

**HOUSING AUTHORITY OF DERIDDER, LOUISIANA**

**AUDITED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED SEPTEMBER 30, 2025**

**Mike Estes, P.C.**  
A Professional Accounting Corporation

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## Independent Auditor's Report

Board of Commissioners  
Housing Authority of DeRidder  
DeRidder, Louisiana

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

#### ***Opinions***

We have audited the accompanying financial statements of each major fund of the Housing Authority of the City of DeRidder, Louisiana as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of DeRidder, Louisiana basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective position of each major fund, of the Housing Authority of the City of DeRidder, Louisiana as of and for the year ended September 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of DeRidder, Louisiana and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

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

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

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

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

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

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

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

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

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

### ***Supplementary Information***

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2026 on our consideration of the Housing Authority of the City of DeRidder, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of DeRidder, Louisiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the City of DeRidder, Louisiana's internal control over financial reporting and compliance.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
March 3, 2026

**HOUSING AUTHORITY OF DERIDDER, LA**  
**REQUIRED SUPPLEMENTAL INFORMATION**  
**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)**  
**September 30, 2025**

**The management of Housing Authority of Deridder, LA presents the following discussion and analysis (MD&A) of the Housing Authority's financial activities for the fiscal year ending September 30, 2025. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's included audited financial statements.**

### **FINANCIAL HIGHLIGHTS**

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$1,388,635 at the close of the fiscal year ended 2025.
  - ✓ Of this amount \$552,510 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ The remainder of \$836,125 of unrestricted assets could be used to meet the Housing Authority's ongoing obligations to citizens and creditors. As a measure of financial strength, this amount equals 47% of the total operating expenses of \$1,792,538 for the fiscal year 2025, which means the Authority might be able to operate about 6 months using the unrestricted assets alone, compared to 5 months in the prior fiscal year.
- The Housing Authority's total net position increased by \$100,336, an 8% increase from the prior fiscal year 2024.
- The increase in net position of these funds was accompanied by an increase in unrestricted cash by \$41,252 from fiscal year 2024.
- The Authority Spent \$143,856 on capital asset additions.
- These changes led to an increase in total assets by \$121,706 and an increase in total liabilities by \$21,370. As related measures of financial health, there are still over \$11 of current assets covering each dollar of total current liabilities, which compares to \$11 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

### **Reporting on the Housing Authority as a Whole**

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2025?" The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

**Fund Financial Statements**

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

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

**USING THIS ANNUAL REPORT**

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

Public Housing Capital Fund Program	\$ 704,752
Low Rent Public Housing	437,027
Housing Choice Vouchers	<u>281,092</u>
Total funding received this current fiscal year	<u><u>\$ 1,422,871</u></u>

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

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

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

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

**FINANCIAL ANALYSIS**

The Housing Authority's net position was \$1,388,635 as of September 30, 2025. Of this amount, \$552,510 was invested in capital assets and \$836,125 was unrestricted. No other specific Assets are restricted. Also, there are no other restrictions on general net position.

Housing Authority of Deridder, LA  
 Management's Discussion and Analysis (MD&A)  
 September 30, 2025

**CONDENSED FINANCIAL STATEMENTS**

**Condensed Statement of Net Position  
 As of September 30, 2025**

	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
Current assets	\$ 1,058,189	\$ 1,013,272
Capital assets, net of depreciation	552,510	475,721
Total assets	<u>1,610,699</u>	<u>1,488,993</u>
<b>LIABILITIES</b>		
Current liabilities	93,673	90,586
Non-current liabilities	128,391	110,108
Total liabilities	<u>222,064</u>	<u>200,694</u>
<b>NET POSITION</b>		
Invested in capital assets, net of depreciation	552,510	475,721
Net position restricted for the Housing Choice Voucher program	-	2,080
Unrestricted net position	836,125	810,498
Total net position	<u>\$ 1,388,635</u>	<u>\$ 1,288,299</u>

The net position of these funds increased by \$100,336, or by 8%, from those of fiscal year 2024, as explained below. In the narrative that follows, the detailed factors causing this change are discussed:

