

O'BRIEN HOUSE
BATON ROUGE, LOUISIANA
DECEMBER 31, 2024



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INDEPENDENT AUDITOR'S REPORT

The Board of Directors of
O'Brien House

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of O'Brien House (a nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the year then ended, and related notes to the financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of O'Brien House as of December 31, 2024 and 2023, and the changes in its net assets and its cash flows for the years 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 O'Brien House 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 consolidated 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 consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate that raise

substantial doubt about O'Brien House's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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 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 consolidated 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 consolidated 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 O'Brien House'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 O'Brien House'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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the consolidated financial statements as a whole. The schedule of compensation, benefits, and other payments to Agency heads is presented for purposes of additional analysis and is not a required part of the consolidated 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 consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2025, on our consideration of O'Brien House'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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering O'Brien House's internal control over financial reporting and compliance.

L. A. Champagne & Co, LLP

*June 30, 2025
Baton Rouge, Louisiana*

O'BRIEN HOUSE
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
CURRENT ASSETS		
Cash	\$ 38,320	\$ 129,438
Receivables:		
Grants receivable	94,692	69,074
Program services receivable	<u>10,772</u>	<u>7,979</u>
	105,464	77,053
Prepaid expenses	121,247	107,385
Total current assets	<u>265,031</u>	<u>313,876</u>
PROPERTY AND EQUIPMENT (NET)	<u>2,167,502</u>	<u>2,235,000</u>
Total assets	<u><u>\$ 2,432,533</u></u>	<u><u>\$ 2,548,876</u></u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Short-term loan obligations	\$ 182,741	\$ 135,685
Current portion of long term debt	55,632	54,898
Accounts payable	55,041	23,939
Payroll withholding payable	9,937	9,511
Accrued salaries	30,717	28,627
Accrued compensated absences	45,776	45,057
Accrued interest	2,835	6,402
Client deposits	<u>7,637</u>	<u>4,776</u>
Total current liabilities	<u>390,316</u>	<u>308,895</u>
LONG-TERM LIABILITIES		
Long term debt, net of current maturities	<u>461,183</u>	<u>487,625</u>
NET ASSETS		
Without donor restrictions	1,501,499	1,659,666
With donor restrictions	<u>79,535</u>	<u>92,690</u>
	<u>1,581,034</u>	<u>1,752,356</u>
Total liabilities and net assets	<u><u>\$ 2,432,533</u></u>	<u><u>\$ 2,548,876</u></u>

See accompanying notes to financial statements

O'BRIEN HOUSE
CONSOLIDATED STATEMENTS OF ACTIVITIES
Years Ended December 31, 2024 and 2023

	2024			2023		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
SUPPORT AND REVENUE						
Federal contracts and grants	\$ 88,054	\$ -	\$ 88,054	\$ 84,048	\$ -	\$ 84,048
United Way allocation	84,000	-	84,000	84,000	-	84,000
Grants	41,590	10,000	51,590	36,590	25,000	61,590
Contributions	70,232	-	70,232	56,644	-	56,644
Contributed goods	336,628	-	336,628	473,716	-	473,716
Program services and rent	1,341,630	-	1,341,630	1,437,144	-	1,437,144
Special events	56,291	-	56,291	71,588	-	71,588
Interest income	-	-	-	16,860	-	16,860
SRO activity	158,436	-	158,436	43,109	-	43,109
Other income	2,876	-	2,876	22,022	-	22,022
	<u>2,179,737</u>	<u>10,000</u>	<u>2,189,737</u>	<u>2,325,721</u>	<u>25,000</u>	<u>2,350,721</u>
Net assets released from restrictions:						
Satisfaction of time and purpose restrictions	23,155	(23,155)	-	67,260	(67,260)	-
	<u>2,202,892</u>	<u>(13,155)</u>	<u>2,189,737</u>	<u>2,392,981</u>	<u>(42,260)</u>	<u>2,350,721</u>
EXPENSES						
Program expenses	2,113,603	-	2,113,603	2,273,912	-	2,273,912
Management and general expenses	199,785	-	199,785	205,703	-	205,703
Fundraising expenses	47,671	-	47,671	50,033	-	50,033
TOTAL EXPENSES	<u>2,361,059</u>	<u>-</u>	<u>2,361,059</u>	<u>2,529,648</u>	<u>-</u>	<u>2,529,648</u>
Loss on acquisition of membership interest in SRO	-	-	-	311,656	-	311,656
TOTAL EXPENSES & LOSSES	<u>2,361,059</u>	<u>-</u>	<u>2,361,059</u>	<u>2,841,304</u>	<u>-</u>	<u>2,841,304</u>
Increase (decrease) in net assets	(158,167)	(13,155)	(171,322)	(448,323)	(42,260)	(490,583)
Net assets - beginning of year	1,659,666	92,690	1,752,356	2,107,989	134,950	2,242,939
Net assets - end of year	<u>\$ 1,501,499</u>	<u>\$ 79,535</u>	<u>\$ 1,581,034</u>	<u>\$ 1,659,666</u>	<u>\$ 92,690</u>	<u>\$ 1,752,356</u>

