

Housing Authority of the City of Monroe

Monroe, Louisiana



Annual Comprehensive Financial Report

For the Year Ended June 30, 2025

**Housing Authority of the City of Monroe
Monroe, Louisiana**

Annual Comprehensive Financial Report

For the Year Ended June 30, 2025

**William Smart
Executive Director**

**Janet Sanderford
Accounting Director**

Prepared by the Accounting Department

Housing Authority of the City of Monroe

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Housing Authority of the City of Monroe

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INTRODUCTORY SECTION



January 6, 2026

Hal Hinchliffe, Chairman, Members of the
Board, and Citizens of Ouachita Parish
Housing Authority of the City of Monroe
Monroe, Louisiana

Dear Board Members:

The Annual Comprehensive Financial Report of the Housing Authority of the City of Monroe for the year ended June 30, 2025 is submitted herewith. This report has been prepared by the Accounting Department personnel following the guidelines recommended by the Government Finance Officers Association of the United States and Canada. Additional information on the Housing Authority's financial condition is included in the management's discussion and analysis.

A. Management Responsibility Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the Housing Authority. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the Housing Authority. All disclosures necessary to enable the reader to gain an understanding of the Housing Authority's financial activities have been included.

B. Annual Report The Annual Comprehensive Financial Report consists of three parts:

- (1) The Introductory Section. This section includes a transmittal letter, information on financial reporting achievements, the Housing Authority's organizational structure, recognition of the appointed officials of the Housing Authority and a list of selected administrative officials.
- (2) The Financial Section. The financial section consists of management's discussion and analysis and basic financial statements. Various statements are also used to demonstrate finance-related legal and contractual compliance, present other information deemed useful, and provide details of data summarized in the financial statements.
- (3) The Statistical Section. Included in this section are a number of tables of unaudited data depicting the financial history, demographics and other miscellaneous information of the Housing Authority for the past ten years.

The Housing Authority is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act Amendments of 1996 and the Uniform Guidance. Information related to this single audit includes the Schedule of Expenditures of Federal Awards, findings, and recommendations, if applicable, and auditor's reports on internal control and compliance with applicable laws and regulations. The single audit report is issued separately from this Annual Comprehensive Financial Report.

The primary objective of the Housing Authority is to provide affordable housing for families which, due to economic hardship, are unable to obtain housing in the private real estate market. A second goal is to assist these families in achieving self-sufficiency. To accomplish these objectives, the Housing Authority participates in a number of programs which are discussed in the Notes to the Financial Statements included in this report.

C. Reporting Entity This report includes all funds of the Housing Authority, the primary government. The Housing Authority is an independent governmental entity created by the State of Louisiana. 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. Although it maintains close ties with the City of Monroe in several respects, the Housing Authority is not a component unit of the City as defined by the pronouncements of the Governmental Accounting Standards Board since it is not financially accountable for the operations of the Housing Authority, has no responsibility to fund deficits or rights to receive surpluses, and has not guaranteed the Housing Authority's debt.

The governing body of the Housing Authority is its Board of Commissioners comprised of five members appointed by the Mayor of the City. The Board appoints an Executive Director to administer the affairs of the Housing Authority. The primary source of funding for the Housing Authority is the U.S. Department of Housing and Urban Development (HUD), which oversees the expenses of most of the funds.

Monroe Housing Facilities Corporation and Monroe Housing Affordable Homeownership are included by blended presentation in the Housing Authority's financial statements. These corporations are legally separate entities governed by the same Board as the Housing Authority.

The Housing Authority has multiple discretely presented component units. These include Claiborne Creek Inc., South Pointes I, II, III and IV, Passman Plaza I and II, Ouachita Grand Plaza and Robinson Place II. These corporations are legally separate entities; however, there is a financial burden or benefit to the primary government. Additionally, although these legally separate entities are not government by the same Board as the Housing Authority, the Housing Authority's Board does assist in the selection of the members of the Board that governs these corporations.

D. Major Initiatives

- The last available PHAS score reflects that the Housing Authority has maintained its designation of "High Performer" from the Department of Housing and Urban Development. This is a result of a dedicated caring staff and management's decision to set a High Performer rating as one of their highest goals.
- The Housing Authority has rental assistance programs that were created under Section 8 of the 1974 Federal Housing and Community Development Act. Under these programs, the Housing Authority provides subsidies to local landlords on behalf of low-income families and individuals living in privately-owned housing in the City of Monroe. The Department of Housing & Urban Development assesses Section 8 programs thru its SEMAP assessment. The last available score posted for Monroe Housing Authority was 95%.

- The Housing Authority now manages 6 Section 202 properties consisting of a total of 286 units of elderly housing as well as 5 tax credit properties, with a total of 335 units, all of which are elderly housing. We operate 16 units designed for handicapped families. Another tax credit property that we manage is a group of 50 single-family homes within our Robinson Place Community. Construction was completed on 23 single-family homes around 3rd and 4th street. We are working with community partners to offer homeownership programs to applicants in hopes of equipping them to purchase these homes once the 5-year compliance period is fulfilled. Our goal is to turn this blighted area back into a thriving neighborhood.

- **Property Modernization and Capital Improvements:** Although the Housing Authority has completed the projects on HVAC renovations at Lock Breece and renovations to Lock Breece office, the Housing Authority is executing several major rehabilitation and infrastructure projects across its communities, prioritizing safety, accessibility, and long-term sustainability. Key initiatives include:
 - Ongoing modernization at Burg Jones Plaza, including interior renovations (flooring, painting, door/trim repairs, and safety enhancements).
 - Expanded maintenance response systems and improved unit turnaround procedures to reduce vacancy times.
 - Upgraded lighting, electrical, and exterior improvements to enhance safety and quality of life.

- **Community Safety and Crime Prevention:** To address concerns related to increased violence in certain communities, the Housing Authority has implemented several targeted safety measures:
 - Reinstated police patrols at high-priority sites, including Burg Jones Plaza.
 - Strengthened collaboration with the Monroe Police Department, including sharing intelligence on gang activity and youth violence trends.
 - Increased site monitoring, resident communication, and community engagement to support safer environments.

- **Resident Support and Social Services:** The Housing Authority's Residential Programs continue to grow through partnerships and grant-funded initiatives focused on economic mobility, wellness, and family stability. In 2025, the Housing Authority is advancing:
 - **Resident Opportunities for Self-Sufficiency (ROSS) Program:** offering case management, employment readiness, financial literacy, education assistance, and connections to community services.
 - **Jobs Plus & Workforce Development Services:** providing on-site employment supports, job fairs, training opportunities, and direct links to employers.
 - **Senior and Disability Support Services:** wellness checks, resource coordination, transportation assistance, and activities to reduce social isolation.

- **Youth and Education Initiatives:** To prepare youth for future success, the Housing Authority is expanding educational and enrichment programming, including:
 - **STEM Learning Initiative:** hands-on science, technology, engineering, and math activities; coding workshops; robotics; and academic enrichment sessions.
 - Youth mentorship opportunities and positive engagement activities designed to reduce community violence.

- **Health, Mental Health and Wellness Initiatives:** Recognizing the growing mental health and substance use needs within housing communities, MHA's 2025 initiatives include:
 - On-site mental health screening and referrals through community partnerships.
 - Health education workshops addressing chronic disease prevention, nutrition, maternal health, and behavioral health.
 - Substance-use support referrals and expanded coordination with local clinics and health providers.

- **Resident Engagement and Community Empowerment:** The Housing Authority continues to invest in meaningful resident involvement to strengthen community leadership:
 - Resident advisory councils and listening sessions.
 - Community events such as resource fairs, senior activities, holiday efforts, and on-site family engagement programming.
 - Surveys and feedback tools to identify needs and inform program improvements.

- **Administrative Excellence and Organizational Capacity:** To ensure operational excellence, the Housing Authority is prioritizing internal improvements such as:
 - Streamlining maintenance, procurement, and payroll/HR systems.
 - Updating policies and compliance procedures aligned with HUD standards.
 - Continuing compliance controls for public housing to ensure accuracy in rent calculations and verification.
 - Staff development and cross-department training to enhance service delivery and support future growth.

E. Long Term Financial Planning The Housing Authority is founded on the belief that affordable housing is central to the physical and emotional health, the productivity, and the self-esteem of the people it serves. Recognizing its responsibility to maintain physical properties while affording dignity and respect to every individual, the objective of the Housing Authority is to improve the quality of life through a community partnership. HUD has made major changes to the operating subsidy calculation and requires housing authorities to manage their properties according to an asset management model. This requires project-based management, project-based budgeting, and project-based accounting. All of these changes must be accomplished while maintaining the overall mission of the Housing Authority as stated above.

F. Internal Control Management of the Housing Authority is responsible for establishing and maintaining internal control designed to ensure that the assets of the Housing Authority are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. We believe the Housing Authority's internal controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

As a recipient of federal, state, and local financial assistance, the Housing Authority also is responsible for ensuring that adequate internal control is in place to ensure compliance with applicable laws and regulations related to those programs.

As a part of the Housing Authority's single audit described earlier, tests are made to determine the adequacy of internal control, including that portion related to federal awards programs, as well as to determine that the Housing Authority has complied with applicable laws and regulations.

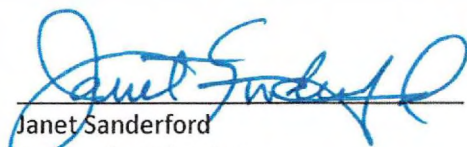
- G. **Budgetary Controls** In addition, the Housing Authority maintains budgetary controls to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Housing Authority. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established by function by fund. Revisions to the budget enacted require Housing Authority approval. As demonstrated by the statements and schedules included in the financial section of this report, the Housing Authority continues to meet its responsibility for sound financial management.
- H. **Independent Audits** The report of our independent certified public accountants, Rector, Reeder and Lofton PC, follows as an integral component of this report. Their audit of the financial statements and accompanying combining and individual fund statements and schedules was performed in accordance with auditing standards generally accepted in the United States of America and, accordingly, included a review of the Housing Authority's system of budgetary and accounting controls.
- I. **Award** The Government Finance Officers Association (GFOA) of the United States and Canada issues a Certificate of Achievement for Excellence in Financial Reporting to governments for their Annual Comprehensive Financial Report. To be awarded this certificate, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report, whose contents conform to program standards. Such report must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements. This certificate is valid for a period of one year only. The award is granted only after an intensive review of the financial report by an expert panel of certified public accountants. The Housing Authority has received the GFOA Certificate since 1998.

Management believes that the Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025, which will be submitted to GFOA for review, will conform to the principles and standards of this organization.

- K. **Acknowledgments** We feel that the staff of Monroe Housing Authority meets the challenges of the ongoing housing environment and continues to make this Housing Authority one of the premier Housing Authorities in the nation. The preparation of this report could not have been accomplished without the efficient and dedicated services of our entire staff but especially those of the Accounting Department. We want to express our appreciation to them for their assistance. We also thank the members of the Housing Authority for their interest and support in planning and conducting the financial operations of the Housing Authority in a responsible and progressive manner.



William Smart
Executive Director



Janet Sanderford
Accounting Director



Sheila Thomas
Chief Deputy Director and People Officer

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Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Housing Authority of the City of Monroe
Louisiana**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

Housing Authority of the City of Monroe

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Housing Authority of the City of Monroe



**MONROE HOUSING
AUTHORITY
ORGANIZATION
CHART**



Housing Authority of the City of Monroe

**Appointed Officials
Board of Commissioners**

Mr. Hal Hinchliffe, Chairman

Mr. Rick Miller, Vice Chairman – Retired May 2025

Mr. Joe Farr

Ms. Angelina Jones

Ms. Beverly V. Lewis

Selected Administrative Officials

Mr. William Smart

Executive Director

Cheryl Farmer

Operations Director

Janet Sanderford

Accounting Director

Shelva Thomas

Chief Deputy Director and
People Officer

Heath Fruge

Planning and Development Director

Jacqueline Elmore

Housing Choice Voucher Director

FINANCIAL SECTION



INDEPENDENT AUDITORS' REPORT

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

HUD – New Orleans Office
501 Magazine 9th Floor
New Orleans, Louisiana 70130

Report on the Audit of Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregately discretely presented component units of the Housing Authority of the City of Monroe as of and for the year ended June 30, 2025, and the related notes to the financial statements which collectively comprise the Housing Authority of the City of Monroe's basic financial statements as listed in the table of contents.

The Authority's basic financial statements include the operations of the Claiborne Creek, Inc., Preservation Mills, South Pointe IV, Inc., Passman Plaza, Inc., Passman Plaza II, Inc., Passman Plaza III, LP, Robinson Place II, LP, Ouachita Grand Plaza, South Pointe Housing, Inc., South Pointe Phase II, Inc., South Pointe Phase III, Inc., which represent 32 percent of total consolidated assets and 17 percent of total revenues of the Housing Authority of the City of Monroe. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for Claiborne Creek, Inc., Preservation Mills, South Pointe IV, Inc., Passman Plaza, Inc., Passman Plaza II, Inc., Passman Plaza III, LP, Robinson Place II, LP, Ouachita Grand Plaza, South Pointe Housing, Inc., South Pointe Phase II, Inc., South Pointe Phase III, Inc., is based solely on the report of the other auditors.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Housing Authority of the City of Monroe, as of June 30, 2025, 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 Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (*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 the City of Monroe 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 Financial Statements

Management is responsible for the preparation and fair presentation of the 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 City of Monroe'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 GAAS 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 GAAS 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 City of Monroe'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 City of Monroe'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 Management's Discussion and Analysis, as listed in the table of contents, 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 generally 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 City of Monroe's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), as well as the Financial Data Schedules required by the U.S. Department of Housing and Urban Development, 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 Schedule of Expenditures of Federal Awards and the Financial Data Schedules 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 January 6, 2026, on our consideration of the Housing Authority of the City of Monroe'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 City of Monroe's 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 Housing Authority of the City of Monroe's internal control over financial reporting and compliance.

Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Loganville, Georgia
January 6, 2026

Housing Authority of the City of Monroe

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REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION
AND ANALYSIS (MD&A)

Housing Authority of the City of Monroe
Management's Discussion and Analysis (MD&A)
June 30, 2025

As management of the Housing Authority, we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-5 of this report. The following information is for the primary government. Contact Monroe Housing Authority for copies of the financial reports related to the discretely presented component units.

FINANCIAL HIGHLIGHTS In fiscal year 2025, the Housing Authority had the following changes:

- The assets of the Housing Authority exceeded its liabilities at the close of the most recent fiscal year by \$61,969,742 (*net position*). Of this amount, \$43,898,507 may be used to meet the government's ongoing obligations to citizens and creditors.
- The Housing Authority's total net position increased by \$2,666,133 for current year which is mostly attributable to monies received from capital fund program for both operations and capital improvements.
- At the end of the current fiscal year, unrestricted net position for the general fund was \$32,945,659 or 214% of the general fund total operating expenses.
- The Housing Authority continues to operate without the need for debt borrowings during the current fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS This discussion and analysis is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority's basic financial statements comprise two components: 1) fund financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The Housing Authority is a special-purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

FUND FINANCIAL STATEMENTS 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 state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Housing Authority are reported as proprietary funds.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show information about the Housing Authority's most significant funds – such as the Housing Authority's General fund, Tenant-based Section 8 fund, Management Fees fund, Monroe Housing Facilities fund and Monroe Homeownership.

Our auditors have provided assurance in their independent auditor's report, located immediately preceding this Management's Discussion and Analysis, that the Basic Financial Statements are fairly stated. Varying degrees of assurance are being provided by the auditors regarding the supplementary information and other information included in this report. A user of this report should read the independent auditor's report carefully to ascertain the level of assurance being provided for each of the other parts of this report.

**Housing Authority of the City of Monroe
Management's Discussion and Analysis (MD&A)
June 30, 2025**

The Introductory Section and the Statistical Section were prepared by the Housing Authority without association by the independent auditors. Accordingly, the Housing Authority assumes full responsibility for the accuracy of these two sections.

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:

Proprietary funds – All of the Housing Authority's services are reported in enterprise funds. These 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, liabilities and deferred outflows/inflows of resources associated with the operation of these funds are included on the statement of net position.

FINANCIAL ANALYSIS

The Housing Authority's net position was \$61,969,742 at June 30, 2025. Of this amount, \$43,898,507 was unrestricted. Restricted net position is reported separately to show legal constraints from U. S. Department of Housing and Urban Development regulations that limit the Housing Authority to use these funds only for housing assistance payments (HAP) and forfeited family self- sufficiency escrow (FSS) of the Section 8 Tenant Based program, which was \$88,806 for the fiscal year end, in which FSS escrow forfeitures was \$34,017, Emergency Housing (EHV) program housing assistance payments (HAP) was \$7,152, and Housing Choice Voucher (HCV) program housing assistance payments (HAP) was \$47,637.

As we noted earlier, the Housing Authority uses funds to help it control and manage money for particular purposes. The general fund is used to account for the public housing, capital fund, resident opportunities and supportive services, economic development programs, and the Central Office Cost Center. The tenant-based Section 8 fund accounts for the Section 8 Housing Choice Voucher program, the Disaster Voucher program, the DHAP program and the Emergency Housing Voucher program. The Monroe Housing Facilities and Management Fees earned on properties managed by the Housing Authority are accounted for in separate funds. Additionally, the Housing Authority operates the Monroe Homeownership fund for homes that will be eventually sold to assist residents in self-sufficiency. Our analysis below focuses on the net position and the change in net position of the primary government as a whole.

**Housing Authority of the City of Monroe
Management's Discussion and Analysis (MD&A)
June 30, 2025**

Table 1

**Net Position
June 30,**

	2025	2024	Variance	% Change
Current assets	\$ 45,380,551	\$ 41,436,209	\$ 3,944,342	9.52%
Capital assets	20,177,910	20,341,687	(163,777)	-0.81%
Other noncurrent assets	2,204,766	2,353,533	(148,767)	-6.32%
Total assets	<u>67,763,227</u>	<u>64,131,429</u>	<u>3,631,798</u>	5.66%
Current liabilities	3,958,864	2,552,747	1,406,117	55.08%
Noncurrent liabilities	1,834,621	2,275,073	(440,452)	-19.36%
Total liabilities	<u>5,793,485</u>	<u>4,827,820</u>	<u>965,665</u>	20.00%
Net position				
Net investment in capital assets	17,982,429	19,018,014	(1,035,585)	-5.45%
Restricted	88,806	36,149	52,657	145.67%
Unrestricted	43,898,507	40,249,446	3,649,061	9.07%
Total net position	<u>\$ 61,969,742</u>	<u>\$ 59,303,609</u>	<u>\$ 2,666,133</u>	4.50%

Total assets increased by \$3,631,798 or 5.66%, which was mainly due to current assets. Current assets increased by \$3,944,342 or 9.52% mainly due to overall operations. The amounts reported in cash and investments, unrestricted, increased from \$38,243,136 to \$41,368,468, due to the increase in federal grants and interest revenue.

