Tangi Community Development

Amite, Louisiana

Financial Statements

December 31, 2023

Table of Contents

Independent Accountants' Review Report1
Basic Financial Statements
Statement of Financial Position
Statement of Activities4
Statement of Cash Flows5
Statement of Functional Expenses6
Notes to Financial Statements
Supplementary Information
Schedule of Compensation, Benefits and Other Payments to Executive Director14
Agreed-Upon Procedures
Independent Accountants' Report on Applying Agreed-Upon Procedures on Federal, State, and Local Awards16
Louisiana Attestation Ouestionnaire

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Independent Accountants' Review Report

Board of Directors Tangi Community Development Amite, Louisiana

We have reviewed the accompanying financial statements of Tangi Community Development (a nonprofit organization), which comprise the statement of financial position as of December 31, 2023, and the related statements of activities, cash flows and functional expenses for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

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

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Tangi Community Development and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

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Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The accompany supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The information is the representation of management. We have reviewed the information, and based on our review, we are not aware of any material modification that should be made to the information in order for it to be in accordance with accounting principles generally accepted in the United States of America. We have not audited the supplementary information and, accordingly, do not express an opinion on such information.

KnightMasden

Alexandria, Louisiana

Knight Masden

June 27, 2024

Tangi Community Development Statement of Financial Position For the Year Ended December 31, 2023

Assets		
Current Assets		
Cash and cash equivalents	\$	25,427
Notes receivable - current portion		3,000
Inventory		1,093,760
Total Current Assets		1,122,187
Other Assets		
Notes receivable - net of current portion		21,000
Restricted cash		135,886
Total Other Assets	_	156,886
Total Assets	<u>\$</u>	1,279,073
Liabilities and Net Assets		
Current Liabilities	700	
Accrued interest	\$	3,576
Notes payable - current portion	-	1,157,209
Total Current Liabilities		1,160,785
Notes payable, net of current portion	_	71,088
Total Liabilities		1,231,873
Net Assets		
without Donor Restriction		(43,793)
with Donor Restriction	_	90,993
Total Net Assets	_	47,200
Total Liabilities and Net Assets	\$	1,279,073

Tangi Community Development Statement of Activities For the Year Ended December 31, 2023

		nout Donor		h Donor		<u>Total</u>
Revenues						
Contributions, gifts and grants	\$	342,298	\$	-	\$	342,298
Program service income	_	100,000		82,843		182,843
Total Revenues		442,298		82,843		525,141
Net Assets released from restrictions		50,830		(50,830)		-
Functional Expenses						
Program Services						
Subdivision lots		417,612		-		417,612
Supporting Services						
Management and general	_	82,366				82,366
Total Functional Expenses	-	499,979			_	499,979
Change in Net Assets		(6,850)		32,013		25,163
Net Assets - Beginning	-	(36,943)	· <u>-</u>	58,980	-	22,037
Net Assets - Ending	\$	(43,793)	\$	90,993	\$	47,200

Tangi Community Development Statement of Cash Flows For the Year Ended December 31, 2023

Cash Flows from Operating Activities Change in Net Assets Adjustments to reconcile changes in net assets to net cash provided (used) by operating activities Forgiveness of mortgage receivable	\$	25,163 3,000
Forgiveness of notes payable		(281,622)
(Increase) decrease in grant receivable		10,156
(Increase) decrease in inventory		(58,445)
Net Cash Provided/(Used) by Operating activities	_	(301,748)
Cash flows from Financing Activities		
Advances on notes payable		348,474
Payments on notes payable		(250)
Net Cash Used by Financing Activities		348,224
Net Increase (Decrease) in Cash and Cash Equivalents		46,476
Cash and Cash Equivalents - Beginning	0	114,837
Cash and Cash Equivalents - Ending	<u>\$</u>	161,313
Consisting of: Cash and cash equivalents Restricted cash	\$	25,427 135,886
Total	\$	161,313
Cash paid for:		
Interest	\$	1,392

Tangi Community Development Statement of Functional Expenses For the Year Ended December 31, 2023

	Real Estate Activities	Management and General	Total Expenses
Utilities	\$ -	\$ 1,176	\$ 1,176
Office supplies	-	2,333	2,333
Payroll expenses	126,917	40,788	167,705
Insurance	944	-	944
Interest	_	1,392	1,392
Legal and professional	-	29,954	29,954
Repairs and maintenance	3,430	•	3,430
Travel	-	2,206	2,206
Miscellaneous	1,766	4,518	6,284
Direct program cost	284,555		284,555
	\$ 417,612	\$ 82,366	\$ 499,979

Note 1 - Nature of Activities and Significant Accounting Policies

Nature of Activities

Tangi Community Development (the Corporation) is a not-for-profit organization formed under the laws of the State of Louisiana. The purpose of the Corporation is to provide assistance and educational material with respect to the development, operation and maintenance of affordable, safe, sanitary, and decent housing, educational and vocational training, health care and transportation services in the State of Louisiana.