See accompanying notes to financial statements

O'BRIEN HOUSE
CONSOLIDATED STATEMENTS OF CASH FLOWS
Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ (171,322)	\$ (490,583)
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation	78,464	75,183
Bad debt expense	46,562	46,434
Amortization of imputed interest on loans payable	19,192	21,223
Increase in accrued interest on loans receivable	-	(16,860)
Increase in receivables	(74,974)	(17,432)
Loss on acquisition of SRO membership interest	-	554,154
Increase in prepaid expense	(13,862)	(30,754)
(Decrease) increase in accounts payable	31,102	(96,522)
(Decrease) increase in payroll withholding payable	426	2,612
Increase (decrease) in accrued salaries	2,090	3,328
Increase (decrease) in accrued interest on SBA loan	(3,567)	6,402
Increase (decrease) in client deposits	2,861	(1,000)
(Decrease) increase in accrued compensated absences	719	(6,443)
Net cash provided by (used in) operating activities	<u>(82,309)</u>	<u>49,742</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Equipment and furnishings acquired	<u>(10,966)</u>	<u>(17,503)</u>
Net cash used in investing activities	<u>(10,966)</u>	<u>(17,503)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal advances on short-term debt	209,212	198,399
Principal payments on short-term debt	(162,155)	(121,233)
Principal payments on long-term debt	<u>(44,900)</u>	<u>(44,900)</u>
Net cash (used in) provided by financing activities	<u>2,157</u>	<u>32,266</u>
NET CHANGE IN CASH	(91,118)	64,505
Cash and cash equivalents - beginning of year	129,438	64,933
Cash and cash equivalents - end of year	<u><u>\$ 38,320</u></u>	<u><u>\$ 129,438</u></u>

See accompanying notes to financial statements

O'BRIEN HOUSE
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
Years Ended December 31, 2024 and 2023