Total liabilities increased by \$965,665 or 20.00 %, which was mainly due to the following:

- Current liabilities increased by \$1,406,117 or 55.08% due to an increase in accounts payable of \$596,587 for ongoing construction contracts and increase in current compensated absences of \$744,606. Although the current portion of compensated absences increased, the noncurrent compensated absences decreased by \$463,137.

**Housing Authority of the City of Monroe
Management's Discussion and Analysis (MD&A)
June 30, 2025**

Table 2

**Changes in Net Position
For the Years Ended June 30,**

	2025	2024	Variance	% Change
Revenues:				
Tenant revenue	\$ 4,538,112	\$ 4,354,989	\$ 183,123	4.20%
Federal grants	20,160,979	22,131,879	(1,970,900)	-8.91%
Interest earnings	1,466,446	1,414,403	52,043	3.68%
Other income	1,462,434	2,444,446	(982,012)	-40.17%
Total revenues	<u>27,627,971</u>	<u>30,345,717</u>	<u>(2,717,746)</u>	-8.96%
Expenses:				
Administration	4,549,368	3,902,148	647,220	16.59%
Tenant services	246,414	189,860	56,554	29.79%
Utilities	543,888	515,712	28,176	5.46%
Ordinary maintenance and operations	6,270,284	8,134,900	(1,864,616)	-22.92%
Protective services	430,508	343,022	87,486	25.50%
General expenses	2,362,430	2,795,690	(433,260)	-15.50%
Housing assistance payments	10,112,015	9,724,009	388,006	3.99%
Depreciation	2,503,831	2,663,495	(159,664)	-5.99%
Total expenses	<u>27,018,738</u>	<u>28,268,836</u>	<u>(1,250,098)</u>	-4.42%
Net income (loss) before capital contributions	609,233	2,076,881	(1,467,648)	-70.67%
Capital contributions	2,056,900	1,816,518	240,382	13.23%
Increase (decrease) in net position	<u>2,666,133</u>	<u>3,893,399</u>	<u>(1,227,266)</u>	-31.52%
Beginning net position	<u>59,303,609</u>	<u>55,410,210</u>	<u>3,893,399</u>	7.03%
Ending net position	<u>\$ 61,969,742</u>	<u>\$ 59,303,609</u>	<u>\$ 2,666,133</u>	4.50%

Total operating revenues decreased \$2,717,746 or 8.96%. The significant changes are as follows:

- The total federal grants, which include only operating, decreased \$1,970,900 or 8.91%. This decrease is mainly due to a decrease in capital funds used for operations of \$2,061,441 and the Jobs Program decreased \$117,373. However, the operating subsidy program increased \$413,845 along with an increase in Section 8 HAP and administrative payments from HUD of \$330,475.
- Other income decreased \$982,012 or 40.12% mainly due to the Housing Authority selling the Cooley Homes in the 2024 fiscal year resulting in a gain on sale for \$892,858.

**Housing Authority of the City of Monroe
Management's Discussion and Analysis (MD&A)
June 30, 2025**

Total expenses decreased \$1,250,098 or 4.42%. These significant changes in expenses are as follows:

- The administration increased by \$647,220 or 16.59%, which is due increase in salaries and related benefits.
- The ordinary maintenance decreased \$1,864,616 or 22.92%. This decrease is due to capital fund program monies used for interior renovations for Miller Square development to put the property back to its original state of \$3,333,836. This decrease was offset by an increase in salaries and related benefits.
- The general expenses decreased \$433,260 or 15.50% due to the change in compensated absences and bad debt.
- The housing assistance payments increased \$388,006 or 3.99% due to the increase in the fair market rents for the Monroe area for 2025.

The capital contributions increased \$240,382 or 13.23% due to several ongoing capital projects.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At June 30, 2025, the Housing Authority had \$20,177,910 invested in a broad range of capital assets, including land, buildings, and furniture and equipment. This amount represents a net decrease (including additions, deductions and depreciation) of \$163,777 .81%, from last year.

**Table 3
Capital Assets at Year-end**

	2025	2024
Land	\$ 2,586,227	\$ 2,586,227
Buildings and site improvements, net	15,460,147	16,613,356
Furniture and equipment, net	471,871	434,839
Construction in progress	1,659,665	707,265
Totals	\$ 20,177,910	\$ 20,341,687

This year's additions to capital assets totaled \$2,340,054, which included the completion of the Locke-Breece HVAC renovation project, beginning the projects of new maintenance shops at Johnson Carver and Foster Heights, HVAC project at Foster Heights and interior renovations at Burg Jones, and the purchase of 3 new maintenance vehicles. However, the costs associated with the projects were offset by current year depreciation of \$2,503,831. The net change in capital assets for the year was a decrease of \$163,777.

We present more detailed information on capital assets in Note 5 in the notes to the financial statements.

**Housing Authority of the City of Monroe
Management's Discussion and Analysis (MD&A)
June 30, 2025**

Debt

Our long-term debt includes a mortgage/grant payable to LHC of \$1,346,358. This obligation to LHC is forgiven in 5 years from lease-up if the Housing Authority meets the terms and conditions of leasing. We present more details about our long-term liabilities in Note 10 in the notes to the financial statements.

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 fund programs are multiple year budgets and have remained relatively stable. Capital fund programs 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 Janet Sanderford, Accounting Director, at the Housing Authority of the City of Monroe, 300 Harrison Street, Monroe, Louisiana 71201, telephone number (318) 998-3761.

Housing Authority of the City of Monroe

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BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF MONROE

**ENTERPRISE FUNDS
Statement of Net Position
June 30, 2025**

	Total Primary Government	Statement A Total Discretely Presented Component Units
	<u> </u>	<u> </u>
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents - unrestricted	\$ 8,451,189	\$ 1,036,030
Cash and cash equivalents - restricted	496,080	2,098,788
Investments - unrestricted	32,917,279	290,931
Investments - restricted	1,736	-
Accounts receivable, net	2,613,570	1,197,297
Notes receivable - due from component unit - current	185,246	-
Prepaid items and other assets	698,793	315,816
Inventory	16,658	-
	<u>45,380,551</u>	<u>4,938,862</u>
TOTAL CURRENT ASSETS		
NONCURRENT ASSETS:		
Capital Assets, net		
Land and construction in progress	4,245,892	1,762,405
Buildings and equipment, net	15,932,018	24,444,476
Notes receivable - noncurrent	-	-
Notes receivable - due from component unit - noncurrent	2,204,766	-
Syndication costs, net	-	208,624
	<u>22,382,676</u>	<u>26,415,505</u>
TOTAL NONCURRENT ASSETS		
TOTAL ASSETS	<u>\$ 67,763,227</u>	<u>\$ 31,354,367</u>

(continued)

HOUSING AUTHORITY OF THE CITY OF MONROE

**ENTERPRISE FUNDS
Statement of Net Position
June 30, 2025**

	Total Primary Government	Statement A Total Discretely Presented Component Units
	<u> </u>	<u> </u>
LIABILITIES		
CURRENT LIABILITIES		
Accounts and other payables	\$ 1,270,838	\$ 1,473,185
Accrued liabilities	805,364	1,518,427
Unearned revenue	84,364	22,826
Current portion of compensated absences payable	1,392,260	-
Current portion of notes payable	-	671,904
Current Liabilities Paid with Restricted Assets:		
Deposits due others	406,038	189,130
TOTAL CURRENT LIABILITIES	<u>3,958,864</u>	<u>3,875,472</u>
NONCURRENT LIABILITIES		
Compensated absences payable	488,263	-
Mortgage/grant payable - LHC	1,346,358	-
Notes payable - noncurrent	-	20,105,335
Other noncurrent liabilities	-	2,739,681
TOTAL NONCURRENT LIABILITIES	<u>1,834,621</u>	<u>22,845,016</u>
TOTAL LIABILITIES	<u>5,793,485</u>	<u>26,720,488</u>
NET POSITION		
Net investment in capital assets	17,982,429	5,429,642
Restricted for FSS and HAP	88,806	-
Restricted for Replacement Reserves	-	1,902,673
Unrestricted	43,898,507	(2,698,436)
TOTAL NET POSITION	<u>\$ 61,969,742</u>	<u>\$ 4,633,879</u>

(concluded)

THE NOTES TO THE FINANCIAL STATEMENTS ARE AN INTEGRAL PART OF THIS STATEMENT.

HOUSING AUTHORITY OF THE CITY OF MONROE
ENTERPRISE FUNDS
Statement of Revenues, Expenses, and Changes in Fund Net Position
For the Year Ended June 30, 2025

		Statement B
	Total Primary Government	Total Discretely Presented Component Units
OPERATING REVENUES		
Dwelling related income	\$ 4,538,112	\$ 4,440,923
Other	1,462,434	5,252
Federal grants	20,160,979	-
TOTAL OPERATING REVENUES	26,161,525	4,446,175
OPERATING EXPENSES		
Administration	4,549,368	1,215,178
Tenant services	246,414	1,607
Utilities	543,888	288,863
Ordinary maintenance & operations	6,270,284	2,004,073
Protective services	430,508	33,689
General expenses	2,362,430	1,015,770
Housing assistance payments	10,112,015	-
Depreciation	2,503,831	1,275,220
TOTAL OPERATING EXPENSES	27,018,738	5,834,400
Income (loss) from Operations	(857,213)	(1,388,225)
NONOPERATING REVENUES (EXPENSES)		
Investment earnings and gains/losses	1,466,446	42,784
Interest expense	-	(404,694)
Gains/losses on disposal of capital assets	-	1,482,485
TOTAL NONOPERATING REVENUES (EXPENSES)	1,466,446	1,120,575
Net income (loss) before capital contributions	609,233	(267,650)
Capital contributions	2,056,900	-
Change in net position	2,666,133	(267,650)
NET POSITION - BEGINNING	59,303,609	4,901,529
NET POSITION - ENDING	\$ 61,969,742	\$ 4,633,879

THE NOTES TO THE FINANCIAL STATEMENTS ARE AN INTEGRAL PART OF THIS STATEMENT.

HOUSING AUTHORITY OF THE CITY OF MONROE

**ENTERPRISE FUNDS
Statement of Cash Flows
For the Year Ended June 30, 2025**

	Statement C
	Total Primary Government
CASH FLOWS FROM OPERATING ACTIVITIES	
Rental receipts	\$ 4,487,611
Other receipts	1,680,240
Payments to vendors	(11,331,723)
Payments to employees	(2,463,374)
Payments to private landlords	(10,112,015)
Payments to others	(25,000)
Federal grants	<u>19,653,267</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>1,889,006</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase capital assets	(2,340,055)
Proceeds from loan/grant related to capital	22,685
Capital contributions	<u>2,056,900</u>
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(260,470)</u>
CASH FLOW FROM INVESTING ACTIVITIES	
Proceeds from notes receivable	86,376
Investment earnings and gains/losses	1,466,447
Purchase of investments	<u>(1,359,750)</u>
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>193,073</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,821,609
CASH AND CASH EQUIVALENTS - BEGINNING	<u>7,125,660</u>
CASH AND CASH EQUIVALENTS - ENDING	<u>\$ 8,947,269</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (857,213)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	2,503,831
Change in assets and liabilities:	
Accounts receivable, net	(685,106)
Inventories	(5,855)
Prepaid items and other assets	(9,631)
Accounts payable	616,030
Accrued expenses	54,571
Unearned revenue	(9,488)
Deposits due others	398
Compensated absences	<u>281,469</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 1,889,006</u>

THE NOTES TO THE FINANCIAL STATEMENTS ARE AN INTEGRAL PART OF THIS STATEMENT.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

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Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES The accompanying financial statements of the Housing Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

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 affordable housing. 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 City of Monroe, serve a staggered term of four years.

The Housing Authority has the following units:

		<u>No. of Units</u>
PHA Owned Housing	FW 2006	1488
Section 8		
Housing Choice Vouchers	FW 2072 (VO)	1558
Monroe Homeownership		10

GASB Standards establish criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of these Standards, 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 Standards, 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.

The Housing Authority is a related organization of the City of Monroe since the City of Monroe appoints a voting majority of the Housing Authority's governing board. The City of Monroe 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 City of Monroe. Accordingly, the Housing Authority is not a component unit of the financial reporting entity of the City of Monroe.

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 criterion for including a potential component unit within the reporting entity is financial accountability.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

The GASB has set forth criteria to be considered in determining financial accountability, which includes:

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 and a financial benefit or burden is present.
3. Organizations for which the reporting entity's 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 the following component unit should be considered as part of the Housing Authority reporting entity.

Blended Component Units:

Monroe Housing Facilities Corporation ("Corporation") is a legally separate entity. The Board is the same as the Board of Commissioners of the Housing Authority. The Corporation is fiscally dependent on the Housing Authority because operations and administration of the Corporation are handled by the same personnel of the Housing Authority, and no costs are being charged to the Corporation for these services. Based on the above, it has been determined that the Corporation is a component unit of the Housing Authority and should be included in the Housing Authority's financial statements through blended presentation. The Corporation does not issue separate financial statements.

Monroe Affordable Homeownership Community Housing Development Organization, Inc. ("Homeownership") is a legally separate entity. The Board is the same as the Board of Commissioners of the Housing Authority. The Homeownership is fiscally dependent on the Housing Authority because operations and administration of the Homeownership are handled by the same personnel of the Housing Authority, and no costs are being charged for these services. Based on the above, it has been determined that Homeownership is a component unit of the Housing Authority and should be included in the Housing Authority's financial statements through blended presentation. Homeownership owns ten units of the Preservation Mills development. Also, Homeownership does not issue separate financial statements.

Discretely Presented Component Units:

The Housing Authority manages various tax credit properties and Section 202 properties. A review of the activities associated with these managed properties revealed eleven entities that are considered to be discretely presented component units of the Housing Authority. These properties are as follows:

Managing Agent (Section 202 Elderly Housing Projects and Tax Credit Projects)

Fiscal year ends June 30 th :	<u>No. of Units</u>
Ouachita Grand Plaza, Inc.	91
Passman Plaza, Inc.	41
Passman Plaza II, Inc.	39
South Pointe, LLP	37
South Pointe II, LLP	44
South Pointe III, LLP	36

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

South Pointe IV, LLP	
South Pointe IV	6
Alabama Place, LLP	16
Preservation Mills	10
Fiscal year ends December 31st:	
Claiborne Creek Inc	
Claiborne Creek Apartments, LLP	72
Claiborne Creek II, LLP	60
Chauvin Pointe, LLP	74
Chauvin Pointe II, LLP	65
Preservation Mills	3
Passman Plaza III, Inc.	60
Robinson Place II	50
Preservation Mills, Nonprofit	

As of fiscal year end, Ouachita Grand Plaza, Inc. was assumed by a development company and will not be managed by the Housing Authority.

The Board of Directors that oversee these organizations are appointed by the Board of the Housing Authority. Additionally, these organizations provide a financial benefit/burden to the Housing Authority. Based on this criteria, it is determined that these organizations should be included in the Housing Authority’s financial statements through discrete presentation. These organizations issue separate audited financial statements and can be obtained by contacting the Housing Authority.

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 is maintained consistent with legal and managerial requirements.

All funds of the Housing Authority are classified as proprietary. The general fund accounts for the transactions of the public housing low rent program, the capital fund program, the resident opportunities and supportive services program, the economic development program, and the Central Office Cost Center. The tenant-based Section 8 fund accounts for the tenant-based Section 8 programs. The management fees fund accounts for the activity of Section 202 elderly housing projects and tax credit properties for which the Housing Authority is the managing agent. The Monroe housing facilities fund accounts for the activity of the Monroe Housing Facilities Corporation and the Monroe homeownership fund accounts for the activity of the Monroe Affordable Homeownership Community Housing Development Organization, Inc., which includes the ten units owned of the Preservation Mills development.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

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, liabilities, and deferred outflows/inflows of resources associated with the operation of these funds are included on the statement of net position.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Housing Authority's funds are rent and maintenance charges to residents and administration fees earned. Operating expenses for proprietary funds include the administrative costs of providing the service and the housing assistance payments to residents. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. CASH AND CASH EQUIVALENTS Cash includes amounts in demand deposits and interest-bearing demand deposits. Cash equivalents include amounts in time deposits 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.

E. INVESTMENTS Investments are limited by LSA-R.S. 33:2955 and the Housing Authority's 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 fair value except for the following which are required/permitted per GASB Statement No. 31:

1. 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.
2. The Housing Authority reported at amortized cost money market investments and *participating* interest-earning investment contracts that have a remaining maturity at time of purchase of one year or less.

Definitions:

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

Money market investments are short-term, highly liquid debt instruments that include U. S. Treasury obligations.

F. SHORT-TERM INTERFUND RECEIVABLES/PAYABLES During the course of operations, numerous transactions occur between individual funds for services rendered. These receivables and payables are classified as due from other funds or due to other funds on the statement of net position. Short-term interfund loans are classified as interfund receivables/payables.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

G. INVENTORY All purchased inventory items are valued at cost using just-in-time method. Materials and supplies at the project level are expensed as they are purchased.

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

I. CAPITAL ASSETS Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$5,000 for any movable items. The capitalization threshold for intangible assets is \$200,000. Donated capital assets are recorded at their acquisition value. Estimated useful life is management's estimate of how long the asset is expected to meet service demands.

Any expenditures incurred for purposes of improving any buildings or structure or any site improvement will be expensed up to \$100,000, excluding repairs that involve returning an asset to its existing state (roof repairs where shingles are being replaced and the replacement of rotten wood where found).

Straight line depreciation is used based on the following estimated useful lives using a full-year convention method:

Site improvements	15 years
Buildings	30 years
Furniture and equipment	5 - 7 years

J. UNEARNED REVENUES The Housing Authority reports unearned revenues on its statement of net position. Unearned 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 unearned revenue is removed from the statement of net position and the revenue is recognized.

K. COMPENSATED ABSENCES Although the Housing Authority is no longer under Louisiana Civil Service, the Housing Authority still follows Louisiana Civil Service policies for accumulated annual, compensatory, 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. The Board may approve payment of one-half of sick leave if the employee has been with the Housing Authority for ten years and is 55 years of age. Compensatory leave credited to an employee may be used by the employee or may be paid out to the employee at any time. The Board may approve employees' extended time off prior to their retirement, to use accumulated leave balances above the compensated absence payout policy.

L. RESTRICTED NET POSITION Net position is reported as restricted when constraints placed on net position use are 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.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted net position is available. The restricted net position reported in the Statement of Net Position as of fiscal year end June 30, 2025 of \$88,806, which FSS escrow forfeitures was \$34,017, Emergency Housing (EHV) program housing assistance payments (HAP) was \$7,152, and Housing Choice Voucher (HCV) program housing assistance payments (HAP) was \$47,637, is restricted by enabling legislation.

M. INTERFUND ACTIVITY Interfund activity is reported as loans, services provided, reimbursements, or transfers. Loans are reported as interfund receivables and payables as appropriate. Services provided, deemed to be at market, or near market rates, are treated as revenues and expenses.