The Corporation's funding sources consist of contributions and grants from foundations and federal, state and local governments. The corporation develops and rehabilitates single family housing to sell to low-income individuals and families.

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 disclosures of contingent assets and liabilities at the date of the financial statements and the reported revenues and expenses during the reporting period. Actual results could differ from those estimates.

Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with the generally accepted accounting principles. Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Corporation and changes therein are classified and reported as follows:

Net Assets without Donor Restrictions - Net assets not subject to donor-imposed stipulations.

Net Assets with Donor Restrictions - Net assets subject to donor-imposed stipulations that may or will be met, either by actions of the Corporation and/or the passage of time or be permanently maintained by the Corporation. When a restriction expires, net assets with donor restrictions are reclassified to net asset without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Cash and Cash Equivalents

The Corporation considers all demand deposits and highly liquid investments with an initial maturity of three months or less to be cash equivalents. Cash and cash equivalents include monies designated for specific programs or held for others.

Note 1 - Nature of Activities and Significant Accounting Policies (Continued)

Contributions and Grants

Contributions and grants are recorded as received. Unconditional promises to give are recorded as they are made. Conditional promises to give are recognized as revenue when the necessary conditions are fulfilled. The Corporation charges off receivables if management considers the collection of the outstanding balance as doubtful. No allowance is recorded because management believes all accounts to be collectable.

Inventory

Inventory consists of single-family homes and lots for single family homes to be constructed on. Interest on construction line of credit was capitalized into the value of the inventory. Inventory is stated at cost using the specific identification method.

Property, Equipment, and Depreciation

Property and equipment are stated at cost if purchased, or fair value at the date of donation, if contributed to the Corporation, less accumulated depreciation. Depreciation is computed on depreciable assets on a straight-line basis over the estimated useful lives of the assets. The cost of maintenance and repairs is expensed as incurred; however, significant renewals and improvements are capitalized.

Income Taxes

The Corporation is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code. Furthermore, the Corporation is not classified as a "private foundation" by the Internal Revenue Service. Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the organization and recognize a tax liability (or asset) if the organization has undertaken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service. Management has analyzed the tax positions taken by the organization, and has concluded that as of December 31, 2023, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or assets) or disclosure in the financial statements.

Functional Allocation of Expenses

The costs of providing the various programs and activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Note 2 - Inventory

During the year, the Corporation began work on four single-family dwellings to provide low-income families with affordable housing. The Corporation has an additional two lots that will be developed to provide affordable housing. The cost associated with these projects in process at December 31, 2023 is \$1,093,760.

Note 3 - Fair Value Measurement

FASB ACS 820-10, Fair Value Measurement, defines fair value, establishes a framework for measuring fair value, establishes a three-level valuation hierarchy for disclosure of fair value measurement and enhances disclosure requirements for fair value measurements. The valuation hierarchy is based upon the transparency of inputs to the valuation of the fair value of an asset or liability as of the measurement date. The three levels are defined as follows:

- Level 1 Represented by quoted prices that are available in an active market. Level 1 securities include cash, checking and savings accounts, certificate of deposit, highly liquid government bonds, treasury securities, mortgage products and exchange traded equities.
- Level 2 Represented by assets and liabilities similar to Level 1 where quoted prices are not available, but observable, either directly or indirectly through corroboration with observable market data and estimated using pricing models or discounted cash flows. Level 2 securities would include U.S. agency securities, mortgage-backed agency securities, obligations of states and political subdivisions, and certain corporate, asset backed securities, and swap agreements.
- Level 3 Represented by financial instruments where there is limited activity or unobservable market prices and pricing models significant to determining the fair value measurement include the reporting entity's own assumptions about market risk. Level 3 securities would include hedge funds, private equity securities, and private investments in public entities.

Fair value of assets measured on a recurring basis at December 31, 2023 are as follows:

	Fair Value Measurement at December 31, 2023				
Description	Fair Value	Level 1	Level 2	Level 3	
Cash	\$25,427	\$25,427	₩.	-	
Restricted Cash	\$135,886	\$135,886			

Note 4 - Restricted Cash

The Corporation maintains a separate bank account to hold the proceeds from the sales of houses sold through the HOME Program. These funds are restricted for the purpose of providing housing for low-income families. The balance in this account at December 31, 2023 is \$135,886.