Housing Authority of Deridder, LA  
 Management's Discussion and Analysis (MD&A)  
 September 30, 2025

**CONDENSED FINANCIAL STATEMENTS (Continued)**

**Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position  
 Fiscal Year Ended September 30, 2025**

	<u>2025</u>	<u>2024</u>
<b>OPERATING REVENUES</b>		
Tenant Revenue	\$ 441,031	\$ 435,020
HUD grants for operations	1,289,431	1,116,969
Other non-tenant revenue	26,098	9,025
Fraud Recovery	2,374	3,611
Total operating revenues	<u>1,758,934</u>	<u>1,564,625</u>
<b>OPERATING EXPENSES</b>		
General	189,493	237,183
Ordinary maintenance and repairs	488,256	269,867
Administrative expenses	495,517	405,295
Utilities	156,000	149,231
Protective services	28,135	32,935
Tenant services	200	-
Federal Housing Assistance Payments (HAP) to landlords & Ports	255,843	204,609
Extraordinary maintenance and repairs	111,741	8,000
Depreciation	67,353	84,131
Total operating expenses	<u>1,792,538</u>	<u>1,391,251</u>
Income (losses) from operations	<u>(33,604)</u>	<u>173,374</u>
<b>NON-OPERATING REVENUES</b>		
Interest income	500	1,335
Total non-operating revenues	<u>500</u>	<u>1,335</u>
Income (losses) before capital contributions	<u>(33,104)</u>	<u>174,709</u>
<b>CAPITAL CONTRIBUTIONS</b>	<u>133,440</u>	<u>58,801</u>
<b>CHANGES IN NET POSITION</b>	<u>100,336</u>	<u>233,510</u>
<b>NET POSITION - BEGINNING</b>	1,288,299	1,054,789
<b>NET POSITION - END</b>	<u>\$ 1,388,635</u>	<u>\$ 1,288,299</u>

## EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating and capital contributions increased \$268,948 from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue increased by \$6,011 from that of the prior fiscal year because the amount of rent each tenant pays is based on a sliding scale of their personal income. Included in this total is other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) which increased by \$1,903.
- Federal revenues from HUD for operations increased by \$172,462 from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this final result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant.
- Federal Capital Funds from HUD increased by \$74,639 from that of the prior fiscal year. The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2020 through 2024 and submitted a new grant during fiscal year 2025.
- Total other operating revenue increased by \$15,836 and interest income decreased by \$835 from the prior fiscal year.

Compared with the prior fiscal year, total operating expenses increased \$401,287, or by 29%, but this also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Depreciation expense decreased by \$16,778 from that of the prior fiscal year.
- Maintenance and repairs increased by \$218,389 from that of the prior fiscal year.
- General Expenses decreased by \$47,690 from that of the prior fiscal year. Payments in lieu of taxes (PILOT) increased by \$92. PILOT is calculated as a percentage of rent minus utilities and therefore changed proportionately to the changes in each of these. Insurance premiums decreased by \$58,652 and bad debts decreased by \$6,897. Lastly, compensated absences increased by \$17,767.
- Administrative Expenses increased by \$90,222 from that of the prior fiscal year due to a combination of factors. Administrative staff salaries increased by \$59,252 and related employee benefit contributions increased by \$32,037; therefore, total staff salaries and benefit costs increased. In addition, staff travel reimbursements decreased by \$6,919, office expenses increased by \$6,620 and sundry expenses decreased by \$768.
- Housing Assistance Payments to landlords increased by \$51,234 from that of the prior fiscal year partly because there was an increase in the number of tenants qualifying for subsidy during the year.
- Utilities Expense increased by \$6,769 from that of the prior fiscal year because water cost decreased by \$2,469, electricity cost increased by \$10,417, gas cost decreased by \$97, and other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) decreased by \$1,082.
- Protective services decreased by \$4,800 from that of the prior fiscal year due to changes in the following: contract labor decreased by \$5,000 and other protective services costs increased by \$200.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