All other interfund transfers are reported as transfers. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers.

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 statement 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 - CASH AND CASH EQUIVALENTS

Primary Government

The Housing Authority's deposits are recorded at cost. The carrying amount of deposits totaled \$41,866,284, which includes \$32,919,015 held in certificates of deposit that are classified as investments and \$497,816 in deposits due others classified as restricted deposits.

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

Credit Rate Risk: The Housing Authority's investments are in certificates of deposit, which do not have credit ratings; however, the Housing Authority's policy does not address credit rate risk.

Custodial Credit Risk-Deposits: In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. As of June 30, 2025 the Housing Authority bank balance was \$42,287,727 in which \$2,000,000 was covered with federal depository insurance (GASB Category 1) and the remaining balance of \$40,287,727 was collateralized with securities held by the pledging financial institution's trust department or agent, but not in the Housing Authority's name (GASB Category 3). Even though the pledged securities are considered uncollateralized under the provisions of GASB Statement 3, Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within 10 days of being notified by the Housing Authority that the fiscal agent has failed to pay deposited funds upon request. The Housing Authority's policy does not address custodial credit risk.

Component Unit Unrestricted

Money Market Checking/Savings accounts	<u>\$ 1,036,030</u>
--	---------------------

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

Restricted cash and investments: Restricted cash and investments at June 30, 2025, consisted of the following:

Primary Government

Security deposits	\$ 407,274
FSS Escrow	1,736
FSS Forfeitures	34,017
EHV/HCV HAP deposits	<u>54,789</u>
	<u>\$ 497,816</u>

Component Unit

Restricted Cash

Security deposits	\$ 196,115
Development & escrow funds	<u>1,902,673</u>
	<u>\$ 2,098,788</u>

Investments

Unrestricted Investments	<u>\$ 290,931</u>
Total Investments	<u>\$ 290,931</u>

NOTE 3 - ACCOUNTS RECEIVABLE The receivables at June 30, 2025, are as follows:

Primary Government

Class of Receivables	Total
Local sources:	
Tenants, net of allowance of \$39,664	\$ 93,105
Other governments	13,538
Affiliates & management properties, net of allowance of \$1,198,630	1,193,399
Fraud recovery, net of allowance of \$201,721	40,828
Accrued interest receivable - Robinson Place II, LP, net of allowance of \$258,007	-
Federal sources:	
Due from HUD	<u>1,272,700</u>
Total	<u>\$ 2,613,570</u>

The accounts receivable for affiliates and management properties are balances due from other entities the Housing Authority manages or are in development and accounts receivable for fraud repayment agreements for fraudulently reporting wrong income amounts for past rental calculations. The Housing Authority had established \$1,698,022 in allowance for doubtful as of June 30, 2025, in which General fund is \$782,074, Tenant Based Section 8 is \$78,581 and Blended Component Units is \$837,367.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

Component Unit

Class of Receivables	Total
Tenants, net of allowance of \$1,984	\$ 32,811
Development projects & miscellaneous	1,164,486
Total	\$ 1,197,297

NOTE 4 - NOTES RECEIVABLE The Housing Authority entered into a note receivable during the year ended June 30, 2013. The note receivable was between Monroe Housing Facilities and Alabama Place for cost incurred with the construction of the property in the amount of \$541,648 at an interest rate of 3%. The amount of the note receivable at June 30, 2025 was \$128,623. Of this amount, \$41,596 is due within a year to Monroe Housing Facilities.

During the fiscal year ended June 30, 2017, the Housing Authority’s Monroe Housing Facilities fund entered into two notes receivables. One note was with Claiborne Creek I for \$877,731 and the other note was with Claiborne Creek II for \$691,560, in order to provide a bridge loan until permanent financing could be arranged, at an interest rate of 3%. The amount of these notes receivable at June 30, 2025 was \$811,389 in which \$107,170 is due within one year.

During the fiscal year ended June 30, 2019, the Housing Authority had approved for the Monroe Housing Facilities fund to enter into a notes receivable with Robinson Place II Development up to \$2,000,000 to facilitate financing to construct the new development at an interest rate of 4%; however, the amount of the note receivable used was \$1,450,000. The amount of this notes receivable at June 30, 2025 was \$1,450,000 in which \$36,480 is due within one year.

The Housing Authority expects to receive the notes receivable in full; and therefore, no allowance for doubtful accounts was recorded.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

NOTE 5 - CAPITAL ASSETS The balances and changes in capital assets are as follows:

Primary Government

	Balance Beginning	Additions	Deletions	Balance Ending
Capital Assets, nondepreciable				
Land	\$ 2,586,227	\$ -	\$ -	\$ 2,586,227
Construction in progress	707,265	2,056,900	1,104,500	1,659,665
Total capital assets, non depreciable	<u>3,293,492</u>	<u>2,056,900</u>	<u>1,104,500</u>	<u>4,245,892</u>
Capital assets, depreciable				
Buildings and site improvements	104,126,379	1,220,600	-	105,346,979
Furniture and equipment	2,256,684	167,054	-	2,423,738
Total capital assets, depreciable	<u>106,383,063</u>	<u>1,387,654</u>	<u>-</u>	<u>107,770,717</u>
Less accumulated depreciation				
Buildings and site improvements	87,513,023	2,373,807	-	89,886,830
Furniture and equipment	1,821,845	130,024	-	1,951,869
Total	<u>89,334,868</u>	<u>2,503,831</u>	<u>-</u>	<u>91,838,699</u>
Net Depreciable Assets	<u>17,048,195</u>	<u>(1,116,177)</u>	<u>-</u>	<u>15,932,018</u>
Total capital assets, net	<u>\$ 20,341,687</u>	<u>\$ 940,723</u>	<u>\$ 1,104,500</u>	<u>\$ 20,177,910</u>

Component Unit

	Balance Ending
Capital Assets, nondepreciable	
Land	\$ 1,762,405
Buildings and site improvements	44,434,850
Furniture and equipment	2,129,918
Total capital assets, depreciable	<u>48,327,173</u>
Less accumulated depreciation	<u>(22,120,292)</u>
Total capital assets, net	<u>\$ 26,206,881</u>

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

NOTE 6 - RETIREMENT SYSTEM The Housing Authority participates in the Housing-Renewal and Local Agency Retirement Plan, administered by Broussard, Bush & Hurst, 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 regular and full-time employees are eligible to participate in the plan on the first day of the month after completing six months of continuous and uninterrupted employment. Plan provisions and changes to plan contributions are determined by the Board of the Housing Authority. The Housing Authority does not have any assets in a trust to fund pension benefits.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The employer is required to make monthly contributions equal to 14.0 percent of each participant's basic (excludes overtime) compensation.

The Housing Authority's contribution for each employee and income allocated to the employee's account are 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 used to offset future contributions of the Housing Authority.

Normal retirement date shall be the first day of the month following the employee's 65th birthday or after 10 years of participation in the plan.

The Housing Authority's contributions were calculated using the base salary amount of \$4,378,033. The members' contributions were \$5,703 for the year ended June 30, 2025. The Housing Authority made the required contributions of \$489,756 for the year ended June 30, 2025.

During the fiscal year ended June 30, 2025, the Housing Authority had \$11,427 in forfeitures that was recognized in the current year pension expense. At June 30, 2025, the Housing Authority had \$0 in payables to the retirement plan for the June 2025 employee and employer required contributions.

NOTE 7 - ACCOUNTS AND OTHER PAYABLES The payables at June 30, 2025, are as follows:

Primary Government

Vendors	\$ 174,647
Other governments - PILOT	363,228
Contractor payable	<u>732,963</u>
	<u>\$ 1,270,838</u>

Component Unit

Vendors and contractors payable	\$ 1,473,185
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Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

NOTE 8 - ACCRUED LIABILITIES The accrued liabilities at June 30, 2025, are as follows:

Primary Government

Salaries and benefits	\$	172,376
Retainage		145,747
Payables to affiliates		487,241
Total	\$	805,364

Of the \$145,747 in retainage payable, retainage of \$116,160 is related to capital asset construction and reduces net investment in capital assets.

Component Unit

Payables to affiliates	\$	1,518,427
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NOTE 9 - COMPENSATED ABSENCES At June 30, 2025, employees of the Housing Authority have accumulated and vested \$1,880,523 of employee leave benefits, which was computed in accordance with GASB Codification Section C60. In the past, the liability has been liquidated by the General fund and Tenant Based Section 8 fund.

NOTE 10 - LONG-TERM LIABILITES The following is a summary of the long-term liabilities for the year ended June 30, 2025:

Primary Government

	Balance July 1, 2024	Increases	Decreases	Balance June 30, 2025	Current Portion of Balance
Compensated Absences *	\$ 1,599,054	\$ 281,469	\$ -	\$ 1,880,523	\$ 1,392,260
Mortgage/Grant Payable	1,323,673	22,685	-	1,346,358	-
	\$ 2,922,727	\$ 304,154	\$ -	\$ 3,226,881	\$ 1,392,260

* The change in compensated absences above is a net change for the year.

In May 2019, Monroe Homeownership signed a permanent loan agreement under the Neighborhood Landlord Rental Program with Louisiana Housing Corporation (LHC) for construction of ten units in the Preservation Mills development. The loan agreement was to pay the construction loan and other construction associated with the ten units, in the amount up to \$1,477,191. The terms and conditions of the agreement state that Monroe Homeownership must rent these units to qualified households, meeting certain income requirements, for a period of five years. As long as Monroe Homeownership meets the terms and conditions for the qualified period, then the loan is forgiven. However, if the terms and conditions are not met, then the full balance is owed at 0% interest, in five years from the initial lease up of an eligible tenant. Additionally, in the agreement, Monroe Homeownership listed the Monroe Housing Facilities Corporation as the guarantor of the loan. During fiscal year ended June 30, 2025, the Housing Authority received the final amount of \$22,685 for construction costs paid during fiscal year 2023, leaving \$1,346,358 as the total payable to LHC. The first unit leased within

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

this development was in December 2020. Therefore, the expected end date of the compliance period is December 2025.

See Notes 11 and 19 to the financial statements for additional information.

Component Unit

Notes & Mortgages payable for the Component Units are summarized below. More detail can be found in the individual entity audit reports.

	Ending Balances
Claiborne Creek Inc.	\$ 2,591,454
South Pointe Housing Inc.	2,020,200
South Pointe Phase II, Inc.	2,615,100
South Pointe Phase III, Inc.	3,097,300
South Pointe Phase IV, Inc.	1,736,579
Passman Plaza, Inc.	2,052,000
Passman Plaza II, Inc.	1,997,500
Robinson Place II, LP	4,667,106
Total Notes & Mortgages Payable	20,777,239
Less Current Maturities	671,904
Total Noncurrent Notes & Mortgages Payable	\$ 20,105,335

NOTE 11 - COMMITMENTS AND CONTINGENCIES

Litigation At June 30, 2025, the Housing Authority was involved in various litigation. It is the opinion of the legal advisor of the Housing Authority that this litigation would not have a material effect on the financial statements.

Grant Disallowances The Housing Authority participates in a number of state and 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. The Housing Authority management believes that the amount of disallowances, if any, which may arise from future audits will not be material.

Loan Guarantor In May 2019, the Housing Authority and its affiliates signed permanent loan agreements under the Neighborhood Landlord Rental Program with Louisiana Housing Council for the construction of twenty-three units for the Preservation Mills Development. Ten units are owned by South Pointe IV Inc., ten units owned by Monroe Affordable Homeownership Community Housing Development Organization, Inc. and three units owned by Claiborne Creek Inc. Based on the agreements, these units are required to be housed for a period of five years to qualified low-income residents. If the compliance is met for the five-year period, then each entity is forgiven for the loan; however, if the compliance is not met, then these entities will be required to pay the full principal balance at 0% interest. In all three entity agreements, Monroe Housing Facility Corporation is named as the guarantor of the loan.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

Although the maximum principal balance of the three agreements is \$3,399,037, that amount received from LHC as of June 30, 2025 for this program was \$3,102,314.

Construction Commitments There are certain construction contracts at June 30, 2025. The Housing Authority had five open contracts at fiscal year-end for repairs and renovations. The contracts outstanding at June 30, 2025 are as follows:

<u>Contactor</u>	<u>Project</u>	<u>Contract Amt</u>	<u>Work To Date</u>	<u>Remaining Balance</u>
Amethyst Construction	Parking Lot Resurfacing - McKeen	\$ 155,049	\$ 139,544	\$ 15,505
Dave Jackson Builders	Mail Center and Parking Lot - Miller Square	169,900	152,910	16,990
D & L of Ouachita	HVAC Renovations - Foster Heights	1,799,000	615,410	1,183,590
Rock Enterprises	Interior Modernization - Burg Jones	3,049,990	299,250	2,750,740
Ryan Watson Construction	Maintenance Shops - Johnson Carver and Foster Heights	525,760	444,368	81,392
		<u>\$ 5,699,699</u>	<u>\$ 1,651,482</u>	<u>\$ 4,048,217</u>

NOTE 12 - 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 through the Louisiana Housing Council Authorities Group Self-Insurance Trust; however, the Housing Authority does not carry flood insurance except for on one property. This self-insurance program is a public entity risk pool, which has been approved by both the State of Louisiana Insurance Commission and the Department of Housing and Urban Development. The Trust operates as any other commercial insurance company. Five insurance companies currently share the excess coverage insurance. No additional assessments can be made against the Housing Authority. The Housing Authority is responsible only for the premium payments. The current policy limits on most commercial coverage has been in effect for multiple years. Settled claims have not exceeded commercial excess coverage in any of the last three years. The Housing Authority has not made any significant reductions in insurance coverage.

In June 2019, the Board of Commissioners approved for the Housing Authority to establish a self-insurance fund to cover future flooding costs in the amount of \$2,000,000. However, as of June 30, 2025, no action has been taken regarding the resolution.

NOTE 13 - ECONOMIC DEPENDENCE Due to the amount of funding received, the Housing Authority is economically dependent on the Department of Housing and Urban Development. The Department of Housing and Urban Development provided \$22,217,879 to the Housing Authority, which represents approximately 74% of the Housing Authority's total revenue for the year.

NOTE 14 - RESERVES HELD WITH HUD Due to HUD operating the Section 8 Housing Choice Voucher (HCV) Program and the Emergency Housing Voucher (EHV) Program under cash management, HUD maintains reserves for the Housing Authority that have not been utilized. As of June 30, 2025, the Housing Authority had \$5,729 in HUD-Held Reserves for the HCV Program and \$72,744 in HUD-Held Reserves for the EHV Program.

Housing Authority of the City of Monroe
Notes to the Financial Statements
June 30, 2025

NOTE 15 - RELATED PARTY TRANSACTIONS The following entities are managed by the Housing Authority and considered to be affiliates. The related entities have officers who are on the Housing Authority Board and some who are employees of the Housing Authority. As noted in these notes to financial statements, accounts receivable from these entities were \$1,193,399 as of June 30, 2025, notes receivable and accrued interest due from these entities were \$2,390,012 and \$0, net of allowance, respectively as of June 30, 2025. Additionally, the Housing Authority billed \$379,676 in management fees to these entities during the year.

Tax Credit

Claiborne Creek Apartments, I
Claiborne Creek Apartments, II
Robinson Place II, LP
Alabama Place

Other Managed Entities

Preservation Mills
St. John Plaza
Ouachita Grand Plaza, Inc.
Passman Plaza, I
Passman Plaza, II
South Pointe I
South Pointe II
South Pointe III

NOTE 16 - NEW GASB STANDARDS In the current fiscal year, the Housing Authority implemented Statement No. 101 – *Compensated Absences*. This statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has not been used but not been paid in cash or settled through noncash means. Due to the current leave policies of the Housing Authority, the adoption of this standard no material impact on the Housing Authority’s financial statements or notes to the financial statements.

NOTE 17 - INSURANCE PROCEEDS In the fiscal year ended June 30, 2025, the Housing Authority received \$337,460 in insurance proceeds from fire damage of a unit at Locke Breece, for vehicle damage to a unit at Johnson Carver, and fire damage of a unit at Robinson Place, which is classified as other income in the statement of revenues, expenses, and changes in fund net position.

NOTE 18 - SUBSEQUENT EVENTS In July 2025, Mr. Odell Riley was approved by Mayor Friday Ellis to take Mr. Rick Miller’s position on the Board.

In September 2025, the Board voted to approve contract of \$107,000 for roof replacement for South Pointe III property managed by the Housing Authority with funds from the Monroe Housing Facilities Corporation.