	2024				2023			
	Program Services	Management and General	Fundraising	Total	Program Services	Management and General	Fundraising	Total
Salaries and contract labor	\$ 935,890	\$ 84,767	\$ 23,870	\$ 1,044,527	\$ 1,013,950	\$ 97,779	\$ 23,093	\$ 1,134,822
Payroll taxes	66,263	6,002	1,690	73,955	73,313	7,070	1,670	82,053
Employee benefits	23,177	2,099	591	25,867	21,727	2,596	613	24,936
Food and beverage	344,701	-	-	344,701	488,954	-	-	488,954
Occupancy	145,018	16,113	-	161,131	154,486	16,510	-	170,996
Insurance	145,256	16,140	-	161,396	89,276	9,529	-	98,805
Tax and licenses	688	77	-	765	673	67	-	740
Bad debts	46,562	-	-	46,562	46,434	-	-	46,434
Supplies	76,267	8,474	-	84,741	63,907	6,321	-	70,228
Interest	28,929	-	-	28,929	32,630	3,227	-	35,857
Information technology and website	19,557	2,173	-	21,730	14,231	1,659	-	15,890
Accounting and audit	-	33,375	-	33,375	-	33,281	-	33,281
Vehicle	20,299	2,255	-	22,554	18,595	1,839	-	20,434
Drug testing supplies	2,989	332	-	3,321	7,330	725	-	8,055
Special events	-	-	21,520	21,520	-	-	24,657	24,657
Equipment lease and maintenance	6,589	732	-	7,321	6,068	711	-	6,779
Client assistance	6,199	-	-	6,199	12,753	-	-	12,753
Miscellaneous	41,059	4,562	-	45,621	38,787	5,919	-	44,706
Bank charges	630	70	-	700	258	25	-	283
Pest control	3,898	433	-	4,331	1,487	381	-	1,868
Postage	193	21	-	214	398	39	-	437
Other	69,030	7,670	-	76,700	96,646	9,893	-	106,539
SRO activity	59,791	6,644	-	66,435	22,712	2,246	-	24,958
Depreciation	70,618	7,846	-	78,464	69,297	5,886	-	75,183
Total expenses	<u>\$ 2,113,603</u>	<u>\$ 199,785</u>	<u>\$ 47,671</u>	<u>\$ 2,361,059</u>	<u>\$ 2,273,912</u>	<u>\$ 205,703</u>	<u>\$ 50,033</u>	<u>\$ 2,529,648</u>

See accompanying notes to financial statements

O'BRIEN HOUSE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2024

A: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of activities

O'Brien House (the "Organization") is a Louisiana non-profit corporation whose mission is to contribute to a sustained reduction in the use and abuse of alcohol and other chemicals proven to be hazardous to human health and detrimental to community well-being. The Organization was established in August, 1971. Its facilities are located near downtown Baton Rouge.

In 2006, O'Brien House Management, Inc., a corporation, was organized for the purpose of being the managing member of O'Brien House, SRO, LLC (SRO). The Organization is its sole shareholder. In 2023, the Organization became the sole owner of the SRO through a purchase/sale agreement with the other members.

The consolidated financial statements include the accounts of O'Brien House, and O'Brien House SRO, LLC. All intercompany accounts and transactions have been eliminated.

Basis of accounting

The Organization prepares its financial statements on the accrual basis of accounting. Under this method of accounting, revenue is recognized when earned or billed, and expenses are recognized when goods or services are received and the obligation for payment is incurred.

Basis of presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC). The Organization reports information regarding its financial position and activities according to two classes of net assets that are based upon the existence or absence of restrictions on use that are placed by its donors: net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions are resources available to support operations and not subject to donor restrictions. The only limits on the use of net assets without donor restrictions are the broad limits resulting from the nature of the Organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax-exempt status, and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

Net assets with donor restrictions are resources that are subject to donor-imposed restrictions. Some restrictions are temporary in nature, such as those that are restricted by a donor for use for a particular purpose or in a particular future period. Other restrictions may be perpetual in nature; such as those that are restricted by a donor that the resources be maintained in perpetuity.

A: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

When a donor's restriction is satisfied, either by using the resources in the manner specified by the donor or by the passage of time, the expiration of the restriction is reported in the financial statements by reclassifying the net assets from net assets with donor restrictions to net assets without donor restrictions.

Contributions and grants

Contributions received, grants, and unconditional promises to give are measured at their fair values and are reported as an increase in net assets. The Organization reports cash gifts, grants and contributions of other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets or grants, or if they are designated as support for future periods.

When donor restrictions expire, that is, when the stipulated time restriction ends or the purpose of the restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as support without donor restrictions.

Sources of revenue

The Organization received federal grants, passed through the State of Louisiana, Parish of East Baton Rouge and City of Baton Rouge and fees from clients for the purpose of providing supportive housing programs. They also received grants for the purpose of providing treatment to individuals for substance abuse disorders.

The Organization is also a participating agency of and receives a portion of its annual funding from the Capital Area United Way. Other principal sources of revenues are private grants, contributions from its annual appeal, special events, donations and client service fees.

Donated personal services

The value of donated personal services provided has not been recorded in the accompanying financial statements. The Organization generally pays for services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Organization in the performance of its programs and various committee activities.

