Excess of funds approved	\$ <u>0</u>
Funds advanced	\$ 115,927
Funds expended	115,927
Excess (Deficiency) of funds advanced	\$ <u>0</u>

1. The Actual Modernization Costs are as follows:
2. The distribution of costs by project as shown on the Final Statement of Modernization Costs dated May 13, 2022 accompanying the Actual Modernization Costs Certificate submitted to HUD for approval is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
STATEMENT OF MODERNIZATION COSTS - UNCOMPLETED

YEAR ENDED SEPTEMBER 30, 2023

CASH BASIS

	2022		2023
	Capital Fund		Capital Fund
	<u>                    </u>		<u>                    </u>
Funds approved	\$ 169,511	\$	166,975
Funds expended	168,906		35,509
Excess of funds approved	<u>          605</u>	<u>\$</u>	<u>131,466</u>
Funds advanced	\$ 168,906	\$	35,509
Funds expended	168,906		35,509
Excess (Deficiency) of funds	<u>          0</u>	<u>\$</u>	<u>          0</u>

See accountants' report

HOUSING AUTHORITY OF IOWA, LOUISIANA  
 SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO AGENCY HEAD  
 OR CHIEF EXECUTIVE DIRECTOR

YEAR ENDED SEPTEMBER 30, 2023

**Agency Head Name:** Pam Fontenot, Executive Director

<b>Purpose</b>	<b>Amount</b>
Salary	69,480
Benefits-insurance	11,736
Benefits-retirement	5,906
Benefits-<list any other here>	
Car allowance	
Vehicle provided by government	<enter amount reported on W-2>
Per diem	
Reimbursements	10
Travel	
Registration fees	375
Conference travel	
Continuing professional education fees	
Housing	560
Unvouchered expenses*	
Special meals	
<b>Total</b>	<b>88,067</b>

See accountants' report

HOUSING AUTHORITY OF IOWA, LOUISIANA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2023

FEDERAL GRANTOR PROGRAM TITLE	CDFA NO.	PROGRAM EXPENDITURES
U. S. Department of Housing and Urban Development Direct Programs:		
Low-Income Housing Operating Subsidy	14.850a	\$ 89,942
Capital Fund Program	14.872	\$ 204,415
Total United States Department of Housing and Urban Development		<u>\$ 294,357</u>
FEMA	97.036	<u>25,564</u>
Total Expenditures of Federal Awards		<u><u>\$ 319,921</u></u>

The accompanying notes are an integral part of this schedule.

HOUSING AUTHORITY OF IOWA, LOUISIANA  
 NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2023

**NOTE 1 – BASIS OF PRESENTATION** The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Housing Authority of the Town of Iowa, Louisiana (the “Housing Authority”) under programs of the federal government for the year ended September 30, 2023. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing Authority.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**NOTE 3 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS** Federal awards revenues are reported in the Housing Authority’s basic financial statements as follows:

	Federal Sources
Enterprise Funds	
Governmental operating grants	\$ 319,921
Total	\$ 319,921

**NOTE 4 – 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 generally accepted accounting principles.

**NOTE 5 – DE MINIMIS INDIRECT COST RATE** The Housing Authority did not elect to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2023**

<b>Entity Wide Balance Sheet Summary</b>					
	Project Total	97.036 Disaster Grants - Presidentially Declared Disasters	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$51,354		\$51,354		\$51,354
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$4,800		\$4,800		\$4,800
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$56,154	\$0	\$56,154		\$56,154
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$866		\$866		\$866
126 Accounts Receivable - Tenants	\$509		\$509		\$509
126.1 Allowance for Doubtful Accounts - Tenants	-\$30		-\$30		-\$30
126.2 Allowance for Doubtful Accounts - Other	\$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	\$1,345	\$0	\$1,345		\$1,345
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$12,513		\$12,513		\$12,513
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$70,012	\$0	\$70,012		\$70,012
161 Land	\$193,000		\$193,000		\$193,000
162 Buildings	\$3,601,207		\$3,601,207		\$3,601,207
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$11,471		\$11,471		\$11,471
165 Leasehold Improvements	\$550,605		\$550,605		\$550,605
166 Accumulated Depreciation	-\$4,007,978		-\$4,007,978		-\$4,007,978
167 Construction in Progress	\$470,733		\$470,733		\$470,733
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$819,038	\$0	\$819,038		\$819,038
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					
174 Other Assets	\$7,500		\$7,500		\$7,500
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$826,538	\$0	\$826,538		\$826,538
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$896,550	\$0	\$896,550		\$896,550



**HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2023**

<b>Entity Wide Balance Sheet Summary</b>					
	Project Total	97.036 Disaster Grants - Presidentially Declared Disasters	Subtotal	ELIM	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$171		\$171		\$171
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$4,119		\$4,119		\$4,119
322 Accrued Compensated Absences - Current Portion	\$4,185		\$4,185		\$4,185
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$1,693		\$1,693		\$1,693
341 Tenant Security Deposits	\$4,800		\$4,800		\$4,800
342 Unearned Revenue	\$473		\$473		\$473
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	\$15,441	\$0	\$15,441		\$15,441
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	\$74,736		\$74,736		\$74,736
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$74,736	\$0	\$74,736		\$74,736
300 Total Liabilities	\$90,177	\$0	\$90,177		\$90,177
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$819,038		\$819,038		\$819,038
511.4 Restricted Net Position	\$0		\$0		\$0
512.4 Unrestricted Net Position	-\$12,665	\$0	-\$12,665		-\$12,665
513 Total Equity - Net Assets / Position	\$806,373	\$0	\$806,373		\$806,373
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$896,550	\$0	\$896,550		\$896,550

HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2023

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$23,078		\$23,078
70400 Tenant Revenue - Other	\$480		\$480
70500 Total Tenant Revenue	\$23,558	\$0	\$23,558
70600 HUD PHA Operating Grants	\$89,942	\$204,415	\$294,357
70610 Capital Grants			
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants	\$25,564		\$25,564
71100 Investment Income - Unrestricted	\$143		\$143
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	\$67,236		\$67,236
71600 Gain or Loss on Sale of Capital Assets	\$700		\$700
72000 Investment Income - Restricted			
70000 Total Revenue	\$207,143	\$204,415	\$411,558
91100 Administrative Salaries	\$99,701		\$99,701
91200 Auditing Fees	\$11,905		\$11,905
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing	\$45		\$45
91500 Employee Benefit contributions - Administrative	\$40,972		\$40,972
91600 Office Expenses	\$9,732		\$9,732
91700 Legal Expense	\$20,000		\$20,000
91800 Travel	\$560		\$560
91810 Allocated Overhead			
91900 Other	\$23,325		\$23,325
91000 Total Operating - Administrative	\$206,240	\$0	\$206,240
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other			
92500 Total Tenant Services	\$0	\$0	\$0
93100 Water	\$312		\$312
93200 Electricity	\$5,304		\$5,304
93300 Gas	\$189		\$189
93400 Fuel			
93500 Labor			
93600 Sewer	\$346		\$346

HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2023

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$6,151	\$0	\$6,151
94100 Ordinary Maintenance and Operations - Labor			
94200 Ordinary Maintenance and Operations - Materials and Other	\$171		\$171
94300 Ordinary Maintenance and Operations Contracts	\$31,215		\$31,215
94500 Employee Benefit Contributions - Ordinary Maintenance			
94000 Total Maintenance	\$31,386	\$0	\$31,386
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$105,896		\$105,896
96120 Liability Insurance	\$11,550		\$11,550
96130 Workmen's Compensation	\$2,829		\$2,829
96140 All Other Insurance	\$1,035		\$1,035
96100 Total insurance Premiums	\$121,310	\$0	\$121,310
96200 Other General Expenses			
96210 Compensated Absences	\$14,287		\$14,287
96300 Payments in Lieu of Taxes	\$1,692		\$1,692
96400 Bad debt - Tenant Rents	\$30		\$30
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$16,009	\$0	\$16,009
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
96900 Total Operating Expenses	\$381,096	\$0	\$381,096
97000 Excess of Operating Revenue over Operating Expenses	-\$173,953	\$204,415	\$30,462
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$48,096		\$48,096
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$429,192	\$0	\$429,192

HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2023

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
10010 Operating Transfer In	\$204,415		\$204,415
10020 Operating transfer Out		-\$204,415	-\$204,415
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$204,415	-\$204,415	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$17,634	\$0	-\$17,634
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$824,007	\$0	\$824,007
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	108		108
11210 Number of Unit Months Leased	108		108
11270 Excess Cash	\$10,300		\$10,300
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$470,733	\$0	\$470,733
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0

HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2023

<b>Entity Wide Revenue and Expense Summary</b>					
	Project Total	97.036 Disaster Grants - Presidentially Declared Disasters	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$23,078		\$23,078		\$23,078
70400 Tenant Revenue - Other	\$480		\$480		\$480
70500 Total Tenant Revenue	\$23,558	\$0	\$23,558	\$0	\$23,558
70600 HUD PHA Operating Grants	\$294,357		\$294,357		\$294,357
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants	\$25,564		\$25,564		\$25,564
71100 Investment Income - Unrestricted	\$143		\$143		\$143
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	\$67,236		\$67,236		\$67,236
71600 Gain or Loss on Sale of Capital Assets	\$700		\$700		\$700
72000 Investment Income - Restricted					
70000 Total Revenue	\$411,558	\$0	\$411,558	\$0	\$411,558
91100 Administrative Salaries	\$99,701		\$99,701		\$99,701
91200 Auditing Fees	\$11,905		\$11,905		\$11,905
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$45		\$45		\$45
91500 Employee Benefit contributions - Administrative	\$40,972		\$40,972		\$40,972
91600 Office Expenses	\$9,732		\$9,732		\$9,732
91700 Legal Expense	\$20,000		\$20,000		\$20,000
91800 Travel	\$560		\$560		\$560
91810 Allocated Overhead					
91900 Other	\$23,325		\$23,325		\$23,325
91000 Total Operating - Administrative	\$206,240	\$0	\$206,240	\$0	\$206,240
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0
93100 Water	\$312		\$312		\$312
93200 Electricity	\$5,304		\$5,304		\$5,304
93300 Gas	\$189		\$189		\$189
93400 Fuel					
93500 Labor					
93600 Sewer	\$346		\$346		\$346

**HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2023**

<b>Entity Wide Revenue and Expense Summary</b>					
	Project Total	97.036 Disaster Grants - Presidentially Declared Disasters	Subtotal	ELIM	Total
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$6,151	\$0	\$6,151	\$0	\$6,151
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and Other	\$171		\$171		\$171
94300 Ordinary Maintenance and Operations Contracts	\$31,215		\$31,215		\$31,215
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$31,386	\$0	\$31,386	\$0	\$31,386
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$105,896		\$105,896		\$105,896
96120 Liability Insurance	\$11,550		\$11,550		\$11,550
96130 Workmen's Compensation	\$2,829		\$2,829		\$2,829
96140 All Other Insurance	\$1,035		\$1,035		\$1,035
96100 Total insurance Premiums	\$121,310	\$0	\$121,310	\$0	\$121,310
96200 Other General Expenses					
96210 Compensated Absences	\$14,287		\$14,287		\$14,287
96300 Payments in Lieu of Taxes	\$1,692		\$1,692		\$1,692
96400 Bad debt - Tenant Rents	\$30		\$30		\$30
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$16,009	\$0	\$16,009	\$0	\$16,009
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	\$0
96900 Total Operating Expenses	\$381,096	\$0	\$381,096	\$0	\$381,096
97000 Excess of Operating Revenue over Operating Expenses	\$30,462	\$0	\$30,462	\$0	\$30,462
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$48,096		\$48,096		\$48,096
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$429,192	\$0	\$429,192	\$0	\$429,192

HOUSING AUTHORITY OF IOWA, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2023

<b>Entity Wide Revenue and Expense Summary</b>					
	Project Total	97.036 Disaster Grants - Presidentially Declared Disasters	Subtotal	ELIM	Total
10010 Operating Transfer In	\$204,415		\$204,415	-\$204,415	\$0
10020 Operating transfer Out	-\$204,415		-\$204,415	\$204,415	\$0
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$17,634	\$0	-\$17,634	\$0	-\$17,634
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$824,007	\$0	\$824,007		\$824,007
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	108		108		108
11210 Number of Unit Months Leased	108		108		108
11270 Excess Cash	\$10,300		\$10,300		\$10,300
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$470,733		\$470,733		\$470,733
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0		\$0
11650 Leasehold Improvements Purchases	\$0		\$0		\$0
11660 Infrastructure Purchases	\$0		\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0		\$0