OTHER SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF MONROE

ENTERPRISE FUNDS
Combining Statement of Net Position for the Discretely Presented Component Units
June 30, 2025

	Claiborne Creek Inc.	South Pointe Housing Inc.	South Pointe Phase II, Inc.	South Pointe Phase III, Inc.	South Pointe IV, Inc.
ASSETS					
CURRENT ASSETS:					
Cash and cash equivalents - unrestricted	\$ 533,445	\$ 13,429	\$ 6,873	\$ 13,700	\$ 238,937
Cash and cash equivalents - restricted	609,577	63,067	125,009	104,878	9,400
Investments - unrestricted	290,931	-	-	-	-
Accounts receivable, net	33,353	81	4,121	830	42,001
Prepaid items and other assets	109,890	27,731	25,967	24,708	42,744
TOTAL CURRENT ASSETS	1,577,196	104,308	161,970	144,116	333,082
NONCURRENT ASSETS:					
Capital Assets, net					
Land and construction in progress	861,091	132,500	138,624	37,190	80,500
Buildings and equipment, net	10,097,869	723,124	1,147,079	1,708,795	2,858,541
Syndication costs, net	206,499	-	-	-	-
TOTAL NONCURRENT ASSETS	11,165,459	855,624	1,285,703	1,745,985	2,939,041
TOTAL ASSETS	12,742,655	959,932	1,447,673	1,890,101	3,272,123
LIABILITIES					
CURRENT LIABILITIES					
Accounts and other payables	39,734	233,815	77,892	103,375	483,838
Accrued liabilities	322,411	-	-	-	322
Unearned revenue	12,103	1,450	635	461	3,654
Current portion of notes payable	605,577	-	-	-	41,596
Current Liabilities Paid with Restricted Assets:					
Deposits due others	111,830	9,496	10,514	9,769	9,400
TOTAL CURRENT LIABILITIES	1,091,655	244,761	89,041	113,605	538,810
NONCURRENT LIABILITIES					
Notes & Mortgage payable - noncurrent	1,985,877	2,020,200	2,615,100	3,097,300	1,694,983
Other noncurrent obligations	1,191,913	-	-	-	-
TOTAL NONCURRENT LIABILITIES	3,177,790	2,020,200	2,615,100	3,097,300	1,694,983
TOTAL LIABILITIES	4,269,445	2,264,961	2,704,141	3,210,905	2,233,793
NET POSITION					
Net Investment in capital assets	8,367,506	(1,164,576)	(1,329,397)	(1,351,315)	1,202,462
Restricted	492,268	53,524	113,536	95,045	-
Unrestricted	(386,564)	(193,977)	(40,607)	(64,534)	(164,132)
TOTAL NET POSITION	\$ 8,473,210	\$ (1,305,029)	\$ (1,256,468)	\$ (1,320,804)	\$ 1,038,330

Exhibit 1

Passman Plaza, Inc.	Passman Plaza II, Inc.	Robinson Place II, LP	Ouachita Grand Plaza	Preservation Mills	Total Discretely Presented Component Units
\$ 16,330	\$ 20,215	\$ 76,893	\$ 48,936	\$ 67,272	\$ 1,036,030
367,785	478,362	340,042	668	-	2,098,788
-	-	-	-	-	290,931
286	4,360	19,442	3,498	1,089,325	1,197,297
30,022	24,500	30,254	-	-	315,816
<u>414,423</u>	<u>527,437</u>	<u>466,631</u>	<u>53,102</u>	<u>1,156,597</u>	<u>4,938,862</u>
252,500	130,000	130,000	-	-	1,762,405
567,482	634,762	6,706,824	-	-	24,444,476
-	-	2,125	-	-	208,624
<u>819,982</u>	<u>764,762</u>	<u>6,838,949</u>	<u>-</u>	<u>-</u>	<u>26,415,505</u>
<u>1,234,405</u>	<u>1,292,199</u>	<u>7,305,580</u>	<u>53,102</u>	<u>1,156,597</u>	<u>31,354,367</u>
48,773	118,258	12,168	355,332	-	1,473,185
-	-	9,786	-	1,185,908	1,518,427
414	351	3,758	-	-	22,826
-	-	24,731	-	-	671,904
<u>11,836</u>	<u>11,429</u>	<u>14,856</u>	<u>-</u>	<u>-</u>	<u>189,130</u>
<u>61,023</u>	<u>130,038</u>	<u>65,299</u>	<u>355,332</u>	<u>1,185,908</u>	<u>3,875,472</u>
2,052,000	1,997,500	4,642,375	-	-	20,105,335
-	-	1,547,768	-	-	2,739,681
<u>2,052,000</u>	<u>1,997,500</u>	<u>6,190,143</u>	<u>-</u>	<u>-</u>	<u>22,845,016</u>
<u>2,113,023</u>	<u>2,127,538</u>	<u>6,255,442</u>	<u>355,332</u>	<u>1,185,908</u>	<u>26,720,488</u>
(1,232,018)	(1,232,738)	2,169,718	-	-	5,429,642
355,714	466,869	325,049	668	-	1,902,673
(2,314)	(69,470)	(1,444,629)	(302,898)	(29,311)	(2,698,436)
<u>\$ (878,618)</u>	<u>\$ (835,339)</u>	<u>\$ 1,050,138</u>	<u>\$ (302,230)</u>	<u>\$ (29,311)</u>	<u>\$ 4,633,879</u>

HOUSING AUTHORITY OF THE CITY OF MONROE

ENTERPRISE FUNDS

**Combining Statement of Revenues, Expenses and Changes in Fund Net Position
For the Discretely Presented Component Units
For the Year Ended June 30, 2025**

	<u>Claiborne Creek Inc.</u>	<u>South Pointe Housing Inc.</u>	<u>South Pointe Phase II, Inc.</u>	<u>South Pointe Phase III, Inc.</u>	<u>South Pointe IV, Inc.</u>
OPERATING REVENUES					
Dwelling related income	\$ 2,075,276	\$ 224,497	\$ 248,148	\$ 196,449	\$ 240,769
Other income	-	-	-	-	26
Total operating revenues	<u>2,075,276</u>	<u>224,497</u>	<u>248,148</u>	<u>196,449</u>	<u>240,795</u>
OPERATING EXPENSES					
Administration	598,014	68,183	69,296	60,838	83,816
Tenant services	-	-	-	-	-
Utilities	128,562	9,080	11,494	15,783	5,520
Ordinary maintenance and operations	958,783	132,909	127,000	104,428	80,466
Protective services	-	-	-	-	-
General expenses	443,367	42,192	38,437	36,181	71,244
Depreciation and amortization	546,415	44,639	65,083	89,197	97,129
Total operating expenses	<u>2,675,141</u>	<u>297,003</u>	<u>311,310</u>	<u>306,427</u>	<u>338,175</u>
Income (loss) from operations	<u>(599,865)</u>	<u>(72,506)</u>	<u>(63,162)</u>	<u>(109,978)</u>	<u>(97,380)</u>
NONOPERATING REVENUES (EXPENSES)					
Interest earnings	30,946	298	523	778	141
Interest expense	(105,595)	-	-	-	(4,318)
Gain (loss) on sale of capital assets	-	-	-	-	-
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(74,649)</u>	<u>298</u>	<u>523</u>	<u>778</u>	<u>(4,177)</u>
Change in net position	(674,514)	(72,208)	(62,639)	(109,200)	(101,557)
NET POSITION - BEGINNING	<u>9,147,724</u>	<u>(1,232,821)</u>	<u>(1,193,829)</u>	<u>(1,211,604)</u>	<u>1,139,887</u>
NET POSITION AT END OF YEAR	<u>\$ 8,473,210</u>	<u>\$ (1,305,029)</u>	<u>\$ (1,256,468)</u>	<u>\$ (1,320,804)</u>	<u>\$ 1,038,330</u>

Exhibit 2

Passman Plaza, Inc.	Passman Plaza II, Inc.	Robinson Place II, LP	Ouachita Grand Plaza	Preservation Mills	Total Discretely Presented Component Units
\$ 234,790	\$ 208,212	\$ 417,790	\$ 594,992	\$ -	\$ 4,440,923
-	3,037	-	2,189	-	5,252
<u>234,790</u>	<u>211,249</u>	<u>417,790</u>	<u>597,181</u>	<u>-</u>	<u>4,446,175</u>
73,742	63,097	71,696	126,496	-	1,215,178
-	1,200	-	407	-	1,607
9,900	9,178	2,226	97,120	-	288,863
118,725	120,801	106,162	254,799	-	2,004,073
-	-	-	33,689	-	33,689
47,828	36,159	145,951	154,411	-	1,015,770
49,248	53,079	250,990	79,440	-	1,275,220
<u>299,443</u>	<u>283,514</u>	<u>577,025</u>	<u>746,362</u>	<u>-</u>	<u>5,834,400</u>
<u>(64,653)</u>	<u>(72,265)</u>	<u>(159,235)</u>	<u>(149,181)</u>	<u>-</u>	<u>(1,388,225)</u>
3,583	1,888	4,122	505	-	42,784
-	-	(225,435)	(69,346)	-	(404,694)
<u>-</u>	<u>-</u>	<u>-</u>	<u>1,510,984</u>	<u>(28,499)</u>	<u>1,482,485</u>
<u>3,583</u>	<u>1,888</u>	<u>(221,313)</u>	<u>1,442,143</u>	<u>(28,499)</u>	<u>1,120,575</u>
(61,070)	(70,377)	(380,548)	1,292,962	(28,499)	(267,650)
<u>(817,548)</u>	<u>(764,962)</u>	<u>1,430,686</u>	<u>(1,595,192)</u>	<u>(812)</u>	<u>4,901,529</u>
<u>\$ (878,618)</u>	<u>\$ (835,339)</u>	<u>\$ 1,050,138</u>	<u>\$ (302,230)</u>	<u>\$ (29,311)</u>	<u>\$ 4,633,879</u>

HOUSING AUTHORITY OF THE CITY OF MONROE

**ENTERPRISE FUNDS
Combining Schedules of Net Position
June 30, 2025**

Exhibit 3

	<u>GENERAL</u>	<u>TENANT BASED SECTION 8</u>	<u>MANAGEMENT FEES</u>	<u>BLENDED COMPONENT UNITS</u>	<u>ELIMIN.</u>	<u>TOTAL PRIMARY GOVERNMENT</u>
ASSETS						
CURRENT ASSETS:						
Cash and cash equivalents - unrestricted	\$ 5,092,440	\$ 1,083,776	\$ 671,170	\$ 1,603,803	\$ -	\$ 8,451,189
Cash and cash equivalents - restricted	404,574	88,806	-	2,700	-	496,080
Investments - unrestricted	26,892,435	-	1,075,876	4,948,968	-	32,917,279
Investments - restricted	-	1,736	-	-	-	1,736
Accounts receivable, net	2,425,510	41,158	-	146,902	-	2,613,570
Interfund receivable	47,086	-	-	-	(47,086)	-
Notes receivable - due from component unit - current	-	-	-	185,246	-	185,246
Prepaid items and other assets	680,757	-	-	18,036	-	698,793
Inventory	16,658	-	-	-	-	16,658
TOTAL CURRENT ASSETS	35,559,460	1,215,476	1,747,046	6,905,655	(47,086)	45,380,551
NONCURRENT ASSETS:						
Capital Assets, net						
Land and construction in progress	3,682,932	-	-	562,960	-	4,245,892
Buildings and equipment, net	14,494,840	23,653	-	1,413,525	-	15,932,018
Notes receivable - due from component unit - noncurrent	-	-	-	2,204,766	-	2,204,766
TOTAL NONCURRENT ASSETS	18,177,772	23,653	-	4,181,251	-	22,382,676
TOTAL ASSETS	53,737,232	1,239,129	1,747,046	11,086,906	(47,086)	67,763,227
LIABILITIES						
CURRENT LIABILITIES						
Accounts and other payables	1,259,721	3,653	2,062	5,402	-	1,270,838
Interfund payable	-	-	-	47,086	(47,086)	-
Accrued liabilities	295,448	20,652	1,773	487,491	-	805,364
Unearned revenue	48,639	35,725	-	-	-	84,364
Current portion of compensated absences payable	1,003,486	281,548	107,226	-	-	1,392,260
Current Liabilities Paid with Restricted Assets:						
Deposits due others	401,602	1,736	-	2,700	-	406,038
TOTAL CURRENT LIABILITIES	3,008,896	343,314	111,061	542,679	(47,086)	3,958,864
NONCURRENT LIABILITIES						
Compensated absences payable	454,028	14,413	19,822	-	-	488,263
Mortgage/grant payable - LHC	-	-	-	1,346,358	-	1,346,358
TOTAL CURRENT LIABILITIES	454,028	14,413	19,822	1,346,358	-	1,834,621
TOTAL LIABILITIES	3,462,924	357,727	130,883	1,889,037	(47,086)	5,793,485
NET POSITION						
Net investment in capital assets	17,328,649	23,653	-	630,127	-	17,982,429
Restricted for FSS and HAP	-	88,806	-	-	-	88,806
Unrestricted	32,945,659	768,943	1,616,163	8,567,742	-	43,898,507
TOTAL NET POSITION	\$ 50,274,308	\$ 881,402	\$ 1,616,163	\$ 9,197,869	\$ -	\$ 61,969,742

HOUSING AUTHORITY OF THE CITY OF MONROE

ENTERPRISE FUNDS
Combining Schedules of Revenues, Expenses, and Changes in Fund Net Position
For the Year Ended June 30, 2025

Exhibit 4

	GENERAL	TENANT BASED SECTION 8	MANAGEMENT FEES	BLENDED COMPONENT UNITS	ELIMIN.	TOTAL PRIMARY GOVERNMENT
OPERATING REVENUES						
Dwelling related income	\$ 4,459,005	\$ -	\$ -	\$ 79,107	\$ -	\$ 4,538,112
Other	1,104,838	296,966	379,676	36,479	(355,525)	1,462,434
Federal grants	8,911,446	11,249,533	-	-	-	20,160,979
TOTAL OPERATING REVENUES	14,475,289	11,546,499	379,676	115,586	(355,525)	26,161,525
OPERATING EXPENSES						
Administration	3,608,985	1,159,978	98,490	37,440	(355,525)	4,549,368
Tenant services	246,414	-	-	-	-	246,414
Utilities	524,528	-	-	19,360	-	543,888
Ordinary maintenance & operations	6,189,937	27,829	-	52,518	-	6,270,284
Protective services	430,508	-	-	-	-	430,508
General expenses	1,943,882	231,433	88,856	98,259	-	2,362,430
Housing assistance payments	-	10,112,015	-	-	-	10,112,015
Depreciation	2,451,832	8,598	-	43,401	-	2,503,831
TOTAL OPERATING EXPENSES	15,396,086	11,539,853	187,346	250,978	(355,525)	27,018,738
Income (loss) from Operations	(920,797)	6,646	192,330	(135,392)	-	(857,213)
NONOPERATING REVENUES (EXPENSES)						
Investment earnings and gains/losses	1,095,662	380	46,277	324,127	-	1,466,446
Net income (loss) before capital contributions	174,865	7,026	238,607	188,735	-	609,233
Capital contributions	2,056,900	-	-	-	-	2,056,900
Change in net position	2,231,765	7,026	238,607	188,735	-	2,666,133
NET POSITION - BEGINNING	48,042,543	874,376	1,377,556	9,009,134	-	59,303,609
NET POSITION - ENDING	\$ 50,274,308	\$ 881,402	\$ 1,616,163	\$ 9,197,869	\$ -	\$ 61,969,742

**The Elim. Column is to eliminate internal balances for primary government reporting

HOUSING AUTHORITY OF THE CITY OF MONROE

ENTERPRISE FUNDS
Combining Schedules of Cash Flows
For the Year Ended June 30, 2025

Exhibit 5

	GENERAL	TENANT BASED SECTION 8	MANAGEMENT FEES	BLENDED COMPONENT UNITS	TOTAL PRIMARY GOVERNMENT
CASH FLOWS FROM OPERATING ACTIVITIES					
Rental receipts	\$ 4,409,868	\$ -	\$ -	\$ 77,743	\$ 4,487,611
Other receipts	895,785	265,399	424,577	94,479	1,680,240
Payments to vendors	(9,931,022)	(1,177,867)	(80,558)	(142,276)	(11,331,723)
Payments to employees	(2,127,374)	(259,561)	(50,942)	(25,497)	(2,463,374)
Payments to private landlords	-	(10,112,015)	-	-	(10,112,015)
Payments to others	-	-	(25,000)	-	(25,000)
Federal grants	8,329,067	11,324,200	-	-	19,653,267
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	1,576,324	40,156	268,077	4,449	1,889,006
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase capital assets	(2,340,055)	-	-	-	(2,340,055)
Capital contributions	2,056,900	-	-	-	2,056,900
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(283,155)	-	-	22,685	(260,470)
CASH FLOW FROM INVESTING ACTIVITIES					
Proceeds from notes receivable	-	-	-	86,376	86,376
Investment earnings and gains/losses	1,095,662	381	46,277	324,127	1,466,447
Purchase of investments	(1,095,662)	(1,736)	(46,278)	(216,074)	(1,359,750)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	\$ -	\$ (1,355)	\$ (1)	\$ 194,429	\$ 193,073

(CONTINUED)

HOUSING AUTHORITY OF THE CITY OF MONROE

ENTERPRISE FUNDS
Combining Schedules of Cash Flows
For the Year Ended June 30, 2025

Exhibit 5

	GENERAL	TENANT BASED SECTION 8	MANAGEMENT FEES	BLENDED COMPONENT UNITS	TOTAL PRIMARY GOVERNMENT
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	\$ 1,293,169	\$ 38,801	\$ 268,076	\$ 221,563	\$ 1,821,609
CASH AND CASH EQUIVALENTS - BEGINNING	4,203,845	1,133,781	403,094	1,384,940	7,125,660
CASH AND CASH EQUIVALENTS - ENDING	<u>\$ 5,497,014</u>	<u>\$ 1,172,582</u>	<u>\$ 671,170</u>	<u>\$ 1,606,503</u>	<u>\$ 8,947,269</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Operating income (loss)	\$ (920,797)	\$ 6,646	\$ 192,330	\$ (135,392)	\$ (857,213)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:					
Depreciation expense	2,451,832	8,598	-	43,401	2,503,831
Change in assets and liabilities:					
Accounts receivable, net	(830,043)	43,100	44,901	56,936	(685,106)
Interfund receivables	(30,002)	-	-	-	(30,002)
Inventories	(5,855)	-	-	-	(5,855)
Prepaid items and other assets	(10,796)	-	-	1,165	(9,631)
Accounts payable	614,023	(5,917)	(679)	8,603	616,030
Accrued expenses	49,784	4,525	228	34	54,571
Unearned revenue	(9,488)	-	-	-	(9,488)
Interfund payables	-	-	-	30,002	30,002
Deposits due others	(1,038)	1,736	-	(300)	398
Compensated absences	268,704	(18,532)	31,297	-	281,469
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 1,576,324</u>	<u>\$ 40,156</u>	<u>\$ 268,077</u>	<u>\$ 4,449</u>	<u>\$ 1,889,006</u>

(CONCLUDED)

Housing Authority of the City of Monroe
Schedule of Compensation Paid Board Members
For the Year Ended June 30, 2025

Exhibit 6

The members of the Board of Commissioners serve without compensation. The members of the Board of Commissioners are as follows:

Mr. Hal Hinchliffe, Chairman

Mr. Rick Miller, Vice Chairman – Resigned May 2025

Mr. Joe Farr

Ms. Angelina Jones

Ms. Beverly V. Lewis

Housing Authority of the City of Monroe

Schedule of Compensation, Benefits, and Other Payments to Agency Head (Executive Director)
For the Year Ended June 30, 2025

Exhibit 7

Agency Head Name: William Smart, Executive Director

<u>Purpose</u>	<u>Amount</u>
Salary	\$ 168,991
Benefits-insurance	16,380
Benefits-retirement	23,659
Benefits-FICA	13,637
Benefits-performance incentive	15,163
Car allowance	9,000
Meals	292
Cell phone	594
Total	<u>\$ 247,716</u>

HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
June 30, 2025

FDS Line#	Account Description	Public Housing 14.850	Blended Component Unit	Housing Choice Vouchers 14.871	Jobs - Plus Pilot Initiative 14.895	DHAP-IKE 14.IKE	Resident Opportunity and Supportive Services 14.870
ASSETS & DEFERRED OUTFLOWS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 5,063,572	\$ 1,603,803	\$ 863,258	\$ 0	\$ 100,318	\$ 0
112	Cash - restricted modernization & development	0	0	0	0	0	0
113	Cash - other restricted	0	0	47,637	0	0	0
114	Cash - tenant security deposits	404,574	2,700	0	0	0	0
115	Cash - restricted for payment of current liabilities	0	0	0	0	0	0
100	Total Cash	<u>5,468,146</u>	<u>1,606,503</u>	<u>910,895</u>	<u>0</u>	<u>100,318</u>	<u>0</u>
Accounts and notes receivable:							
121	Accounts receivable - PHA projects	0	0	0	0	0	0
122	Accounts receivable - HUD other projects	897,101	0	0	319,829	0	55,770
124	Accounts receivable - other government	0	0	13,538	0	0	0
125	Accounts receivable - miscellaneous	0	720,412	24,435	0	0	0
126	Accounts receivable - tenants rents	126,445	5,850	474	0	0	0
126.1	Allowance for doubtful accounts - tenants	(37,909)	(1,755)	0	0	0	0
126.2	Allowance for doubtful accounts - other	0	(835,612)	0	0	0	0
127	Notes receivable - current	0	185,246	0	0	0	0
128	Accounts receivable - fraud	136,822	0	78,581	0	0	0
128.1	Allowance for doubtful accounts-fraud	(123,140)	0	(78,581)	0	0	0
129	Accrued interest receivable	0	258,007	0	0	0	0
120	Total receivables - net	<u>999,319</u>	<u>332,148</u>	<u>38,447</u>	<u>319,829</u>	<u>0</u>	<u>55,770</u>
Other current assets:							
131	Investments - unrestricted	26,771,936	4,948,968	0	0	0	0
132	Investments - restricted	0	0	1,736	0	0	0
135	Investments - restricted for payment of current lia	0	0	0	0	0	0
142	Prepaid expenses and other assets	9,750	18,036	0	0	0	0
143	Inventories	0	0	0	0	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	170,773	0	0	0	0	0
145	Assets held for sale	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	<u>33,419,924</u>	<u>6,905,655</u>	<u>951,078</u>	<u>319,829</u>	<u>100,318</u>	<u>55,770</u>
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	2,023,267	562,960	0	0	0	0
162	Buildings	102,249,895	2,980,986	0	0	0	0
163	Furniture & equipment - dwellings	0	0	0	0	0	0
164	Furniture & equipment - admin	1,528,468	11,083	91,119	0	0	0
165	Leasehold improvements	0	0	0	0	0	0
166	Accumulated depreciation	(89,603,557)	(1,578,544)	(67,466)	0	0	0
167	Construction in process	1,659,665	0	0	0	0	0
168	Infrastructure	0	0	0	0	0	0
160	Total capital assets - net	<u>17,857,738</u>	<u>1,976,485</u>	<u>23,653</u>	<u>0</u>	<u>0</u>	<u>0</u>
171	Notes receivable - noncurrent	0	2,204,766	0	0	0	0
172	Notes receivable - noncurrent - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	0	0	0	0	0	0
176	Investment in joint ventures	0	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	<u>17,857,738</u>	<u>4,181,251</u>	<u>23,653</u>	<u>0</u>	<u>0</u>	<u>0</u>
200	Deferred Outflows of Resources	0	0	0	0	0	0
290	TOTAL ASSETS & DEFERRED OUTFLOWS	<u>\$ 51,277,662</u>	<u>\$ 11,086,906</u>	<u>\$ 974,731</u>	<u>\$ 319,829</u>	<u>\$ 100,318</u>	<u>\$ 55,770</u>

Exhibit 8

Disaster Housing Assistant Grant 97.109	Business Activities	COCC	FSS Escrow Forfeiture 14.EFA	Emergency Housing Voucher 14.EHV	Elimination	Primary Government Total	Discretely Presented Component Unit	Grand Total
\$ 81,051	\$ 671,170	\$ 28,868	\$ 0	\$ 39,149	\$ 0	\$ 8,451,189	\$ 1,036,030	\$ 9,487,219
0	0	0	0	0	0	0	0	0
0	0	0	34,017	7,152	0	88,806	1,902,673	1,991,479
0	0	0	0	0	0	407,274	196,115	603,389
0	0	0	0	0	0	0	0	0
<u>81,051</u>	<u>671,170</u>	<u>28,868</u>	<u>34,017</u>	<u>46,301</u>	<u>0</u>	<u>8,947,269</u>	<u>3,134,818</u>	<u>12,082,087</u>
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,272,700	0	1,272,700
0	0	0	0	0	0	13,538	0	13,538
0	0	1,671,617	0	2,711	0	2,419,175	1,164,486	3,583,661
0	0	0	0	0	0	132,769	34,795	167,564
0	0	0	0	0	0	(39,664)	(1,984)	(41,648)
0	0	(621,025)	0	0	0	(1,456,637)	0	(1,456,637)
0	0	0	0	0	0	185,246	0	185,246
0	0	0	0	0	0	215,403	0	215,403
0	0	0	0	0	0	(201,721)	0	(201,721)
0	0	0	0	0	0	258,007	0	258,007
<u>0</u>	<u>0</u>	<u>1,050,592</u>	<u>0</u>	<u>2,711</u>	<u>0</u>	<u>2,798,816</u>	<u>1,197,297</u>	<u>3,996,113</u>
0	1,075,876	120,499	0	0	0	32,917,279	290,931	33,208,210
0	0	0	0	0	0	1,736	0	1,736
0	0	0	0	0	0	0	0	0
0	0	671,007	0	0	0	698,793	315,816	1,014,609
0	0	16,658	0	0	0	16,658	0	16,658
0	0	0	0	0	0	0	0	0
0	0	252,121	0	0	(422,894)	0	0	0
0	0	0	0	0	0	0	0	0
<u>81,051</u>	<u>1,747,046</u>	<u>2,139,745</u>	<u>34,017</u>	<u>49,012</u>	<u>(422,894)</u>	<u>45,380,551</u>	<u>4,938,862</u>	<u>50,319,413</u>
0	0	0	0	0	0	2,586,227	1,762,405	4,348,632
0	0	116,100	0	0	0	105,346,981	44,434,850	149,781,831
0	0	0	0	0	0	0	2,053,218	2,053,218
0	0	793,070	0	0	0	2,423,740	76,700	2,500,440
0	0	0	0	0	0	0	0	0
0	0	(589,136)	0	0	0	(91,838,703)	(22,120,292)	(113,958,995)
0	0	0	0	0	0	1,659,665	0	1,659,665
0	0	0	0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>320,034</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,177,910</u>	<u>26,206,881</u>	<u>46,384,791</u>
0	0	0	0	0	0	2,204,766	0	2,204,766
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	208,624	208,624
0	0	0	0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>320,034</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>22,382,676</u>	<u>26,415,505</u>	<u>48,798,181</u>
0	0	0	0	0	0	0	0	0
<u>\$ 81,051</u>	<u>\$ 1,747,046</u>	<u>\$ 2,459,779</u>	<u>\$ 34,017</u>	<u>\$ 49,012</u>	<u>\$ (422,894)</u>	<u>\$ 67,763,227</u>	<u>\$ 31,354,367</u>	<u>\$ 99,117,594</u>

(Continued)

HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
June 30, 2025

FDS Line#	Account Description	Public Housing 14.850	Blended Component Unit	Housing Choice Vouchers 14.871	Jobs - Plus Pilot Initiative 14.895	DHAP-IKE 14.IKE	Resident Opportunity and Supportive Services 14.870
LIABILITIES, DEFERRED INFLOWS & NET POSITION:							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	135,579	20,868	3,653	0	0	0
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	67,935	250	20,652	0	0	3,116
322	Accrued compensated absences - current	349,972	0	281,548	0	0	0
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	0	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0	0	0
333	Accounts payable - other gov.	363,228	0	0	0	0	0
341	Tenant security deposits	401,602	2,700	0	0	0	0
342	Unearned revenue	48,639	0	0	0	0	0
343	Current portion of L-T debt - capital projects	0	0	0	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0	0
345	Other current liabilities	29,587	3,978	0	0	0	0
346	Accrued liabilities - other	843,783	467,797	1,736	0	0	0
347	Interprogram (due to)	3,325	47,086	0	319,829	0	52,654
348	Loan Liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>2,243,650</u>	<u>542,679</u>	<u>307,589</u>	<u>319,829</u>	<u>0</u>	<u>55,770</u>
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects	0	1,346,358	0	0	0	0
352	Long-term debt, net of current - operating borrowings	0	0	0	0	0	0
353	Noncurrent liabilities - other	0	0	0	0	0	0
354	Accrued comp. absences - long term	238,866	0	14,413	0	0	0
355	Loan liability - noncurrent	0	0	0	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	0	0	0	0	0	0
350	TOTAL NONCURRENT LIABILITIES	<u>238,866</u>	<u>1,346,358</u>	<u>14,413</u>	<u>0</u>	<u>0</u>	<u>0</u>
300	TOTAL LIABILITIES	<u>2,482,516</u>	<u>1,889,037</u>	<u>322,002</u>	<u>319,829</u>	<u>0</u>	<u>55,770</u>
400	Deferred Inflow of Resources	0	0	0	0	0	0
NET POSITION:							
508.4	Net Investment in Capital Assets	17,008,615	630,127	23,653	0	0	0
511.4	Restricted	0	0	47,637	0	0	0
512.4	Unrestricted	31,786,531	8,567,742	581,439	0	100,318	0
513	TOTAL NET POSITION	<u>48,795,146</u>	<u>9,197,869</u>	<u>652,729</u>	<u>0</u>	<u>100,318</u>	<u>0</u>
600	TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	<u>\$ 51,277,662</u>	<u>\$ 11,086,906</u>	<u>\$ 974,731</u>	<u>\$ 319,829</u>	<u>\$ 100,318</u>	<u>\$ 55,770</u>

Exhibit 8

Disaster Housing Assistant Grant 97.109	Business Activities	COCC	FSS Escrow Forfeiture 14.EFA	Emergency Housing Voucher 14.EHV	Elimination	Primary Government Total	Discretely Presented Component Unit	Grand Total
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
0	2,062	33,291	0	0	0	195,453	1,473,185	1,668,638
0	0	0	0	0	0	0	0	0
0	1,773	78,650	0	0	0	172,376	0	172,376
0	107,226	653,514	0	0	0	1,392,260	0	1,392,260
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	332,519	332,519
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	363,228	0	363,228
0	0	0	0	0	0	404,302	189,130	593,432
0	0	0	0	35,725	0	84,364	22,826	107,190
0	0	0	0	0	0	0	671,904	671,904
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	33,565	1,185,908	1,219,473
0	0	0	0	0	0	1,313,316	0	1,313,316
0	0	0	0	0	(422,894)	0	0	0
0	0	0	0	0	0	0	0	0
0	111,061	765,455	0	35,725	(422,894)	3,958,864	3,875,472	7,834,336
0	0	0	0	0	0	1,346,358	20,105,335	21,451,693
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	2,739,681	2,739,681
0	19,822	215,162	0	0	0	488,263	0	488,263
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	19,822	215,162	0	0	0	1,834,621	22,845,016	24,679,637
0	130,883	980,617	0	35,725	(422,894)	5,793,485	26,720,488	32,513,973
0	0	0	0	0	0	0	0	0
0	0	320,034	0	0	0	17,982,429	5,429,642	23,412,071
0	0	0	34,017	7,152	0	88,806	1,902,673	1,991,479
81,051	1,616,163	1,159,128	0	6,135	0	43,898,507	(2,698,436)	41,200,071
81,051	1,616,163	1,479,162	34,017	13,287	0	61,969,742	4,633,879	66,603,621
\$ 81,051	\$ 1,747,046	\$ 2,459,779	\$ 34,017	\$ 49,012	\$ (422,894)	\$ 67,763,227	\$ 31,354,367	\$ 99,117,594

(Continued)

HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED JUNE 30, 2025

FDS Line#	Account Description	Public	Blended	Housing	Jobs - Plus Pilot	DHAP-IKE	Resident
		Housing	Component	Choice	Initiative	14.IKE	Opportunity and
		14.850	Unit	Vouchers	14.895	14.IKE	Supportive Services
				14.871			14.870
REVENUES:							
70300	Net tenant rental revenue	\$ 4,111,073	\$ 76,457	\$ 0	\$ 0	\$ 0	\$ 0
70400	Tenant revenue - other	347,932	2,650	0	0	0	0
70500	Total tenant revenue	4,459,005	79,107	0	0	0	0
70600	HUD PHA grants - operating	8,601,021	0	11,102,799	153,684	0	156,741
70610	HUD PHA grants - capital	2,056,900	0	0	0	0	0
70710	Management fee	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0
70800	Other government grants	0	0	0	0	0	0
71100	Investment income - unrestricted	1,073,744	324,127	8	0	0	0
71200	Mortgage interest income	0	0	0	0	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0	0
71400	Fraud recovery	142,317	0	55,676	0	0	0
71500	Other revenue	458,354	36,479	241,290	0	0	0
71600	Gain/(loss) on disposition	0	0	0	0	0	0
72000	Investment income - restricted	0	0	0	0	0	0
70000	TOTAL REVENUES	\$ 16,791,341	\$ 439,713	\$ 11,399,773	\$ 153,684	\$ 0	\$ 156,741
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 740,429	\$ 11,718	\$ 472,116	\$ 5,222	\$ 0	\$ 80,331
91200	Auditing fees	30,011	402	10,996	0	0	0
91300	Management fees	1,716,607	7,062	216,661	0	0	0
91310	Bookkeeping fees	130,470	0	135,412	0	0	0
91400	Advertising & marketing	6,143	5	0	0	0	0
91500	Employee benefits - administrative	278,520	4,131	188,353	508	0	11,468
91600	Office expense	120,650	1,590	82,770	78	0	1,453
91700	Legal expense	7,777	1,821	0	0	0	0
91800	Travel expense	3,799	328	0	5,833	0	2,145
91810	Allocated overhead	0	0	0	0	0	0
91900	Other operating - administrative	104,124	10,383	41,916	10,122	0	10,150
91000	Total Administrative Expense	3,138,530	37,440	1,148,224	21,763	0	105,547
92000	Asset management fee	178,920	0	0	0	0	0
Tenant services							
92100	Tenant services - salaries	0	0	0	0	0	0
92200	Relocation costs	0	0	0	0	0	0
92300	Employee benefits - tenant services	0	0	0	0	0	0
92400	Other tenant services	102,297	0	0	92,923	0	51,194
92500	Total Tenant Services	102,297	0	0	92,923	0	51,194
Utilities							
93100	Water	45,237	4,186	0	0	0	0
93200	Electricity	367,422	12,798	0	0	0	0
93300	Gas	83,643	2,159	0	0	0	0
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	18,806	217	0	0	0	0
93700	Employee benefits - utilities	0	0	0	0	0	0
93800	Other utilities expense	0	0	0	0	0	0
93000	Total Utilities Expense	515,108	19,360	0	0	0	0
Ordinary Maintenance & Operation							
94100	Labor	942,805	7,974	0	0	0	0
94200	Materials	1,247,541	4,978	4,247	0	0	0
94300	Contracts	3,074,621	37,858	23,308	0	0	0
94500	Employee benefit contributions	310,807	1,708	0	0	0	0
94000	Total Ordinary Maintenance & Operation	5,575,774	52,518	27,555	0	0	0
Protective services							
95100	Protective services - salaries	96,875	0	0	0	0	0
95200	Protective services - other contract costs	325,543	0	0	0	0	0
95300	Other protective services	0	0	0	0	0	0
95500	Employee benefits - protective services	8,090	0	0	0	0	0
95000	Total Protective Services	430,508	0	0	0	0	0

Disaster Housing Assistant Grant 97.109	Business Activities	COCC	FSS Escrow Forfeiture 14.EFA	Emergency Housing Voucher 14.EHV	Elimination	Primary Government Total	Discretely Presented Component Unit	Grand Total
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,187,530	\$ 4,379,496	\$ 8,567,026
0	0	0	0	0	0	350,582	61,427	412,009
0	0	0	0	0	0	4,538,112	4,440,923	8,979,035
0	0	0	0	146,734	0	20,160,979	0	20,160,979
0	0	0	0	0	0	2,056,900	0	2,056,900
0	0	1,935,392	0	0	(1,935,392)	0	0	0
0	0	178,920	0	0	(178,920)	0	0	0
0	0	267,210	0	0	(267,210)	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	2,381,522	0	0	(2,381,522)	0	0	0
0	0	0	0	0	0	0	0	0
0	46,277	21,918	0	0	0	1,466,074	32,276	1,498,350
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	197,993	622	198,615
0	379,676	486,915	0	0	(338,273)	1,264,441	4,630	1,269,071
0	0	0	0	0	0	0	1,482,485	1,482,485
0	0	0	372	0	0	372	10,508	10,880
\$ 0	\$ 425,953	\$ 2,890,355	\$ 372	\$ 146,734	\$ (2,719,795)	\$ 29,684,871	\$ 5,971,444	\$ 35,656,315
\$ 0	\$ 43,262	\$ 1,374,843	\$ 0	\$ 5,192	\$ 0	\$ 2,733,113	\$ 404,324	\$ 3,137,437
0	402	15,688	0	0	0	57,499	88,866	146,365
0	0	0	0	2,124	(1,935,392)	7,062	342,725	349,787
0	0	0	0	1,328	(267,210)	0	0	0
0	3,000	5,392	0	0	0	14,540	1,291	15,831
0	17,036	465,712	0	1,871	0	967,599	132,517	1,100,116
0	0	203,429	0	822	0	410,792	121,442	532,234
0	0	11,225	0	0	0	20,823	9,461	30,284
0	0	21,431	0	0	0	33,536	8,752	42,288
0	0	0	0	0	0	0	0	0
0	34,790	92,502	0	417	0	304,404	105,800	410,204
0	98,490	2,190,222	0	11,754	(2,202,602)	4,549,368	1,215,178	5,764,546
0	0	0	0	0	(178,920)	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	246,414	1,607	248,021
0	0	0	0	0	0	246,414	1,607	248,021
0	0	484	0	0	0	49,907	84,165	134,072
0	0	3,337	0	0	0	383,557	114,509	498,066
0	0	5,347	0	0	0	91,149	36,464	127,613
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	252	0	0	0	19,275	53,725	73,000
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	9,420	0	0	0	543,888	288,863	832,751
0	0	461,962	0	0	0	1,412,741	401,456	1,814,197
0	0	56,987	0	42	0	1,313,795	467,815	1,781,610
0	0	50,151	0	232	(338,273)	2,847,897	994,441	3,842,338
0	0	152,986	0	0	0	465,501	140,361	605,862
0	0	722,086	0	274	(338,273)	6,039,934	2,004,073	8,044,007
0	0	0	0	0	0	96,875	31,138	128,013
0	0	0	0	0	0	325,543	0	325,543
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	8,090	2,551	10,641
0	0	0	0	0	0	430,508	33,689	464,197

(Continued)

HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED JUNE 30, 2025

FDS Line#	Account Description	Public	Blended	Housing	Jobs - Plus Pilot		Resident
		Housing	Component	Choice	Initiative	DHAP-IKE	Opportunity and
		14.850	Unit	Vouchers	14.895	14.IKE	Supportive Services
				14.871			14.870
	Insurance Premiums						
96110	Property insurance	693,465	33,933	0	0	0	0
96120	Liability insurance	50,838	0	667	0	0	0
96130	Workmen's compensation	25,852	275	7,285	0	0	0
96140	Insurance - other	52,737	19	11,064	0	0	0
96100	Total Insurance Premiums	822,892	34,227	19,016	0	0	0
	General Expenses						
96200	Other general expense	0	0	158,862	0	0	0
96210	Compensated absences	223,767	0	50,121	0	0	0
96300	Payments in lieu of taxes	363,228	0	0	0	0	0
96400	Bad debt - tenant rents	254,108	6,032	0	0	0	0
96500	Bad debt - mortgages	0	0	0	0	0	0
96600	Bad debt - other	0	58,000	0	0	0	0
96800	Severance expense	0	0	0	0	0	0
96000	Total General Expenses	841,103	64,032	208,983	0	0	0
	Financial Expenses						
96710	Interest expense - mortgage payable	0	0	0	0	0	0
96720	Interest expense - notes payable	0	0	0	0	0	0
96730	Amortization expense	0	0	0	0	0	0
96700	Total Financial Expenses	0	0	0	0	0	0
96900	TOTAL OPERATING EXPENSE	11,605,132	207,577	1,403,778	114,686	0	156,741
97000	EXCESS OPERATING REVENUE	5,186,209	232,136	9,995,995	38,998	0	0
	Other Expenses						
97100	Extraordinary maintenance	0	0	0	0	0	0
97200	Casualty losses	230,350	0	0	0	0	0
97300	Housing assistance payments	0	0	9,766,360	0	0	0
97350	HAP portability-in	0	0	217,693	0	0	0
97400	Depreciation expense	2,390,797	43,401	8,598	0	0	0
97500	Fraud losses	0	0	0	0	0	0
97600	Capital outlays - governmental funds	0	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0	0
	Total Other Expenses	2,621,147	43,401	9,992,651	0	0	0
90000	TOTAL EXPENSES	\$ 14,226,279	\$ 250,978	\$ 11,396,429	\$ 114,686	\$ 0	\$ 156,741
10010	Operating transfer in	0	0	0	0	0	0
10020	Operating transfer out	0	0	0	0	0	0
10030	Operating transfers from/to primary gov't	0	0	0	0	0	0
10040	Operating transfers from/to comp. unit	0	0	0	0	0	0
10091	Inter project excess cash transfer in	750,000	0	0	0	0	0
10092	Inter project excess cash transfer out	(750,000)	0	0	0	0	0
10093	Transfers between project & program - in	38,998	0	0	0	0	0
10094	Transfers between project & program - out	0	0	0	(38,998)	0	0
10100	Total other financing sources (uses)	38,998	0	0	(38,998)	0	0
10000	EXCESS OF REVENUE OVER EXPENSES	\$ 2,604,060	\$ 188,735	\$ 3,344	\$ 0	\$ 0	\$ 0
11020	Required annual debt principal payment	0	0	0	0	0	0
11030	Beginning Net Position	46,225,970	9,009,134	649,385	0	100,318	0
11040-010	Prior period adjustments	(34,884)	0	0	0	0	0
11040-070	Equity transfers	0	0	0	0	0	0
	Ending Net Position	\$ 48,795,146	\$ 9,197,869	\$ 652,729	\$ 0	\$ 100,318	\$ 0
11170	Administrative fee equity	0	0	605,092	0	0	0
11180	Housing assistance payments equity	0	0	47,637	0	0	0
11190	Units Available	17,731	120	18,696	0	0	0
11210	Units Leased	17,396	117	18,055	0	0	0
11270	Excess Cash	30,314,352	0	0	0	0	0
	Prior year excess cash	0	0	0	0	0	0
11610	Land purchases	0	0	0	0	0	0
11620	Building purchases	1,886,818	0	0	0	0	0
11630	Furniture & equipment - dwelling	170,082	0	0	0	0	0
11640	Furniture & equipment - admin	29,760	0	0	0	0	0
11650	Leasehold improvement purchases	0	0	0	0	0	0
11660	Infrastructure purchases	0	0	0	0	0	0

Disaster Housing Assistant Grant 97.109	Business Activities	COCC	FSS Escrow Forfeiture 14.EFA	Emergency Housing Voucher 14.EHV	Elimination	Primary Government Total	Discretely Presented Component Unit	Grand Total
0	0	42,450	0	0	0	769,848	934,601	1,704,449
0	32,460	45,011	0	7	0	128,983	0	128,983
0	99	26,001	0	72	0	59,584	13,310	72,894
0	0	4,517	0	110	0	68,447	262	68,709
0	32,559	117,979	0	189	0	1,026,862	948,173	1,975,035
0	25,000	0	0	3,245	0	187,107	15,245	202,352
0	31,297	161,908	0	0	0	467,093	0	467,093
0	0	0	0	0	0	363,228	0	363,228
0	0	0	0	0	0	260,140	32,698	292,838
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	58,000	19,654	77,654
0	0	0	0	0	0	0	0	0
0	56,297	161,908	0	3,245	0	1,335,568	67,597	1,403,165
0	0	0	0	0	0	0	404,694	404,694
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	404,694	404,694
0	187,346	3,201,615	0	15,462	(2,719,795)	14,172,542	4,963,874	19,136,416
0	238,607	(311,260)	372	131,272	0	15,512,329	1,007,570	16,519,899
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	230,350	0	230,350
0	0	0	0	127,962	0	9,894,322	0	9,894,322
0	0	0	0	0	0	217,693	0	217,693
0	0	61,035	0	0	0	2,503,831	1,275,220	3,779,051
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	61,035	0	127,962	0	12,846,196	1,275,220	14,121,416
\$ 0	\$ 187,346	\$ 3,262,650	\$ 0	\$ 143,424	\$ (2,719,795)	\$ 27,018,738	\$ 6,239,094	\$ 33,257,832
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	(750,000)	0	0	0
0	0	0	0	0	750,000	0	0	0
0	0	0	0	0	(38,998)	0	0	0
0	0	0	0	0	38,998	0	0	0
0	0	0	0	0	0	0	0	0
\$ 0	\$ 238,607	\$ (372,295)	\$ 372	\$ 3,310	\$ 0	\$ 2,666,133	\$ (267,650)	\$ 2,398,483
0	0	0	0	0	0	0	737,732	737,732
81,051	1,377,556	1,816,573	33,645	9,977	0	59,303,609	4,901,529	64,205,138
0	0	34,884	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
\$ 81,051	\$ 1,616,163	\$ 1,479,162	\$ 34,017	\$ 13,287	\$ 0	\$ 61,969,742	\$ 4,633,879	\$ 66,603,621
0	0	0	0	0	0	605,092	0	605,092
0	0	0	0	0	0	47,637	0	47,637
0	0	0	0	252	0	36,799	8,142	44,941
0	0	0	0	177	0	35,745	7,917	43,662
0	0	0	0	0	0	30,314,352	0	30,314,352
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	116,100	0	0	0	2,002,918	0	2,002,918
0	0	0	0	0	0	170,082	0	170,082
0	0	137,298	0	0	0	167,058	0	167,058
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

Housing Authority of the City of Monroe

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STATISTICAL SECTION

**Housing Authority of the City of Monroe
Statistical Section
Contents**

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These schedules contain trend information to help the reader understand how the Housing Authority's financial performance and well being has changed over time.		
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This schedule contains information to help the reader assess the Housing Authority's most significant revenue source.		
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These schedules contain service and infrastructure data to help the reader understand how the information in the Housing Authority's financial report relates to the services the Housing Authority provides and the activities it performs.		
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Table 1

HOUSING AUTHORITY OF THE CITY OF MONROE

Net Position by Component
 Fiscal Years Ended June 30, 2016 through June 30, 2025
 (Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net Investment in capital assets	\$ 31,363,390	\$ 27,990,631	\$ 24,445,087	\$ 21,296,068	\$ 19,404,617	\$ 18,468,106	\$ 20,350,536	\$ 19,722,273	\$ 19,018,014	\$ 17,982,429
Restricted	189,160	-	32,506	-	156,718	-	79,078	20,834	36,149	88,806
Unrestricted	<u>18,927,674</u>	<u>20,028,458</u>	<u>23,272,156</u>	<u>25,440,283</u>	<u>27,084,297</u>	<u>30,490,359</u>	<u>33,029,349</u>	<u>35,667,103</u>	<u>40,249,446</u>	<u>43,898,507</u>
Total net position	<u>\$ 50,480,224</u>	<u>\$ 48,019,089</u>	<u>\$ 47,749,749</u>	<u>\$ 46,736,351</u>	<u>\$ 46,645,632</u>	<u>\$ 48,958,465</u>	<u>\$ 53,458,963</u>	<u>\$ 55,410,210</u>	<u>\$ 59,303,609</u>	<u>\$ 61,969,742</u>

Unaudited - See accompanying independent auditors' report.

Table 2

HOUSING AUTHORITY OF THE CITY OF MONROE

Changes in Net Position
Fiscal Years Ended June 30, 2016 through June 30, 2025
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Operating Revenues										
Dwelling rental	\$ 4,379,807	\$ 4,488,026	\$ 4,339,245	\$ 4,262,243	\$ 4,029,075	\$ 3,998,857	\$ 4,181,678	\$ 4,218,934	\$ 4,354,989	\$ 4,538,112
Other	1,555,778	1,645,904	2,283,420	1,793,060	1,561,893	2,038,891	1,241,864	1,972,513	1,551,588	1,462,434
Federal grants	14,255,814	13,869,425	14,047,767	17,057,332	16,750,478	16,197,603	17,086,968	16,767,332	22,131,879	20,160,979
Total operating revenues	<u>20,191,399</u>	<u>20,003,355</u>	<u>20,670,432</u>	<u>23,112,635</u>	<u>22,341,446</u>	<u>22,235,351</u>	<u>22,510,510</u>	<u>22,958,779</u>	<u>28,038,456</u>	<u>26,161,525</u>
Operating Expenses										
Administration	3,280,757	3,297,853	3,352,856	3,386,971	3,315,236	3,569,220	3,376,045	3,519,405	3,902,148	4,549,368
Tenant services	104,674	157,778	76,852	237,654	613,081	729,350	320,703	273,063	189,860	246,414
Utilities	378,956	445,305	400,631	409,800	426,565	472,118	443,507	540,627	515,712	543,888
Ordinary maintenance & operations	7,232,949	6,417,456	4,428,833	8,078,301	6,649,936	4,671,097	5,331,764	5,120,408	8,134,900	6,270,284
Protective services	87,420	77,286	78,996	81,215	81,681	77,813	80,769	123,851	343,022	430,508
General expenses	1,400,380	1,512,129	1,605,396	1,606,854	1,768,175	2,123,381	1,810,111	2,487,084	2,795,690	2,362,430
Housing assistance payments	6,674,689	7,092,256	7,473,548	7,454,201	7,941,402	7,825,506	7,929,987	8,402,905	9,724,009	10,112,015
Depreciation	3,653,570	3,540,824	3,639,900	3,297,220	2,948,152	2,756,152	2,772,778	2,908,900	2,663,495	2,503,831
Total operating expenses	<u>22,813,395</u>	<u>22,540,887</u>	<u>21,057,012</u>	<u>24,552,216</u>	<u>23,744,228</u>	<u>22,224,637</u>	<u>22,065,664</u>	<u>23,376,243</u>	<u>28,268,836</u>	<u>27,018,738</u>
Income (Loss) from Operations	<u>(2,621,996)</u>	<u>(2,537,532)</u>	<u>(386,580)</u>	<u>(1,439,581)</u>	<u>(1,402,782)</u>	<u>10,714</u>	<u>444,846</u>	<u>(417,464)</u>	<u>(230,380)</u>	<u>(857,213)</u>
Nonoperating Revenues (Expenses)										
Investment earnings and gains/losses	30,025	31,226	109,589	353,980	421,175	184,075	183,854	390,618	1,414,403	1,466,446
Interest expense	-	-	-	-	-	-	-	(44,297)	-	-
Gain (loss) disposal of capital assets	(59,089)	12,174	7,651	22,870	-	-	14,463	18,159	892,858	-
Total nonoperating revenues (expenses)	<u>(29,064)</u>	<u>43,400</u>	<u>117,240</u>	<u>376,850</u>	<u>421,175</u>	<u>184,075</u>	<u>198,317</u>	<u>364,480</u>	<u>2,307,261</u>	<u>1,466,446</u>
Net Income (Loss) before Contributions	<u>(2,651,060)</u>	<u>(2,494,132)</u>	<u>(269,340)</u>	<u>(1,062,731)</u>	<u>(981,607)</u>	<u>194,789</u>	<u>643,163</u>	<u>(52,984)</u>	<u>2,076,881</u>	<u>609,233</u>
Capital Contributions	<u>475,279</u>	<u>33,000</u>	<u>-</u>	<u>49,333</u>	<u>890,888</u>	<u>2,118,044</u>	<u>3,759,483</u>	<u>2,159,738</u>	<u>1,816,518</u>	<u>2,056,900</u>
Change in Net Position	<u>\$ (2,175,781)</u>	<u>\$ (2,461,132)</u>	<u>\$ (269,340)</u>	<u>\$ (1,013,398)</u>	<u>\$ (90,719)</u>	<u>\$ 2,312,833</u>	<u>\$ 4,402,646</u>	<u>\$ 2,106,754</u>	<u>\$ 3,893,399</u>	<u>\$ 2,666,133</u>

Unaudited - See accompanying independent auditors' report.

Table 3

HOUSING AUTHORITY OF THE CITY OF MONROE

General Fund Revenues by Source
Fiscal Years Ended June 30, 2016 Through 2025

Fiscal Year	Dwelling rentals		Federal sources (2)		Interest earnings		Other (1)		Total	
	Amount	Percent of Total	Amount	Percent of Total	Amount	Percent of Total	Amount	Percent of Total	Amount	Percent of Total
2016	\$ 4,379,807	36.38%	\$ 6,726,774	55.87%	\$ 7,481	0.06%	\$ 926,220	7.69%	\$ 12,040,282	100%
2017	4,488,026	38.39%	6,191,333	52.97%	8,257	0.07%	1,002,097	8.57%	11,689,713	100%
2018	4,339,245	37.04%	5,717,414	48.81%	30,174	0.26%	1,627,033	13.89%	11,713,866	100%
2019	4,262,243	29.14%	8,910,436	60.92%	228,990	1.57%	1,223,670	8.37%	14,625,339	100%
2020	4,029,075	31.04%	7,750,435	59.70%	311,971	2.40%	890,656	6.86%	12,982,137	100%
2021	3,998,857	31.03%	7,313,024	56.75%	113,401	0.88%	1,460,443	11.34%	12,885,725	100%
2022	3,761,766	28.50%	7,970,806	60.39%	30,003	0.23%	1,436,622	10.89%	13,199,197	100%
2023	4,179,399	30.93%	7,432,521	55.00%	247,359	1.83%	1,654,883	12.26%	13,514,162	100%
2024	4,273,918	22.90%	11,212,821	60.07%	1,103,271	5.91%	2,076,466	11.13%	18,666,476	100%
2025	4,459,005	28.64%	8,911,446	57.23%	1,095,662	7.04%	1,104,838	7.11%	15,570,951	100%

Source: Annual Comprehensive Financial Reports of the Housing Authority of the City of Monroe.

(1) The other amount column includes maintenance charges, late charges, other miscellaneous revenue and gain on sale of capital assets.

(2) The federal sources do not include capital contributions.

Unaudited - See accompanying independent auditors' report.

Table 4

HOUSING AUTHORITY OF THE CITY OF MONROE

Tenant Demographics:
Occupancy Ratios by Program
Fiscal Years Ended June 30, 2016 Through June 30, 2025

Fiscal Year	General Fund			Section 8 Program			Total		
	Number of Units	Average occupied units	Occupied ratio	Number of units	Average occupied units	Occupied ratio	Number of Units	Average occupied units	Occupied ratio
2016	1,499	1,480	98.73%	1,558	1,514	97.18%	3,057	2,994	97.94%
2017	1,462	1,429	97.74%	1,561	1,547	99.10%	3,023	2,976	98.45%
2018	1,514	1,492	98.55%	1,560	1,570	100.64%	3,074	3,062	99.61%
2019	1,511	1,491	98.68%	1,558	1,529	98.14%	3,069	3,020	98.40%
2020	1,516	1,496	98.68%	1,560	1,557	99.81%	3,076	3,053	99.25%
2021	1,516	1,494	98.55%	1,560	1,530	98.08%	3,076	3,024	98.31%
2022	1,519	1,484	97.70%	1,579	1,530	96.90%	3,098	3,014	97.29%
2023	1,519	1,476	97.17%	1,579	1,569	99.37%	3,098	3,045	98.29%
2024	1,492	1,455	97.52%	1,581	1,558	98.55%	3,073	3,013	98.05%
2025	1,492	1,450	97.18%	1,581	1,519	96.08%	3,073	2,969	96.62%

(1) General Fund total number of units reduced in 2016 due to significant flooding in March 2016 and units were temporarily off line while repair were made.

(2) Section 8 Program includes the Housing Choice Voucher Program and the Emergency Housing Voucher Program.

(3) General Fund total units reduced in 2024 due to the sale of the Cooley Home development of 30 units

Unaudited - See accompanying independent auditors' report.

Table 5

**HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana**

**Demographic and Economic Statistics
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Population (1)	Personal Income	Per Capita Personal Income (2)	Unemployment Rate (3)
2016	49,598	\$ 1,806,607,150	\$ 36,425	6.6 %
2017	49,367	1,787,776,538	36,214	6.1
2018	49,361	1,871,472,954	37,914	5.3
2019	47,877	1,883,816,319	39,347	5.9
2020	47,294	1,978,071,550	41,825	6.7
2021	48,241	2,183,001,732	45,252	7.4
2022	47,284	2,202,536,004	46,581	4.8
2023	47,631	2,221,414,578	46,638	4.8
2024	47,631	2,346,874,632	49,272	4.7
2025	47,241	2,327,658,552	49,272	5.5

1. Population estimate data obtained from USA towns in profile
2. Per capita personal income obtained from US Bureau of Economic Analysis
3. Unemployment data obtained from US Bureau of Labor Statistics

Unaudited - See accompanying independent auditors' report.

Table 6

**HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana**

Principal Employers

	2025			2016		
	<u>Rank</u>	<u>Number of Employees</u>	<u>% of Total Employment</u>	<u>Rank</u>	<u>Number of Employees</u>	<u>% of Total Employment</u>
Ouachita Parish School Board	1	2,688	2.92%	1	3,009	3.78%
St. Francis Medical Center	2	2,150	2.34%	3	1,584	1.99%
State of Louisiana Civil Service	3	1,363	1.48%			
Graphic Packaging	4	1,106	1.20%	10	840	1.05%
Case Farms	5	1,000	1.09%			
JP Morgan Chase Bank	6	1,000	1.09%	5	1,291	1.62%
City Monroe	7	937	1.02%	7	950	1.19%
University of Monroe	8	933	1.01%			
Walmart Stores	9	912	0.99%	8	912	1.14%
Brookshire's Grocery Co.	10	581	0.63%			
Lumen (formerly Century Link)				2	2,360	2.96%
IASIS Healthcare Corporation (Glenwood Hospital)				6	1,156	1.45%
Ouahita Parish				9	871	1.09%
Monroe City School District				4	1,350	1.69%

Source:

North La. Economic Partnership
City of Monroe

Unaudited - See accompanying independent auditors' report.