Donated food and supplies

Food and supplies donated to the Organization are recorded at fair market value on the date received and are included in contributed goods and charged out as appropriate to various expenses. Such donations are reported as unrestricted contributions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted contributions. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor.

A: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Organization reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash flow statement

For the purpose of the statement of cash flows, the organization considers all unrestricted highly liquid investments with a maturity of three months or less to be cash equivalents. Cash paid for interest was \$14,432 and \$8,233 for 2024 and 2023, respectively.

Accounts receivable

Accounts receivable are written-off under the direct write-off method whereby bad debts are recorded when a receivable is deemed uncollectible. Subsequent collections are reported in other income. In this case, the resulting charge to bad debt expense does not differ significantly from that expensed under the allowance method prescribed by generally accepted accounting principles.

Prepaid expenses

Insurance and similar services which extend benefits over more than one accounting period have been recorded as prepaid.

Property and equipment

Acquisitions of property and equipment are capitalized and are stated at cost less accumulated depreciation with depreciation being calculated on the straight-line basis over the estimated useful life of the assets as follows:

Buildings	20 - 40 yrs
Equipment	5 - 10 yrs
Furniture	7 yrs
Vehicles	5 yrs

When property is retired or otherwise disposed of, the accounts are relieved of the applicable cost and accumulated depreciation, and any resulting gain or loss is reflected in operations.

Fair value – loan payables

Certain loan payables with a stated interest rate that is less than its market rate are carried at their approximate fair value. The fair value is based on the Wall Street Journal prime rate in effect at inception, for the loans with no scheduled payments. For the loans with a fixed payment schedule, the fair value is based on the estimated borrowing rate in effect at the time the loans are fully funded.

A: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income tax status

The Organization is exempt from Federal Income Taxes under Section 501(c)(3) of the Internal Revenue Code and has been designated as an organization which is not a private foundation under IRC 170(b)(1)(A)(vi). Accordingly, no provision for income taxes has been included in the financial statements.

The Organization accounts for income taxes in accordance with the income tax accounting guidance included in the FASB ASC. Under this guidance, the Organization may recognize the tax effects from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by tax authorities. The Organization has evaluated its tax positions regarding the accounting for uncertain income tax positions and does not believe that it has any material uncertain tax positions.

The Organization files a United States return of organization exempt from income tax. The Organization is also subject to routine audits by taxing jurisdictions; however, there are currently no audits in progress.

Functional allocation of expenses

The costs of providing the various programs and activities have been summarized on a functional basis in the statement of functional expenses. Accordingly, certain costs are charged specifically to a program or function and the remaining costs are allocated among programs, management, and fundraising based upon estimates of staff time devoted to these functions or other appropriate allocation bases.

Revenue recognition

Program services, and fees from affiliate are recognized as revenue when performance obligations under the terms of the contracts with customers are satisfied. To accomplish this, the Organization applies the following five-step process to achieve this core principle:

- Identification of the contract with the member;
- Identification of the performance obligations under the contract;
- Determination of the transaction price;
- Allocation of the transaction price to the identified performance obligations; and
- Recognition of revenue when (or as) an entity satisfies the identified performance obligations.

Contributions are recognized when cash, or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met or the donor has explicitly released the restriction. Contributions received with donor-imposed restrictions that are met in the same year in which the contributions are received are classified as net assets without donor restrictions.

B: ECONOMIC DEPENDENCY

The Organization receives the majority of its funds provided through government grants and contracts. If significant budget cuts are made at the federal or state level, the amount of funds the Organization receives could be reduced significantly and have an adverse impact on its operations.

Significant among those grants and contracts are the following, reflecting their percentage of total revenues provided in 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Medicaid	54%	54%
Department of Health and Human Services	4%	3%

C: CONCENTRATION OF CREDIT RISK

Included in receivables are amounts due from the federal government, Medicaid providers, and the State of Louisiana. The majority of the other receivables are service fees due from local clients. Such receivables are not collateralized. Payment of these amounts is partly dependent upon the strength of the local economy and the availability of federal and state governmental funding for grant programs.