Note 5 – Notes Receivable

In 2020, the Corporation received a grant from the Louisiana Housing Finance Agency (Soft Seconds) to aid qualified buyers in the purchase of the low income housing constructed by the Corporation. The aid is in the form of a mortgage that is forgiven over a period of ten to fifteen years depending on the amount of aid awarded to the individual, as long as the homeowner abides by the covenants in the agreement signed with the Corporation. In 2023, \$3,000 of the receivable balance was forgiven.

At December 31, 2023, notes receivable balances were:

	Current_	Long-term	1 otal
Soft Seconds	\$3,000	\$21,000	\$24,000

Note 6 - Notes Payable

At December 31, 2023, the Corporation had the following notes payable:

Note payable to Louisiana Housing Corporation for development of single-family dwellings, dated October 1, 2021, no interest, forgivable loan to be forgiven if dwelling is sold to qualified buyer.	\$1,028,779
Note payable to Housing Assistance Council for development of affordable housing, dated January 27, 2021, no interest, due in full on January 27, 2024.	23,438
Note payable to Enterprise Community Partners for start up of organization, dated October 17, 2023, no interest, due in full on October 15, 2024.	100,000
Note payable to Small Business Administration in the form of a Disaster COVID-19 Economic Injury loan, dated August 5, 2023, stated interest rate of 2.75%, due in monthly payments of \$50 beginning August 6, 2023.	47,650
Line of credit to BankPlus, dated August 11, 2023, stated interest rate of 8.50%, due in full on August 16, 2024.	28,430
Total	1,228,297

Note 6 – Notes Payable (continued)

Less current portion 1,157,209

Total long-term notes payable \$\frac{71,088}{}

The Corporation had \$22,385 of unused credit on the BankPlus Line of Credit as of December 31, 2023.

The Corporation had \$281,626 forgiven on the LHC loan during 2023.

Future maturities of notes payable as of December 31, 2023 were as follows:

Year Ended	Amount
2024	\$1,148,921
2025	\$2,460
2026	\$2,460
2027	\$2,460
2027+	\$63,708

Note 7 - Income Taxes

As of December 31, 2023, tax years 2020 and subsequent were still within the prescription period for examination by taxing authorities. As of the date of the report, the 2023 return has not been filed.

Note 8 - Restricted Net Assets

At December 31, 2023, net assets with donor restrictions consisted of the following:

Soft Second Mortgages	\$24,000
Affordable Housing for Veterans	30,000
Low Income Housing	36,993
Total	\$90,993

Note 9 - Contributed Services

The Board of Directors is a voluntary board. These volunteers have made significant contributions of their time to the Corporation. The value of the contributed time is not reflected in these statements since it is not susceptible to an objective measurement or valuation.

Note 10 - Liquidity and Availability of Financial Assets

Financial assets, consisting of cash and accounts receivable, that are available for general expenditure, that is, without donor or other restrictions limiting their use, amounted to \$125,427 at December 31,

2023. The Corporation has a goal to maintain sufficient financial resources on hand to meet sixty days of normal operating expenses.

Note 11 - Subsequent Events

Two additional homes were sold during 2024 to qualifying individuals.

Subsequent events have been evaluated through June 27, 2024, which is also the date the financial statements were available to be issued.

Supplementary Information

Tangi Community Development Schedule of Compensation, Benefits and Other Payments to Kotrina Bryant, Executive Director For the Year Ended December 31, 2023

Purpose	Amount
Salary Travel reimbursement	\$ 51,979 3,896
	\$ 55,875

Agreed Upon Procedures



Independent Accountable Treportion Applying Agreed-Upon Procedures on Federal, State, and Local Awards

Board of Directors Tangi Community Development Amite, Louisiana

We have performed the procedures enumerated below on the Agency's compliance with certain laws and regulations contained in the accompanying Louisiana Attestation Questionnaire during the fiscal year ended December 31, 2023, as required by Louisiana Revised Statute 24:513 and the *Louisiana Governmental Audit Guide*. The Agency's management is responsible for its financial records and compliance with applicable laws and regulations.

The Agency has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the engagement, which is to perform specified procedures on the Agency's compliance with the laws and regulations contained in the accompanying Louisiana Attestation Questionnaire during the year ended December 31, 2023. Additionally, the Louisiana Legislative Auditor has agreed to and acknowledged that the procedures performed are appropriate for its purposes. The report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

Federal, State, and Local Awards

1. Obtain the list of federal, state, and local government grant award expenditures for the fiscal year, by grant and grant year, from the Agency's management.