Table 7

HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana

Property Characteristics and Dwelling Unit Composition

June 30, 2025

Project Number	Name of Development	Address	Year built or acquired	Bedroom Composition							
				Zero	One	Two	Three	Four	Five	Total	
LA006-001	Lock - Breece	306 Winnsboro Road	31-Oct-51		26	66	43	15	0	150	
LA006-002	Johnson-Carver Terrace	Texas Ave. (31 Carroll Dr.)	31-Mar-52		38	87	66	29	3	223	
LA006-005	Foster Heights	Swayze and Louberta Sts.	30-Sep-54		8	89	77	6	2	182	
LA006-006	Burg Jones Lane	2601 Burg Jones Lane	30-Jun-73		10	80	122	71	18	301	
LA006-009	Robinson Place	1207 Milliken Drive	30-Sep-73		0	28	78	68	37	211	
LA006-010	Miller Square	4200 Matthew Street	30-Apr-73		0	0	74	111	7	192	
LA006-011	Frances Tower	300 Harrison Street	31-Aug-78		129	0	0	0	0	129	
LA006-013	McKeen Plaza I	1500 McKeen Place	31-Jan-80		100	0	0	0	0	100	
	Total Units				311	350	460	300	67	1,488	
	Managed Units										
064-EH150	Ouachita Grand Plaza, Inc. (Mgr. Apt.)	501 South Grand	15-Jun-89	21	70	0	0	0	0	91	
064-EE037	Passman Plaza, Inc. (Mgr. Apt.)	230 DeSiard Plaza Dr., #101-141	1-Nov-96		40	1	0	0	0	41	
064-EE050	Passman Plaza II, Inc.	230 DeSiard Plaza Dr.	1-Nov-98		39	0	0	0	0	39	
Tax Credit Dev.	Passman Plaza III, Inc.	235 Lake Passman Dr.	1-Mar-08		0	60	0	0	0	60	
Tax Credit Dev.	Claiborne Creek Apartments, LP	200 Claiborne Dr., West Monroe	1-Oct-97		60	12	0	0	0	72	
Tax Credit Dev.	Claiborne Creek II, LP	200 Claiborne Dr., West Monroe	1-Oct-99		50	10	0	0	0	60	
Tax Credit Dev.	Chauvin Pointe I	325 Chauvin Pointe Drive, Monroe	1-Nov-01		24	50	0	0	0	74	
Tax Credit Dev.	Chauvin Pointe II	325 Chauvin Pointe Drive, Monroe	1-Apr-04		2	63	0	0	0	65	
064-EE100	South Pointe I (Mgr. Apt.)	100 South Pointe Drive, Monroe	1-May-02		37	0	0	0	0	37	
064-EE137	South Pointe II	100 South Pointe Drive, Monroe	1-Jun-04		44	0	0	0	0	44	
N/A	South Pointe III	100 South Pointe Drive, Monroe	1-Mar-10		36	0	0	0	0	36	
N/A	South Pointe IV	100 South Pointe Drive, Monroe	1-Jun-10		0	4	2	0	0	6	
N/A	Alabama Place	3202 Alabama, Monroe	1-Dec-12		0	1	15	0	0	16	
N/A	Franciscan Apts.	109 South 4th Street. Monroe	7-Dec-14		8	0	0	0	0	8	
N/A	Robinson Place II	Scattered Sites	1-May-19		0	0	50	0	0	50	
N/A	Preservation Mills		1-Oct-20		0	0	24	0	0	24	
	Total Managed Units				21	410	201	91	0	0	723

Source: Records of the Housing Authority of the City of Monroe.

Unaudited - See accompanying independent auditors' report.

Table 8

**HOUSING AUTHORITY OF THE CITY OF MONROE
Monroe, Louisiana**

**Government Employees
For Calendar Years 2024 and 2015**

	2024			2015		
	Full Time	Part Time	Total	Full Time	Part Time	Total
Administrative	39	11	50	38	9	47
Maintenance	28	2	30	26	14	40
Security Attendants	0	10	10	0	12	12
Trash Pick-Up	1	4	5	0	0	0
Students	0	6	6	0	12	12
	68	33	101	64	47	111

Source: Records of the Housing Authority of the City of Monroe.

Unaudited - See accompanying independent auditors' report.

**HOUSING AUTHORITY OF
THE CITY OF MONROE
MONROE, LOUISIANA**

**SINGLE AUDIT REPORT
FOR THE YEAR ENDED JUNE 30, 2025**

Housing Authority of the City of Monroe

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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

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

HUD – New Orleans Office
501 Magazine 9th Floor
New Orleans, Louisiana 70130

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 financial statements of the Housing Authority of the City of Monroe, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Monroe's basic financial statements, and have issued our report thereon dated January 6, 2026.

The Authority's basic financial statements include the operations of the Claiborne Creek, Inc., Preservation Mills, South Pointe IV, Inc., Passman Plaza, Inc., Passman Plaza II, Inc., Passman Plaza III, LP, Robinson Place II, LP, Ouachita Grand Plaza, South Pointe Housing, Inc., South Pointe Phase II, Inc., South Pointe Phase III, Inc., which represent 32 percent of total consolidated assets and 17 percent of total revenues of the Housing Authority of the City of Monroe. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Claiborne Creek, Inc., Preservation Mills, South Pointe IV, Inc., Passman Plaza, Inc., Passman Plaza II, Inc., Passman Plaza III, LP, Robinson Place II, LP, Ouachita Grand Plaza, South Pointe Housing, Inc., South Pointe Phase II, Inc., South Pointe Phase III, Inc., is based solely on the report of the other auditors.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Monroe'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Monroe's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Monroe'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 Housing Authority of the City of Monroe'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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Monroe’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. However, under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
January 6, 2026



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

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

HUD – New Orleans Office
501 Magazine 9th Floor
New Orleans, Louisiana 70130

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City of Monroe's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Monroe's major federal programs for the year ended June 30, 2025. The Housing Authority of the City of Monroe's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Qualified Opinion on ALN 14.850 Low Rent Public Housing

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on ALN 14.850 Low Rent Public Housing, for the year ended June 30, 2025.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended June 30, 2025.

Basis for Qualified and Unmodified Opinions

We conducted our audit of compliance in accordance with the auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Matters Giving Rise to Qualified Opinion on ALN 14.850 Low Rent Public Housing

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding ALN 14.850 Low Rent Public Housing as described in finding number 2025-001 for Eligibility.

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. 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 GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error; as fraud may involve override of internal control. Non-compliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet

important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2025-001, to be significant deficiencies.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose. However, under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
January 6, 2026

HOUSING AUTHORITY OF THE CITY OF MONROE
MONROE, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025

	Type	Federal Assistance Listing Number	Expenditures
FEDERAL GRANTOR			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Low Rent Public Housing - subsidy	A - Major	14.850	\$ 7,221,993
Capital Fund Program	A - Major	14.872	3,435,928
Section 8 Housing Assistance Program:			
Housing Choice Voucher	A - Major	14.871	11,102,799
Emergency Housing Voucher	A - Major	14.EHV	146,734
Total Housing Choice Voucher			11,249,533
Other Programs:			
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	156,741
Jobs-Plus Pilot Initiative	B - Nonmajor	14.895	153,684
TOTAL FEDERAL FINANCIAL AWARDS			\$ 22,217,879
Threshold for Type A & Type B			\$ 750,000

The accompanying notes are an integral part of this schedule.

**HOUSING AUTHORITY OF THE TOWN OF MONROE
Monroe, Louisiana**

**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025**

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Authority under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

NOTE B - 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. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

NOTE C - INDIRECT COST RATE:

The Authority did not elect to use the 10% de minimis cost rate.

NOTE D - SUBRECIPIENTS:

The Authority provided no federal awards to subrecipients during the fiscal year ending June 30, 2025.

NOTE E - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Housing Authority of the Town of Monroe received no federal awards of non-monetary assistance that are required to be disclosed for the year ended June 30, 2025.
- The Housing Authority of the Town of Monroe had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the fiscal year ended June 30, 2025.
- The Housing Authority of the Town of Monroe maintains the following limits of insurance as of June 30, 2025:

Property	\$ 172,748,795
Liability	\$ 10,000,000
Commercial Auto	\$ 1,000,000
Worker Compensation	Regulatory
Public Officials Liability	\$ 1,000,000
Fidelity Bond	\$ 200,000

Settled claims have not exceeded the above commercial insurance coverage limits over the past three years.

HOUSING AUTHORITY OF THE TOWN OF MONROE
Monroe, Louisiana

STATUS OF PRIOR AUDIT FINDINGS

The audit report for the period ended June 30, 2024, contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	None Reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	Yes

Type of report issued on the compliance for major programs:

Unmodified for all major programs except for ALN 14.850 Low Rent Public Housing Subsidy which was qualified.

Any audit findings disclosed that are required to be reported under 2 CFR §200.516(a)?	Yes
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Identification of major program(s):

- ALN 14.850 – Low Rent Public Housing – Subsidy
- ALN 14.872 – Capital Fund Program
- ALN 14.871 – Housing Choice Voucher Program (Cluster)
- ALN 14.EHV – Emergency Housing Vouchers (Cluster)

Dollar threshold used to distinguish between type A and type B programs:	\$750,000
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Low Risk Auditee under 2 CFR §200.520?	No
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Section II – Financial Statement Findings

None Reported

HOUSING AUTHORITY OF THE TOWN OF MONROE
Monroe, Louisiana

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Cont'd)

Section III – Federal Award Findings and Questioned Costs

**Finding 2025-001 – Low Rent Public Housing Tenant Files – Eligibility – Rent Calculations
Noncompliance & Significant Deficiency**

Low Rent Public Housing – ALN 14.850

Condition & Cause:

Our review of seventy-five (75) Low Rent Public Housing tenant files identified noncompliance in ten (10) files, representing 13% of the sample. We noted the following discrepancies:

- Seven (7) files contained miscalculations of annual income
- Two (2) files where verified deductions were not input onto the 50058
- One (1) file relied on self-declaration without documented attempts to gather the preferred verification

The identified deficiencies were the result of employee errors and failure by the Agency to properly review and correct the errors. While the Agency has increased its internal quality control procedures in recent years, misunderstandings in staff roles and responsibilities during the audit period allowed the discrepancies to remain undetected.

We were able to extrapolate the total potential misstatement and found it to be immaterial to the financial statements. However, due to the percentage of files not in compliance, we feel the Agency has a significant deficiency in this area.

Criteria:

The Code of Federal Regulations, the Housing Authority's Admissions and Continued Occupancy Policy (ACOP), and specific HUD guidelines in documenting and maintaining Public Housing tenant files.

Effect:

Improper calculation and verification of adjusted annual income can lead to the incorrect calculation of rental charges and misstatements in the financial statements. Ongoing noncompliance may also draw scrutiny from regulatory bodies, increasing the risk of financial penalties or loss of funding for the Public Housing program.

Recommendation:

We recommend that the Agency continue to monitor and enhance its quality control procedures to ensure the accuracy and adequacy of income calculations and verifications, to assess the need for further staff training, and to effectively monitor compliance with local and federal regulations regarding the maintenance of tenant files.

Questioned Costs: None

Repeat Finding: No

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.



**Corrective Action Plan For Current Year Findings and Questioned Costs
For the Year Ended June 30, 2025**

Reference # and title: **2025-001** **Public Housing Tenant Files – Eligibility – Rent Calculations**

<u>Federal program and specific federal award identification:</u>	<u>Asst. Listing Number</u>	<u>Award Year</u>
FEDERAL GRANTER/ PASS THROUGH GRANTOR/PROGRAM NAME		
United States Department of Housing and Urban Development Public and Indian Housing Program	14.850	2024 and 2025

Condition: The Code of Federal Regulations, the Housing Authority’s Admissions and Continued Occupancy Policy (ACOP), and specific HUD guidelines in documenting and maintaining Public Housing tenant files.

Our review of seventy-five (75) Low Rent Public Housing tenant files identified noncompliance in ten (10) files, representing 13% of the sample. We noted the following discrepancies:

- Seven (7) files contained miscalculations of annual income
- Two (2) files where verified deductions were not input onto the 50058
- One (1) file relied on self-declaration without documented attempts to gather the preferred verification

The identified deficiencies were the result of employee errors and failure by the Agency to properly review and correct the errors. While the Agency has increased its internal quality control procedures in recent years, misunderstandings in staff roles and responsibilities during the audit period allowed the discrepancies to remain undetected.

Corrective action planned: A number of the discrepancies noted by the auditor were associated with Burg Jones Plaza. To improve operations at this complex, the Housing Authority is currently working to increase operational capacity by hiring an additional Property Manager, Assistant Property Manager and Maintenance Manager.

In addition to increased staffing, the Housing Authority is in the process of hiring a third-party compliance vendor to conduct a thorough review of all resident files at Burg Jones Plaza to ensure compliance with regulations. This will add additional accountability to ensure the timeliness of recertifications, accuracy of rent calculations and the completion of income verifications.

BUILDING STRONG COMMUNITIES, ONE HOME, ONE FAMILY AT A TIME

Monroe Housing Authority | 300 Harrison Street Monroe, LA 71201
318-388-1500 | TDD/TYY 1-800-545-1833 ext. 872 | monroehousing.com
 William V. Smart, *Executive Director* | Hal Hinchliffe, *Chairman*
 Rick Miller, *Vice Chair* | *Commissioners: Joe Farr | Beverly Lewis | Angelina Jones*

To further strengthen the operations of Burg Jones Plaza as well as all complexes managed and operated by Monroe Housing Authority, the Housing Authority is activity sourcing technology solutions to transition the agency to 100% online processing that will streamline administrative tasks, reduce paper-based errors and increase transparency and accountability.

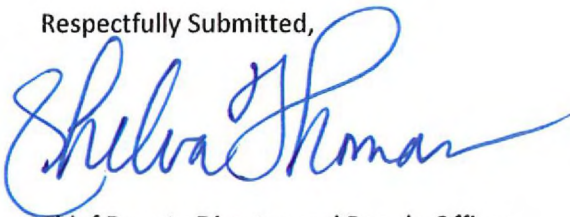
Person responsible for corrective action:

Ms. Shelva Thomas, Chief Deputy Director and People Officer
Housing Authority of the City of Monroe
300 Harrison St.
Monroe, LA 71201

Telephone: (318) 388-1500
Fax: (318) 329-1397

Anticipated completion date: June 30, 2026.

Respectfully Submitted,



Chief Deputy Director and People Officer



January 6, 2026

To the Board of Commissioners
Housing Authority of the City of Monroe

We have audited the financial statements of the **Housing Authority of the City of Monroe** for the year ended **June 30, 2025**, and have issued our report thereon dated **January 6, 2026**. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have included this information in this letter dated **January 6, 2026**. Professional standards also require that we provide you with the following information related to our audit.

Our Responsibility under Generally Accepted Auditing Standards

As stated in our engagement letter, our responsibility, as described by professional standards, is to plan and perform our audit to obtain reasonable, but not absolute, assurance about whether the financial statements are free of material misstatement. Because of the concept of reasonable assurance and because we did not perform a detailed examination of all transactions, there is a risk that material errors, irregularities, or illegal acts, including fraud and defalcations, may exist and not be detected by us.

As a part of our audit, we considered the internal control structure of the **Housing Authority of the City of Monroe**. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning the internal control structure of the agency.

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the **Housing Authority of the City of Monroe** are described in Note A to the financial statements. We noted no transactions entered into by the Organization during the year that were both significant and unusual, and of which, under professional standards, we are required to inform you, or transactions for which there is a lack of authoritative guidance or consensus. No new accounting policies were adopted and the application of existing policies was not changed during the year.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent and clear.

Difficulties Encountered in Performing the Audit

There were no difficulties encountered in conducting the audit of the **Housing Authority of the City of Monroe** for the year ended **June 30, 2025**.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

Disagreements with Management

For the purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated **January 6, 2026**.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

The following item, which did not rise to the level of an audit finding, came to our attention during the course of our audit:

- **Procurement Review**

We reviewed several contracts for compliance with local, State, and Federal procurement regulations. We noted errors in a bid submission for a lawn care solicitation which resulted in an improperly awarded contract. The Agency failed to checkdown the "per mow" rates that were being summed, which did not agree to the contract total. Invoices were submitted at the improper mow rates, which led to the vendor being overpaid by almost \$15,000. We acknowledge that the Authority has made efforts to resolve this issue with the vendor and are implementing processes to eliminate the threat of this happening in the future.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Significant Audit Adjustments

For purposes of this letter, professional standards define a significant audit adjustment as a proposed correction of the financial statements that, in our judgment, may not have been detected except through our auditing procedures. These adjustments may include those proposed by us but not recorded by the Organization that could

potentially cause future financial statements to be materially misstated. For the purposes of reporting, we noted no adjustments that would be considered material to the primary government financial statements.

Current Year Findings, Significant Deficiencies and Material Weaknesses

The current audit period for **June 30, 2025**, reported one finding for noncompliance and significant deficiency labeled as Finding 2025-001. The details of this finding are contained in the audited financial statements and are not restated in this document.

This information is intended solely for the use of the Audit Committee, Board of Commissioners, applicable government agencies and the management of the ***Housing Authority of the City of Monroe*** and should not be used for any other purpose.

Very truly yours,

Rector, Reeder & Lofton, P.C.
Certified Public Accountants

**HOUSING AUTHORITY OF THE
CITY OF MONROE
Monroe, Louisiana**

STATEWIDE AGREED-UPON PROCEDURES

FISCAL YEAR ENDED JUNE 30, 2025



Louisiana Legislative Auditor – Statewide Agreed-Upon Procedures

Housing Authority of the City of Monroe

**INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES**

To the Board of Directors of the Housing Authority of the City of Monroe and the Louisiana Legislative Auditor:

We have performed the procedures enumerated below, which were agreed to by the Housing Authority of the City of Monroe (Entity) and the Louisiana Legislative Auditor (LLA) on the control and compliance (C/C) areas identified in the LLA's Statewide Agreed-Upon Procedures (SAUPs) for the fiscal period July 1, 2024 through June 30, 2025. The Entity's management is responsible for those C/C areas identified in the SAUPs.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and applicable standards of *Government Auditing Standards*. The sufficiency of these procedures is solely the responsibility of the specified users of this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures and associated findings are as follows:

Written Policies and Procedures

1. Obtain and inspect the entity's written policies and procedures and observe whether they address each of the following categories and subcategories if applicable to public funds and the entity's operations:
 - a) ***Budgeting***, including preparing, adopting, monitoring, and amending the budget.
 - b) ***Purchasing***, including (1) how purchases are initiated; (2) how vendors are added to the vendor list; (3) the preparation and approval process of purchase requisitions and purchase orders; (4) controls to ensure compliance with the Public Bid Law; and (5) documentation required to be maintained for all bids and price quotes.
 - c) ***Disbursements***, including processing, reviewing, and approving.
 - d) ***Receipts/Collections***, including receiving, recording, and preparing deposits. Also, policies and procedures should include management's actions to determine the completeness of all collections for each type of revenue or agency fund additions (e.g., periodic confirmation with outside parties, reconciliation to utility billing after cutoff procedures, reconciliation of traffic ticket number sequences, agency fund forfeiture monies confirmation).