The Organization maintains deposits in a local financial institution with balances at times that may exceed the \$250,000 federal insurance provided by the Federal Deposit Insurance Corporation.

D: PROPERTY AND EQUIPMENT

The following is a summary of property and equipment at cost, less accumulated depreciation:

	<u>2024</u>	<u>2023</u>
Land	\$ 131,000	\$ 131,000
Buildings	2,853,650	2,853,650
Vehicles	43,813	43,813
Equipment	144,588	135,652
Furniture	111,041	109,012
	<u>3,284,092</u>	<u>3,273,127</u>
Less accumulated depreciation	<u>(1,116,590)</u>	<u>(1,038,127)</u>
	<u><u>\$2,167,502</u></u>	<u><u>\$2,235,000</u></u>

Depreciation expense for 2024 and 2023 was \$78,464 and \$75,183, respectively.

E: RESTRICTIONS OF NET ASSETS

Net assets with donor restrictions at December 31, 2024 and 2023, consist of the unamortized portion of imputed interest on below market rate loans in the amount of \$69,535 and \$88,727, respectively. This imputed interest was previously recorded as contributions with donor restrictions. Amounts are released from restriction as the imputed interest is expensed over the terms of the loans.

The Organization also received grant funds with donor restrictions that have not yet been released from restriction as of December 31, 2024, and 2023 in the amount of \$10,000 and \$3,963, respectively.

Net assets were released from restrictions by incurring expenses satisfying the time and purpose of restrictions as follows:

	2024	2023
Purpose restriction accomplished:		
Imputed interest	\$ 19,192	\$ 21,223
Pennington Foundation	-	25,000
Huey and Angelina Wilson Foundation	3,963	21,037
Total restrictions released	<u>\$ 23,155</u>	<u>\$ 67,260</u>

F: SHORT-TERM LOAN OBLIGATIONS

Short-term loan obligations at December 31, 2024 and 2023 consisted of:

	2024	2023
Interest bearing loan at 6.50%, payable in monthly installments of \$12,702 (2024) and \$10,438 (2023), secured by unexpired insurance premiums.	\$ 93,693	\$ 85,699
Unsecured line of credit with capital one bank, interest rate is variable at Prime plus 1.75%, which was 11.90% at December 31, 2024.	48,048	49,986
Unsecured non interest bearing note payable with a local donor, due in full on January 15, 2025.	31,000	-
Unsecured non interest bearing note payable with a related party, due in full on April 15, 2025.	10,000	-
	<u>\$ 182,741</u>	<u>\$ 135,685</u>

G: CONTINGENCIES

The Organization receives a portion of its revenues from government grants and contracts, all of which are subject to audit by the governments. The ultimate determination of amounts received under these programs generally is based upon allowable cost reported to and are subject to audit by the government. Until such audits, if any, there exists a contingency to refund any amount received in excess of allowable costs. Management is of the opinion that no material liability will result from such audits.

H: LEASE COMMITMENTS

The Organization leases certain office equipment under an agreement classified as short-term lease. The lease requires total monthly payments of \$130 and expired in 2023 and is now a month to month lease. Lease expense for 2024 and 2023 was \$1,560 and \$1,560, respectively.

The Organization also rents equipment on a periodic basis as needed.

I: NON-CASH INVESTING AND FINANCING ACTIVITIES

During 2023, the Organization acquired the SRO building by assignment and assumption of membership interest through forgiveness of notes receivable and accrued interest.

There were no non-cash investing and financing activities in 2024.

J: RELATED PARTY TRANSACTIONS

In prior years, the Organization loaned \$900,000 to the SRO for the purpose of constructing residential facilities. The loans were made at 4.73% on \$400,000 and 0% on \$500,000. No repayment is required as long as the facilities are used in compliance with the operating agreement, unless the SRO makes a profit. In 2023 the Organization recognized \$16,861 in amortized discount as interest income on these loans. On December 31, 2022 the Organization shall have the right to purchase the residential facilities for the outstanding balance of the notes. On June 30, 2023, the Organization exercised its right to purchase the residential facilities.