The Agency provided us with the following list of expenditures made for federal grant awards received during the fiscal year ended December 31, 2023:

Federal, State, or Local Grant Name	Grant Year	AL No. (if applicable)	Amount
LHC 2 nd Street Project	2023		\$156,326
LHC Duncan Project	2023		\$183,914
CHDO Operating	2023		\$32,112
Total Expenditures			\$372,352

5615 J Jackson Street Alexandria, Louisiana 71303

PH: 318-445-9334 FAX: 318-445-0996 www.knightmasden.com 2. For each federal, state, and local grant award, randomly select six disbursements from each grant administered during the fiscal year, provided that no more than 30 disbursements are selected.

Disbursements were selected.

3. Obtain documentation for the disbursements selected in Procedure 2. Compare the selected disbursements to supporting documentation, and report whether the disbursements agree to the amount and payee in the supporting documentation.

All selected disbursements agreed to the amount and payee in the supporting documentation.

4. Report whether the selected disbursements were coded to the correct fund and general ledger account.

All selected disbursements were coded to the correct general ledger account.

5. Report whether the selected disbursements were approved in accordance with the Agency's policies and procedures.

All selected disbursements were approved following the agency's policies and procedures.

6. For each selected disbursement made for federal grant awards, obtain the *Compliance Supplement* for the applicable federal program. For each disbursement made for a state or local grant award, or for a federal program not included in the *Compliance Supplement*, obtain the grant agreement. Compare the documentation for each disbursement to the program compliance requirements or the requirements of the grant agreement relating to activities allowed or unallowed, eligibility, and reporting; and report whether the disbursements comply with these requirements.

Activities allowed or unallowed

We compared documentation for each of the selected disbursements with program compliance requirements related to services allowed or not allowed. All selected disbursements met activities allowed or unallowed requirements.

Eligibility

We compared documentation for each of the selected disbursements with program compliance requirements related to eligibility. The eligibility requirements are not applicable for one of the grants. The eligibility requirements do not apply to disbursement in the other two grants.

Reporting

We compared documentation for each of the selected disbursements with program compliance requirements related to reporting. All selected disbursements could be traced to a *Request for Advance or Reimbursement Report*.

7. Obtain the close-out reports, if required, for any program selected in Procedure 2 that was closed out during the fiscal year. Compare the close-out reports, if applicable, with the Agency's financial records; and report whether the amounts in the close-out reports agree with the Agency's financial records.

None of the grants were closed out during the year.

Open Meetings

8. Obtain evidence from management that agendas for meetings recorded in the minute book were posted as required by Louisiana Revised Statute 42:11 through 42:28 (the open meetings law), and report whether there are any exceptions. Note: Please refer to Attorney General Opinion No. 13-0043 and the guidance in the publication "Open Meetings Law" available on the Legislative Auditor's website at

https://app.lla.state.la.us/llala.nsf/BAADB2991272084786257AB8006EE827/\$FILE/Open%20Meetings%20Law%20FAQ.pdf, to determine whether a non-profit agency is subject to the open meetings law.

Entity is a non-profit and not subject to Louisiana Revised Statute 42:11 through 42:28.

Budget

9. For each grant exceeding five thousand dollars, obtain the comprehensive grant budgets that the agency provided to the applicable federal, state or local grantor agency. Report whether the budgets for federal, state and local grants included the purpose and duration of the grants; and whether budgets for state grants also included specific goals, objectives, and measures of performance.

The Agency provided documentation that comprehensive budgets were submitted to the applicable federal grantor agency for the grants exceeding five thousand dollars. These budgets included the purpose and duration of the grant program.

State Audit Law

10. Report whether the agency provided for a timely report in accordance with R.S. 24:513.

The agency's report was submitted to the Legislative Auditor before the statutory due date of June 30, 2024.



11. Inquire of management and report whether the agency entered into any contracts that utilized state funds as defined in R.S. 39:72.1 A. (2); and that were subject to the public bid law (R.S. 38:2211, et seq.), while the agency was not in compliance with R.S. 24:513 (the audit law).

The Agency's management represented that the Agency did not enter into any contracts during the fiscal year that were subject to the public bid law.

Prior-Year Comments

12. Obtain and report management's representation as to whether any prior year suggestions, exceptions, recommendations, and/or comments have been resolved.

In the Governmental Audit engagement for the year ended December 31, 2022, we reported that the agency's report was submitted late to the Legislative Auditor. The condition has been resolved with the timely filing of this report.