At September 30, 2025, the Housing Authority had a total cost of \$6,849,227 invested in a broad range of assets and construction in progress from projects funded in 2020 through 2024, listed below. This amount, not including depreciation, represents increases of \$143,856 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

**Statement of Capital Assets  
As of September 30, 2025**

	<u>2025</u>	<u>2024</u>
Land	\$ 134,411	\$ 134,411
Buildings	5,725,748	5,626,467
Leasehold improvements	805,630	772,441
Furniture and equipment	183,438	172,052
Accumulated Depreciation	<u>(6,296,717)</u>	<u>(6,229,650)</u>
Total	<u>\$ 552,510</u>	<u>\$ 475,721</u>

As of the end of the 2025 fiscal year, the Authority is still in the process of completing the 2025 HUD grant of \$190,540. A total remainder of \$76,171 will be received and spent for completing these projects during fiscal year 2026.

**Debt**

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

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

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The capital budgets for the 2026 fiscal year have already been submitted to HUD for approval, and no major changes are expected.

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

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

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability for the money it receives. If you have questions about this report, or wish to request additional financial information, contact Hazel Lucas, at Housing Authority of Deridder, LA; 600 Warren St., Deridder, LA 70634.

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	General	Housing Choice Voucher	Total
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Current assets			
Cash and cash equivalents	\$ 823,381	\$ 97,597	\$ 920,978
Investments	12,045	0	12,045
Accounts receivable net	40,974	3,053	44,027
Prepaid items and other assets	65,078	231	65,309
Inventory	4,436	0	4,436
Restricted assets - cash and cash equivalents	11,394	0	11,394
	<u>957,308</u>	<u>100,881</u>	<u>1,058,189</u>
Capital Assets, net			
Land and other non-depreciated assets	134,411	0	134,411
Other capital assets - net of depreciation	418,099	0	418,099
	<u>552,510</u>	<u>0</u>	<u>552,510</u>
Total Assets	<u>\$ 1,509,818</u>	<u>100,881</u>	<u>\$ 1,610,699</u>
<b>LIABILITIES</b>			
Current Liabilities			
Accounts payable	\$ 36,672	\$ 2,600	\$ 39,272
Unearned income	6,510	0	6,510
Compensated absences payable	9,493	240	9,733
Accrued PILOT	26,764	0	26,764
Deposits due others	11,394	0	11,394
	<u>90,833</u>	<u>2,840</u>	<u>93,673</u>
Noncurrent Liabilities			
Compensated absences payable	124,602	3,789	128,391
	<u>215,435</u>	<u>6,629</u>	<u>222,064</u>
<b>NET POSITION</b>			
Net investment in capital assets	552,510	0	552,510
Unrestricted	741,873	94,252	836,125
	<u>1,294,383</u>	<u>94,252</u>	<u>1,388,635</u>
Net Position	<u>\$ 1,294,383</u>	<u>\$ 94,252</u>	<u>\$ 1,388,635</u>

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

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

YEAR ENDED SEPTEMBER 30, 2025

	General	Housing Choice Voucher	Total
<b>OPERATING REVENUES</b>			
Dwelling rental	\$ 392,603	\$ 0	\$ 392,603
Governmental operating grants	1,008,339	281,092	1,289,431
Tenant revenue-other	48,428	0	48,428
Other	18,035	10,437	28,472
<b>Total Operating Revenues</b>	<b>1,467,405</b>	<b>291,529</b>	<b>1,758,934</b>
<b>OPERATING EXPENSES</b>			
Administration	465,779	29,938	495,717
Utilities	156,000	0	156,000
Ordinary maintenance & operations	488,256	0	488,256
General expenses	186,661	2,832	189,493
Depreciation	67,353	0	67,353
Protective services	28,135	0	28,135
Extraordinary maintenance	111,741	0	111,741
Housing assistance payments	0	255,843	255,843
<b>Total Operating Expenses</b>	<b>1,503,925</b>	<b>288,613</b>	<b>1,792,538</b>
<b>Income (Loss) from Operations</b>	<b>(36,520)</b>	<b>2,916</b>	<b>(33,604)</b>
Non Operating Revenues (Expenses)			
Interest earnings	500	0	500
<b>Total Non-Operating Revenues (Expenses)</b>	<b>500</b>	<b>0</b>	<b>500</b>
<b>Income (Loss) before contribution</b>	<b>(36,020)</b>	<b>2,916</b>	<b>(33,104)</b>
Capital Contribution	133,440	0	133,440
<b>Change in net position</b>	<b>97,420</b>	<b>2,916</b>	<b>100,336</b>
Total net position - beginning	1,196,963	91,336	1,288,299
<b>Total net position - ending</b>	<b>\$ 1,294,383</b>	<b>\$ 94,252</b>	<b>\$ 1,388,635</b>