In 2024, the Organization executed a short-term non-interest bearing notes payable with a past board member as follows:

Unsecured non interest bearing note payable with a related party, due in full on April 15, 2025.	\$ 10,000
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K: LONG-TERM DEBT

Long-term debt at December 31, 2024 and 2023 consisted of the following:

	2024		
	Gross Balance	Discount	Net
CDBG loan at 0% (imputed interest rate of 6%) payable in annual installments of \$20,850, commencing January, 2012. Effective July, 2014 payable in monthly installments of \$1,737.	\$ 156,476	\$ 28,851	\$ 127,625
Home program loan at 0% (imputed interest rate of 6%) payable in monthly installments of \$2,004, commencing January, 2012.	179,874	36,013	143,861
CDBG loan at 0% (imputed interest rate of 6%) payable in quarterly installments of \$2,500, commencing September, 2022.	100,000	4,671	95,329
SBA - EIDL term loan at 2.75% interest payable in 360 monthly installments of \$641, commencing February 2023	150,000	-	150,000
	<u>\$ 586,350</u>	<u>\$ 69,535</u>	516,815
Less current portion			<u>55,632</u>
Long-term portion			<u>\$ 461,183</u>

K: LONG-TERM DEBT (Continued)

	2023		
	Gross Balance	Discount	Net
CDBG loan at 0% (imputed interest rate of 6%) payable in annual installments of \$20,850, commencing January, 2012. Effective July, 2014 payable in monthly installments of \$1,737.	\$ 177,326	\$ 36,451	\$ 140,875
Home program loan at 0% (imputed interest rate of 6%) payable in monthly installments of \$2,004, commencing January, 2012.	203,924	45,198	158,726
CDBG loan at 0% (imputed interest rate of 6%) payable in quarterly installments of \$2,500, commencing September, 2022.	100,000	7,078	92,922
SBA - EIDL term loan at 2.75% interest payable in 360 monthly installments of \$641, commencing February 2023	150,000	-	150,000
	<u>\$ 631,250</u>	<u>\$ 88,727</u>	542,523
Less current portion			<u>54,898</u>
Long-term portion			<u>\$ 487,625</u>

Scheduled principal reductions for the next five years and thereafter are as follows:

2025	\$ 38,598
2026	43,782
2027	46,307
2028	48,974
2029	51,695
Thereafter	<u>287,459</u>
	<u>\$ 516,815</u>

K: LONG-TERM DEBT (Continued)

Interest expense on all loan obligations for the year ended December 31, 2024 and 2023 was \$28,929 and \$35,785, respectively.

From 2004 to 2010, the City-Parish of East Baton Rouge advanced funds totaling \$996,762 under three separate programs for the construction of facilities. The notes are to be repaid at 0% interest with terms from 40 to 240 months. The notes were discounted using an imputed rate of 6%. The original discount for these loans in the amount of \$475,415, was recognized as a contribution with donor restrictions in 2010.

In 2020, an emergency impact disaster loan (EIDL) from the Small Business Administration was granted totaling \$150,000 at a stated fixed interest rate of 2.75% for 30 years with payments of \$641 per month.

L: BUSINESS COMBINATIONS

Acquisition of SRO

On June 30, 2023, the Organization acquired 99.99% of the membership interest of O'Brien House SRO, LLC (SRO), a for-profit company which owns a residential building used to provide temporary housing. The following table summarizes the consideration paid for the membership interest and the amounts of the assets acquired recognized at the acquisition date, as well as the fair value at the acquisition date.