We were engaged by the Agency to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants, and the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the United States Comptroller General. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the Agency's compliance with the foregoing matters. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely to describe the scope of testing performed on the Agency's compliance with certain laws and regulations contained in the accompanying Louisiana Attestation Questionnaire, as required by Louisiana Revised Statute 24:513 and the *Louisiana Governmental Audit Guide*, and the result of that testing, and not to provide an opinion on control or compliance. Accordingly, this report is not suitable for any other purpose. Under Louisiana Revised Statute 24:513, this report is distributed by the Louisiana Legislative Auditor as a public document.

Knight Masden Knight Masden

Alexandria, Louisiana

June 27, 2024

LOUISIANA ATTESTATION QUESTIONNAIRE (For Attestation Engagements of Quasi-public Agencies)

	(Date Transmitted)	
Knight Masden	(CPA Firm Name	:)
5615 J Jackson Street	(CPA Firm Addre	ss)
Alexandria, LA 71303	(City, State Zip)	
matters identified below, as of 6/25/202	pply agreed-upon procedures to the control and control	, and as
Federal, State, and Local Awards		
We have detailed for you the amount of forgrant and grant year.	ederal, state, and local award expenditures for the	e fiscal year, by
	Yes ⋈	No[] N/A[]
	and local grants have been properly recorded wit ppropriate state, federal, and local grantor official	
	Yes ⋈	No[] N/A[]
The reports filed with federal, state, and I and supporting documentation.	ocal agencies are properly supported by books of	foriginal entry
	Yes ⋈	No[] N/A[]
administer, to include matters contained	pecific requirements of all federal, state, and loc in the OMB Compliance Supplement, matters of activities allowed and unallowed, and reporting	contained in the
	Yes X]	No[] N/A []
Open Meetings		
42:11 through 42:28 (the open meetings 0043 and the guidance in the publicati	ids, have been posted as an open meeting as requiaw). Note: Please refer to Attorney General Con "Open Meeting FAQs," available on the Legar a non-profit agency is subject to the open m	Opinion No. 13- gislative
	Yes ⊠	No[] N/A[]
Budget		
	e have filed with the appropriate grantor agency a nat included the purpose and duration, and for sta d measures of performance	
	Yes ⋈	No[] N/A[]
Reporting		
We have had our financial statements rev	viewed in accordance with R.S. 24:513.	

Yes 🔀 No [] N/A []

We did not enter into any contracts that utilized state funds as defined in R.S. 39: were subject to the public bid law (R.S. 38:2211, et seq.), while the agency was n R.S. 24:513 (the audit law).			
	Yes [≪]	No[]	N/A []
We have complied with R.S. 24:513 A. (3) regarding disclosure of compensation, benefits and other payments to the agency head, political subdivision head, or chi			
	Yes 🔀	No[]	N/A []
We have complied with R.S. 24:515.2 regarding reporting of pre- and post- adjudi and fees assessed or imposed; the amounts collected; the amounts outstanding; the amounts disbursed, and the amounts received from disbursements.			
	Yes 🔀	No[]	N/A []
Prior-Year Comments			
We have resolved all prior-year recommendations and/or comments.			
	Yes 🔀	No[]	N/A []
General			
We acknowledge that we are responsible for the Agency's compliance with the for regulations and the internal controls over compliance with such laws and regulations.		laws and	d
	Yes [X	No[]	N/A []
We acknowledge that we are responsible for determining that that the procedures appropriate for the purposes of this engagement.	s perform	ned are	
	Yes [X]	No[]	N/A []

We have evaluated our compliance with these laws and regulations prior to making these

We have provided you with all relevant information and access under the terms of our agreement.

We are not aware of any material misstatements in the information we have provided to you.

We have disclosed to you all known noncompliance of the foregoing laws and regulations, as well as any

We have disclosed to you any communications from regulatory agencies, internal auditors, other independent practitioners or consultants, and others concerning noncompliance with the foregoing laws and regulations, including communications received during the period under examination; and will disclose to you any such communication received between the end of the period under examination and the date of

We will disclose to you, the Legislative Auditor, and the applicable state grantor agency/agencies all known noncompliance and other events subsequent to the date of this representation and the date of your report that could have a material effect on our compliance with laws and regulations and the internal

Yes [X No [] N/A []

Yes [X] No [] N/A []

representations.

your report.

contradictions to the foregoing representations.

controls with such laws and regulations,	or would require adjustment or	modification to the results of the
agreed-upon procedures.		

Yes [X]	No []	N/A []

The previous responses have been made to the	secretary_06/27/2024	Date
eisha Brumfield (Jun 27, 2024 10:45 CDT)	Treasurer 6/25/2024	Date
	President 6/26/2024	Date