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

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2025

	General	Housing Choice Voucher	Total
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Rental receipts	\$ 375,035	\$ 0	\$ 375,035
Other receipts	75,120	10,352	85,472
Federal grants	1,017,843	279,536	1,297,379
Payments to vendors	(913,775)	(17,021)	(930,796)
Payments to employees – net	(506,420)	(12,903)	(519,323)
Payments to private landlords	0	(255,843)	(255,843)
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Net cash provided (used) by operating activities	47,803	4,121	51,924
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Purchase of capital assets	(144,142)	0	(144,142)
Federal Capital Grants	133,440	0	133,440
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Net cash provided (used) by capital and related financing activities	(10,702)	0	(10,702)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	515	0	515
Purchase of investments	(485)	0	(485)
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Net cash provided (used) by investing activities	30	0	30
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	37,131	4,121	41,252
<b>CASH AND CASH EQUIVALENTS</b>			
Beginning of Fiscal Year	797,644	93,476	891,120
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>CASH AND CASH EQUIVALENTS</b>			
End of Fiscal Year	\$ 834,775	\$ 97,597	\$ 932,372
	<u>                    </u>	<u>                    </u>	<u>                    </u>

Continued

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2025

	General	Housing Choice Voucher	Total
	<u>          </u>	<u>          </u>	<u>          </u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ (36,520)	\$ 2,916	\$ (33,604)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation Expense	67,353	0	67,353
Provision of uncollectible accounts	(1,308)	1,297	(11)
Change in assets and liabilities:			
Receivables	15,406	(2,408)	12,998
Inventories	16,710	0	16,710
Prepaid items	(35,764)	(20)	(35,784)
Account payables	20,390	2,336	22,726
Unearned income	1,645	0	1,645
Deposits due others	(109)	0	(109)
	<u>          </u>	<u>          </u>	<u>          </u>
Net cash provided (used) by operations	\$ 47,803	\$ 4,121	\$ 51,924
	<u>          </u>	<u>          </u>	<u>          </u>

Concluded

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

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

SEPTEMBER 30, 2025

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

SEPTEMBER 30, 2025

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

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

The Housing Authority has the following units:

PHA Owned Housing	FW 826	122
Section 8		
Housing Choice Vouchers	LA-086	38

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

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

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

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

SEPTEMBER 30, 2025

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

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

**B. FUNDS** The accounts of the Housing Authority are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds are maintained consistent with legal and managerial requirements.

The transactions of the Housing Authority are reported in a proprietary enterprise fund. The general fund accounts for the transactions of the Public Housing Low Rent program and the Capital Fund program. The housing choice voucher fund accounts for the Section 8 Housing Choice Voucher program.

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

**PROPRIETARY FUNDS** Proprietary funds are accounted for on the flow of economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the statement of net position.

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

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

SEPTEMBER 30, 2025

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

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$932,372. This is comprised of cash and cash equivalents of \$920,978 and restricted assets – cash of \$11,394, on the statement of net position.

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

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

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

Definitions:

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

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

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

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

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

SEPTEMBER 30, 2025

**I. CAPITAL ASSETS** Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$3,000. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful life is management's estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

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

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

**K. COMPENSATED ABSENCES** The Housing Authority follows Louisiana Civil Service regulations for accumulated annual and sick leave. Employees may accumulate up to three hundred hours of annual leave which may be received upon termination or retirement. Sick leave hours accumulate, but the employee is not paid for them if not used by his/her retirement or termination date. The Executive Director is not limited to 300 hours of annual leave.