- e) **Payroll/Personnel**, including (1) payroll processing, (2) reviewing and approving time and attendance records, including leave and overtime worked, and (3) approval process for employee(s) rate of pay or approval and maintenance of pay rate schedules.
- f) **Contracting**, including (1) types of services requiring written contracts, (2) standard terms and conditions, (3) legal review, (4) approval process, and (5) monitoring process.
- g) **Travel and expense reimbursement**, including (1) allowable expenses, (2) dollar thresholds by category of expense, (3) documentation requirements, and (4) required approvers.
- h) **Credit Cards (and debit cards, fuel cards, P-Cards, if applicable)**, including (1) how cards are to be controlled, (2) allowable business uses, (3) documentation requirements, (4) required approvers of statements, and (5) monitoring card usage (e.g., determining the reasonableness of fuel card purchases).
- i) **Ethics**, including (1) the prohibitions as defined in Louisiana Revised Statute (R.S.) 42:1111-1121, (2) actions to be taken if an ethics violation takes place, (3) system to monitor possible ethics violations, and (4) a requirement that documentation is maintained to demonstrate that all employees and officials were notified of any changes to the entity's ethics policy.
- j) **Debt Service**, including (1) debt issuance approval, (2) continuing disclosure/EMMA reporting requirements, (3) debt reserve requirements, and (4) debt service requirements.
- k) **Information Technology Disaster Recovery/Business Continuity**, including (1) identification of critical data and frequency of data backups, (2) storage of backups in a separate physical location isolated from the network, (3) periodic testing/verification that backups can be restored, (4) use of antivirus software on all systems, (5) timely application of all available system and software patches/updates, and (6) identification of personnel, processes, and tools needed to recover operations after a critical event.
- l) **Prevention of Sexual Harassment**, including R.S. 42:342-344 requirements for (1) agency responsibilities and prohibitions, (2) annual employee training, and (3) annual reporting.

No Year 2 testing required as there was no exception in Year 1.

Board or Finance Committee

- 2. Obtain and inspect the board/finance committee minutes for the fiscal period, as well as the board's enabling legislation, charter, bylaws, or equivalent document in effect during the fiscal period, and:
 - a) Observe that the board/finance committee met with a quorum at least monthly, or on a frequency in accordance with the board's enabling legislation, charter, bylaws, or other equivalent document.
 - b) For those entities reporting on the governmental accounting model, observe whether the minutes referenced or included monthly budget-to-actual comparisons on the general fund, quarterly budget-to-actual, at a minimum, on proprietary funds, and semi-annual budget-to-actual, at a minimum, on all special revenue funds. Alternately, for those entities reporting on the nonprofit accounting model, observe that the minutes referenced or included financial activity relating to public funds if those public funds comprised more than 10% of the entity's collections during the fiscal period.

- c) For governmental entities, obtain the prior year audit report and observe the unassigned fund balance in the general fund. If the general fund had a negative ending unassigned fund balance in the prior year audit report, observe that the minutes for at least one meeting during the fiscal period referenced or included a formal plan to eliminate the negative unassigned fund balance in the general fund.
- d) Observe whether the board/finance committee received written updates of the progress of resolving audit finding(s), according to management's corrective action plan at each meeting until the findings are considered fully resolved.

No Year 2 testing required as there was no exception in Year 1.

Bank Reconciliations

- 3. Obtain a listing of entity bank accounts for the fiscal period from management and management's representation that the listing is complete. Ask management to identify the entity's main operating account. Select the entity's main operating account and randomly select 4 additional accounts (or all accounts if less than 5). Randomly select one month from the fiscal period, obtain and inspect the corresponding bank statement and reconciliation for each selected account, and observe that:
 - a) Bank reconciliations include evidence that they were prepared within 2 months of the related statement closing date (e.g., initialed and dated or electronically logged);
 - b) Bank reconciliations include evidence that a member of management/board member who does not handle cash, post ledgers, or issue checks has reviewed each bank reconciliation within 1 month of the date the reconciliation was prepared (e.g., initialed and dated, electronically logged); and
 - c) Management has documentation reflecting it has researched reconciling items that have been outstanding for more than 12 months from the statement closing date, if applicable.

No Year 2 testing required as there was no exception in Year 1.

Collections

- 4. Obtain a listing of deposit sites for the fiscal period where deposits for cash/checks/money orders (cash) are prepared and management's representation that the listing is complete. Randomly select 5 deposit sites (or all deposit sites if less than 5).
- 5. For each deposit site selected, obtain a listing of collection locations and management's representation that the listing is complete. Randomly select one collection location for each deposit site (i.e., 5 collection locations for 5 deposit sites), obtain and inspect written policies and procedures relating to employee job duties (if no written policies or procedures, inquire of employees about their job duties) at each collection location, and observe that job duties are properly segregated at each collection location such that:
 - a) Employees responsible for cash collections do not share cash drawers/registers.

- b) Each employee responsible for collecting cash is not responsible for preparing/making bank deposits, unless another employee/official is responsible for reconciling collection documentation (e.g., pre-numbered receipts) to the deposit.
 - c) Each employee responsible for collecting cash is not responsible for posting collection entries to the general ledger or subsidiary ledgers, unless another employee/official is responsible for reconciling ledger postings to each other and to the deposit.
 - d) The employee(s) responsible for reconciling cash collections to the general ledger and/or subsidiary ledgers, by revenue source and/or agency fund additions, are not responsible for collecting cash, unless another employee/official verifies the reconciliation.
6. Obtain from management a copy of the bond or insurance policy for theft covering all employees who have access to cash. Observe the bond or insurance policy for theft was enforced during the fiscal period.
7. Randomly select two deposit dates for each of the 5 bank accounts selected for procedure #3 under "Bank Reconciliations" above (select the next deposit date chronologically if no deposits were made on the dates randomly selected and randomly select a deposit if multiple deposits are made on the same day). Alternately, the practitioner may use a source document other than bank statements when selecting the deposit dates for testing, such as a cash collection log, daily revenue report, receipt book, etc. Obtain supporting documentation for each of the 10 deposits and:
- a) Observe that receipts are sequentially pre-numbered.
 - b) Trace sequentially pre-numbered receipts, system reports, and other related collection documentation to the deposit slip.
 - c) Trace the deposit slip total to the actual deposit per the bank statement.
 - d) Observe the deposit was made within one business day of receipt at the collection location (within one week if the depository is more than 10 miles from the collection location or the deposit is less than \$100 and the cash is stored securely in a locked safe or drawer).
 - e) Trace the actual deposit per the bank statement to the general ledger.

No Year 2 testing required as there was no exception in Year 1.

Non-Payroll Disbursements (excluding card purchases/payments, travel reimbursements, and petty cash purchases)

8. Obtain a listing of locations that process payments for the fiscal period and management's representation that the listing is complete. Randomly select 5 locations (or all locations if less than 5).
9. For each location selected under #8 above, obtain a listing of those employees involved with non-payroll purchasing and payment functions. Obtain written policies and procedures relating to employee job duties (if the agency has no written policies and procedures, inquire of employees about their job duties), and observe that job duties are properly segregated such that:

- a) At least two employees are involved in initiating a purchase request, approving a purchase, and placing an order/making the purchase.
- b) At least two employees are involved in processing and approving payments to vendors.
- c) The employee responsible for processing payments is prohibited from adding/modifying vendor files, unless another employee is responsible for periodically reviewing changes to vendor files.
- d) Either the employee/official responsible for signing checks mails the payment or gives the signed checks to an employee to mail who is not responsible for processing payments.
- e) Only employees/official authorized to sign checks approve the electronic disbursement (release) of funds, whether through automated clearinghouse (ACH), electronic funds transfer (EFT), wire transfer, or some other electronic means.

[Note: Exceptions to controls that constrain the legal authority of certain public officials (e.g., mayor of a Lawrason Act municipality) should not be reported.]

- 10. For each location selected under #8 above, obtain the entity's non-payroll disbursement transaction population (excluding cards and travel reimbursements) and obtain management's representation that the population is complete. Randomly select 5 disbursements for each location, obtain supporting documentation for each transaction, and:
 - a) Observe whether the disbursement matched the related original itemized invoice and supporting documentation indicates deliverables included on the invoice were received by the entity.
 - b) Observe whether the disbursement documentation included evidence (e.g., initial/date, electronic logging) of segregation of duties tested under #9, as applicable.
- 11. Using the entity's main operating account and the month selected in Bank Reconciliations procedure #3A, randomly select 5 non-payroll-related electronic disbursements (or all electronic disbursements if less than 5) and observe that each electronic disbursement was (a) approved by only those persons authorized to disburse funds (e.g., sign checks) per the entity's policy, and (b) approved by the required number of authorized signers per the entity's policy. Note: If no electronic payments were made from the main operating account during the month selected the practitioner should select an alternative month and/or account for testing that does include electronic disbursements.

No Year 2 testing required as there was no exception in Year 1.

Credit Cards/Debit Cards/Fuel Cards/P-Cards

- 12. Obtain from management a listing of all active credit cards, bank debit cards, fuel cards, and P-cards (cards) for the fiscal period, including the card numbers and the names of the persons who maintained possession of the cards. Obtain management's representation that the listing is complete.
- 13. Using the listing prepared by management, randomly select 5 cards (or all cards if less than 5) that were used during the fiscal period. Randomly select one monthly statement or combined statement for each card (for a debit card, randomly select one monthly bank statement), obtain supporting documentation, and:

- a) Observe whether there is evidence that the monthly statement or combined statement and supporting documentation (e.g., original receipts for credit/debit card purchases, exception reports for excessive fuel card usage) were reviewed and approved, in writing (or electronically approved), by someone other than the authorized card holder. [Note: Requiring such approval may constrain the legal authority of certain public officials (e.g., mayor of a Lawrason Act municipality); these instances should not be reported.]
- b) Observe that finance charges and late fees were not assessed on the selected statements.

14. Using the monthly statements or combined statements selected under #13 above, excluding fuel cards, randomly select 10 transactions (or all transactions if less than 10) from each statement, and obtain supporting documentation for the transactions (i.e. each card should have 10 transactions subject to testing). For each transaction, observe that it is supported by (1) an original itemized receipt that identifies precisely what was purchased, (2) written documentation of the business/public purpose, and (3) documentation of the individuals participating in meals (for meal charges only). For missing receipts, the practitioner should describe the nature of the transaction and observe whether management had a compensating control to address missing receipts, such as a “missing receipt statement” that is subject to increased scrutiny.

No Year 2 testing required as there was no exception in Year 1.

Travel and Travel-Related Expense Reimbursements (excluding card transactions)

15. Obtain from management a listing of all travel and travel-related expense reimbursements during the fiscal period and management’s representation that the listing or general ledger is complete. Randomly select 5 reimbursements, obtain the related expense reimbursement forms/prepaid expense documentation of each selected reimbursement, as well as the supporting documentation. For each of the 5 reimbursements selected:
- a) If reimbursed using a per diem, observe the approved reimbursement rate is no more than those rates established either by the State of Louisiana or the U.S. General Services Administration (www.gsa.gov).
 - b) If reimbursed using actual costs, observe the reimbursement is supported by an original itemized receipt that identifies precisely what was purchased.
 - c) Observe each reimbursement is supported by documentation of the business/public purpose (for meal charges, observe that the documentation includes the names of those individuals participating) and other documentation required by written policy (procedure #1h).
 - d) Observe each reimbursement was reviewed and approved, in writing, by someone other than the person receiving reimbursement.

Finding– The Authority is currently utilizing a standard per-diem rate for all travel, and that is higher than the GSA-approved rates.

Contracts

16. Obtain from management a listing of all agreements/contracts for professional services, materials and supplies, leases, and construction activities that were initiated or renewed during the fiscal period. Alternately, the practitioner may use an equivalent selection source, such as an active vendor list. Obtain management's representation that the listing is complete. Randomly select 5 contracts (or all contracts if less than 5) from the listing, excluding the practitioner's contract, and:
 - a) Observe whether the contract was bid in accordance with the Louisiana Public Bid Law (e.g., solicited quotes or bids, advertised), if required by law.
 - b) Observe whether the contract was approved by the governing body/board, if required by policy or law (e.g., Lawrason Act, Home Rule Charter).
 - c) If the contract was amended (e.g., change order), observe the original contract terms provided for such an amendment and that amendments were made in compliance with the contract terms (e.g., if approval is required for any amendment, was approval documented).
 - d) Randomly select one payment from the fiscal period for each of the 5 contracts, obtain the supporting invoice, agree the invoice to the contract terms, and observe the invoice and related payment agreed to the terms and conditions of the contract.

No Year 2 testing required as there was no exception in Year 1.

Payroll and Personnel

17. Obtain a listing of employees and officials employed during the fiscal period and management's representation that the listing is complete. Randomly select 5 employees or officials, obtain related paid salaries and personnel files, and agree paid salaries to authorized salaries/pay rates in the personnel files.
18. Randomly select one pay period during the fiscal period. For the 5 employees or officials selected under #17 above, obtain attendance records and leave documentation for the pay period, and:
 - a) Observe all selected employees or officials documented their daily attendance and leave (e.g., vacation, sick, compensatory). (Note: Generally, officials are not eligible to earn leave and do not document their attendance and leave. However, if the official is earning leave according to a policy and/or contract, the official should document his/her daily attendance and leave.)
 - b) Observe whether supervisors approved the attendance and leave of the selected employees or officials.
 - c) Observe any leave accrued or taken during the pay period is reflected in the entity's cumulative leave records.
 - d) Observe the rate paid to the employees or officials agree to the authorized salary/pay rate found within the personnel file.
19. Obtain a listing of those employees or officials that received termination payments during the fiscal period and management's representation that the list is complete. Randomly select two employees or officials, obtain related documentation of the hours and pay rates used in management's termination payment calculations and the entity's policy on termination payments. Agree the hours to the employee or officials' cumulative leave

records, agree the pay rates to the employee or officials' authorized pay rates in the employee or officials' personnel files, and agree the termination payment to entity policy.

20. Obtain management's representation that employer and employee portions of third-party payroll related amounts (e.g., payroll taxes, retirement contributions, health insurance premiums, garnishments, workers' compensation premiums, etc.) have been paid, and any associated forms have been filed, by required deadlines.

No Year 2 testing required as there was no exception in Year 1.

Ethics

21. Using the 5 randomly selected employees/officials from procedure #17 under "Payroll and Personnel" above, obtain ethics documentation from management, and:
 - a. Observe whether the documentation demonstrates each employee/official completed one hour of ethics training during the fiscal period.
 - b. Observe whether the entity maintains documentation which demonstrates each employee and official were notified of any changes to the entity's ethics policy during the fiscal period, as applicable.
22. Inquire and/or observe whether the agency has appointed an ethics designee as required by R.S. 42:1170.

No Year 2 testing required as there was no exception in Year 1.

Debt Service

23. Obtain a listing of bonds/notes and other debt instruments issued during the fiscal period and management's representation that the listing is complete. Select all debt instruments on the listing, obtain supporting documentation, and observe State Bond Commission approval was obtained for each debt instrument issued as required by Article VII, Section 8 of the Louisiana Constitution.
24. Obtain a listing of bonds/notes outstanding at the end of the fiscal period and management's representation that the listing is complete. Randomly select one bond/note, inspect debt covenants, obtain supporting documentation for the reserve balance and payments, and agree actual reserve balances and payments to those required by debt covenants (including contingency funds, short-lived asset funds, or other funds required by the debt covenants).

No Year 2 testing required as there was no exception in Year 1.

Fraud Notice

25. Obtain a listing of misappropriations of public funds and assets during the fiscal period and management's representation that the listing is complete. Select all misappropriations on the listing, obtain supporting documentation, and observe that the entity reported the misappropriation(s) to the legislative auditor and the district attorney of the parish in which the entity is domiciled as required by R.S. 24:523.

26. Observe the entity has posted, on its premises and website, the notice required by R.S. 24:523.1 concerning the reporting of misappropriation, fraud, waste, or abuse of public funds.

No Year 2 testing required as there was no exception in Year 1.

Information Technology Disaster Recovery/Business Continuity

27. Perform the following procedures, verbally discuss the results with management, and report "We performed the procedure and discussed the results with management."
- a. Obtain and inspect the entity's most recent documentation that it has backed up its critical data (if no written documentation, inquire of personnel responsible for backing up critical data) and observe evidence that such backup (a) occurred within the past week, (b) was not stored on the government's local server or network, and (c) was encrypted.
 - b. Obtain and inspect the entity's most recent documentation that it has tested/verified that its backups can be restored (if no written documentation, inquire of personnel responsible for testing/verifying backup restoration) and observe evidence that the test/verification was successfully performed within the past 3 months.
 - c. Obtain a listing of the entity's computers currently in use and their related locations, and management's representation that the listing is complete. Randomly select 5 computers and observe while management demonstrates that the selected computers have current and active antivirus software and that the operating system and accounting system software in use are currently supported by the vendor.
28. Randomly select 5 terminated employees (or all terminated employees if less than 5) using the list of terminated employees obtained in procedure #19. Observe evidence that the selected terminated employees have been removed or disabled from the network.
29. Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #9A, obtain cybersecurity training documentation from management, and observe that the documentation demonstrates that the following employees/officials with access to the agency's information technology assets have completed cybersecurity training as required by R.S. 42:1267 . The requirements are as follows:
- Hired before June 9, 2020 - completed the training; and
 - Hired on or after June 9, 2020 - completed the training within 30 days of initial service or employment.

No Year 2 testing required as there was no exception in Year 1.

Prevention of Sexual Harassment

30. Using the 5 randomly selected employees/officials from procedure #17 under "Payroll and Personnel" above, obtain sexual harassment training documentation from management, and observe the documentation demonstrates each employee/official completed at least one hour of sexual harassment training during the calendar year as required by R.S. 42:343.
31. Observe the entity has posted its sexual harassment policy and complaint procedure on its website (or in a conspicuous location on the entity's premises if the entity does not have a website).

32. Obtain the entity's annual sexual harassment report for the current fiscal period, observe that the report was dated on or before February 1, and observe it includes the applicable requirements of R.S. 42:344:
- a. Number and percentage of public servants in the agency who have completed the training requirements;
 - b. Number of sexual harassment complaints received by the agency;
 - c. Number of complaints which resulted in a finding that sexual harassment occurred;
 - d. Number of complaints in which the finding of sexual harassment resulted in discipline or corrective action; and
 - e. Amount of time it took to resolve each complaint.

No Year 2 testing required as there was no exception in Year 1.

We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on those C/C areas identified in the SAUPs. 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.

The purpose of this report is solely to describe the scope of testing performed on those C/C areas identified in the SAUPs, 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 LLA as a public document.

Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Loganville, Georgia
January 6, 2026