Consideration

Accrued interest	\$ 329,809
Loans receivable	900,000
Utilities reimbursement	60,816
Management fee receivable	93,810
Fair value of total consideration transferred	<u>\$ 1,384,435</u>

Recognized amounts of identifiable assets acquired

Cash	\$ 244,618
SRO building	783,000
Accounts payable reduction	45,161
Loss on acquisition of membership interest in SRO	311,656
Fair value of total amount acquired	<u>\$ 1,384,435</u>

M: FAIR VALUE MEASUREMENTS

Fair value guidance in the *Fair Value Measurements and Disclosures* topic of the FASB ASC requires the use of valuation techniques that are consistent with the market approach, the income approach, and/or the cost approach. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets and liabilities. The income approach uses valuation techniques to convert future amounts, such as cash flows or earnings, to a single present amount on a discounted basis. The cost approach is based on the amount that currently would be required to replace the service capacity of an asset (replacement costs). Valuation techniques should be consistently applied. Inputs to valuation techniques refer to the assumptions that market participants would use in pricing the asset or liability. Inputs may be observable, meaning those that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from independent sources, or unobservable, meaning those that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available in the circumstances.

Fair value measurements are reported in a fair value hierarchy which is determined by the lowest level input that is significant to the fair value measurement in its entirety. The hierarchy is separated into three levels, which are:

Level 1 – inputs are based upon unadjusted quoted prices for identical assets or liabilities traded in active markets.

Level 2 – inputs are based upon quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market or can be corroborated by observable market data for substantially the full term of assets or liabilities.

Level 3 – inputs are generally unobservable and typically reflect management's estimates of assumptions that market participants would use in pricing the asset or liability. The fair values are therefore determined using model-based techniques that include option pricing models, discounted cash flow models, and similar techniques.

A description of the valuation methodologies used for assets and liabilities measured at fair value, as well as the general classification of such instruments pursuant to the valuation hierarchy, is set forth below.

In general, fair value is based upon quoted market prices, where available. If such quoted market prices are not available, fair value is based upon internally developed models that primarily use, as inputs, observable market-based parameters. Valuation adjustments may be made to ensure that financial instruments are recorded at fair value. While management believes the Organization's valuation methodologies are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different estimate of fair value at the reporting date.

M: FAIR VALUE MEASUREMENTS (Continued)

Below market rate loans payable

These loans are reported at fair value utilizing Level 3 inputs. Fair value measurements are calculated using discounted cash flows.

SRO building

The SRO building is reported at fair value using Level 2 inputs. The fair value is determined by using valuation techniques consistent with the market approach using recent sales of comparable properties.

Fair values of liabilities measured on a recurring basis at December 31, 2024 and 2023, are as follows:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<u>December 31, 2024</u>				
Below market rate				
loans payable	\$ 366,815	\$ -	\$ -	\$ 366,815
<u>December 31, 2023</u>				
Below market rate				
loans payable	\$ 392,523	\$ -	\$ -	\$ 392,523

The table below presents the changes in fair value for the year ended December 31, 2024 and 2023, in Level 3 instruments that are measured at fair value on a recurring basis.

	<u>Loans Payable</u>
Balance at December 31, 2022	\$ 416,200
Principal reductions	(44,900)
Amortized interest	<u>21,223</u>
Balance at December 31, 2023	<u>\$ 392,523</u>
Principal reductions	(44,900)
Amortized interest	<u>19,192</u>
Balance at December 31, 2024	<u>\$ 366,815</u>

M: FAIR VALUE MEASUREMENTS (Continued)

Certain financial assets are measured at fair value on a nonrecurring basis, the asset is not measured at fair value on an ongoing basis but is subject to fair value adjustments in certain circumstances (for example, when there is evidence of impairment). Fair value of an asset measured on a non-recurring basis at December 31, 2024 and 2023 is as follows.

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<u>December 31, 2024</u>				
SRO building	\$ 783,000	\$ -	\$ 783,000	\$ -
<u>December 31, 2023</u>				
SRO building	\$ 783,000	\$ -	\$ 783,000	\$ -

N: CONTRIBUTED GOODS

During the years ended December 31, 2024 and 2023, the Organization received the following non-cash contributions that have been reflected as such in the accompanying statement of activities at fair market value. The corresponding expenses are included in the Schedule of Functional Expenses in the appropriate categories:

<u>Category</u>	<u>Expense account charged</u>	<u>2024</u>	<u>2023</u>
Food	Food and beverage	\$ 269,985	\$ 427,444
Household items	Supplies	66,643	46,272
Total in kind contributions		<u>\$ 336,628</u>	<u>\$ 473,716</u>

O: REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue related to program services are recognized at a point in time when the Organization meets its performance obligations under the respective grants and program services. As of December 31, 2024 and 2023, there are no performance obligations to be satisfied. Program services are billed monthly, and payment is due upon presentation.

Disaggregated Revenue

The Organization disaggregates revenue from contracts with customers into major revenue streams and based on the timing of recognized revenue. The Organization's revenue disaggregated based on timing of the transfer of goods or services is as follows as of December 31, 2024 and 2023:

O: REVENUE FROM CONTRACTS WITH CUSTOMERS (Continued)

Recognized at a point in time:

	2024	2023
Program services	\$ 1,341,630	\$ 1,437,144

Contract Balances

The timing of revenue recognition, billings, and cash collections results in contract assets, receivables, and contract liabilities. The Organization's receivables related to contracts with customers amounted to \$10,772 as of December 31, 2024 and \$7,979 in 2023.

P: SHORT-TERM LEASE REVENUE

The Organization leases residential units in its single-room occupancy (SRO) facility to individuals experiencing homelessness and substance use recovery. These leases are typically month-to-month and qualify as short-term leases under ASC 842. The Organization has elected the short-term lease exemption for this class of assets and, accordingly, does not recognize lease receivables or right-of-use assets for these leases.

Lease income from these short-term arrangements totaled \$149,295 and \$41,094 for December 31, 2024 and 2023, respectively.

Q: LIQUIDITY

The following reflects the Organization's financial assets as of December 31, 2024 and 2023, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the statement of financial position date.

	2024	2023
Cash	\$ 38,320	\$ 129,438
Grants receivable	94,692	69,074
Program services receivable	10,772	7,979
Less donor imposed restrictions	(10,000)	(3,963)
Financial assets available to meet cash needs for general expenditure within one year	<u>\$ 133,784</u>	<u>\$ 202,528</u>

As part of the Organization's liquidity management, it invests cash in excess of daily requirements in short-term investments.

R: SUBSEQUENT EVENTS

Subsequent events were evaluated through June 30, 2025, which is the date the financial statements were available to be issued.

SUPPLEMENTAL INFORMATION

O'BRIEN HOUSE
SCHEDULE OF COMPENSATION, BENEFITS, AND OTHER PAYMENTS
TO AN AGENCY HEAD
December 31, 2024

Agency Head Name:	Emily George Tilley Executive Director
<u>Purpose</u>	<u>Amount</u>
Salary	\$ 73,190
Health insurance reimbursement	1,994

Kimberly G. Sanders, CPA, MBA
Neal Fortenberry, CPA
Wayne Dussel, CPA, CFE
Jonathan Clark, CPA



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Institute of CPAs

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Area for Over 100 Years

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

The Board of Directors
O'Brien House

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of O'Brien House and its subsidiaries (a nonprofit organization), which comprise the consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated June 30, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered O'Brien House's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of O'Brien House's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization'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 combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of O'Brien House's consolidated financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or 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.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether O'Brien House's consolidated financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matter 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 O'Brien House's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering O'Brien House's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

S. A. Champagne & Co, LLP

Baton Rouge, Louisiana

June 30, 2025

O'BRIEN HOUSE
SUMMARY OF AUDIT RESULTS AND
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended December 31, 2024

A: *SUMMARY OF AUDIT RESULTS*

1. The auditor's report expresses an unmodified opinion on the consolidated financial statements of O'Brien House.
2. No significant deficiency or material weaknesses in internal controls, relating to the audit of the consolidated financial statements are included in the "Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Governmental Auditing Standards*."
3. No instance of noncompliance material to the financial statements of O'Brien House was disclosed during the audit.
4. A management letter was not issued.

B: *FINDINGS - FINANCIAL STATEMENTS AUDIT*

None

O'BRIEN HOUSE
SCHEDULE OF CORRECTIVE ACTION TAKEN
ON PRIOR YEAR FINDINGS
Year Ended December 31, 2024

None noted