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

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

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

Sometime the Authority may fund outlays from both restricted and unrestricted resources. In the event that should occur, the Authority must make a flow assumption about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

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

SEPTEMBER 30, 2025

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

**NOTE 2 – DEPOSITS AND INVESTMENTS** The Housing Authority has reported their investments with a maturity at time of purchase of one year or less at amortized cost. Investments with maturity at time of purchase of greater than one year are presented at fair value at September 30, 2025. Deposits are stated at cost, which approximates fair value.

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

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

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

Restricted Cash: \$11,394 is restricted in the General Fund for security deposits.

At September 30, 2025, the Housing Authority's carrying amount of deposits was \$944,217 and the bank balance was \$951,369. Petty cash consists of \$200. \$262,045 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$689,324 was covered by pledged securities. However, this \$689,324 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 40, Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within ten days of being notified by the Housing Authority that the fiscal agent has failed to pay deposited funds upon demand. Investments during the year were solely in time deposits at banks.

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

SEPTEMBER 30, 2025

**NOTE 3 – ACCOUNTS RECEIVABLE** The receivables at September 30, 2025, are as follows:

<u>Class of Receivables</u>	General	Housing Choice Voucher	Total
Local sources:			
Tenants	\$ 1,930	\$ 0	\$ 1,930
Other	4,376	1,957	6,333
Federal sources:			
Grants	34,668	1,096	35,764
Total	\$ 40,974	\$ 3,053	\$ 44,027

The tenants account receivable is net of an allowance for doubtful accounts of \$1,846.

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

	Beginning Balance	Additions	Deletions	Ending Balance
Non-depreciable assets				
Land and buildings	\$ 134,411	\$ 0	\$ 0	\$ 134,411
Depreciable assets:				
Buildings	6,398,908	132,470	0	6,531,378
Furniture and equipment	172,052	11,672	286	183,438
Total capital assets	6,705,371	144,142	286	6,849,227
Less: accumulated depreciation				
Buildings	6,084,705	57,842	0	6,142,547
Furniture and equipment	144,945	9,511	286	154,170
Total accumulated depreciation	6,229,650	67,353	286	6,296,717
Total capital assets, net	\$ 475,721	\$ 76,789	\$ 0	\$ 552,510

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

SEPTEMBER 30, 2025

**NOTE 5 – ACCOUNTS PAYABLE** The payables at September 30, 2025 are as follows:

	General	Housing Choice Voucher	Total
Vendors	\$ 10,129	\$ 2,545	\$ 12,674
Payroll taxes & Retirement withheld	1,263	0	1,263
Utilities	17,646	55	17,701
Federal sources:			
Grants	940	0	940
Other	6,694	0	6,694
Total	\$ 36,672	\$ 2,600	\$ 39,272

**NOTE 6 – COMPENSATED ABSENCES** At September 30, 2025, employees of the Housing Authority have accumulated and vested \$138,124 of employee leave computed in accordance with GASB, Codification Section C60.

**NOTE 7 – LONG-TERM OBLIGATIONS** The following is a summary of the long-term obligation transactions for the year ended September 30, 2025.

	Compensated Absences
Balance, beginning	\$ 119,810
Additions	40,322
Deletions	(22,008)
Balance, ending	138,124
Amounts due in one year	\$ 9,733

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

SEPTEMBER 30, 2025

**NOTE 8 – RETIREMENT SYSTEM** The Housing Authority participates in the Housing Agency Retirement Trust (HART), which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the Housing Authority provides pension benefits for all of its full-time employees. All full-time employees are eligible to participate in the plan the first day of the month after completing one continuous year of employment.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 4% of his effective compensation. The employer is required to make monthly contributions equal to 8% of each participant's effective compensation.

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

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

The Housing Authority made the required contributions of \$37,304 for the year ended September 30, 2025, of which \$23,876 was paid by the Housing Authority and \$13,428 was paid by employees. No payments were made out of the forfeiture account.

**NOTE 9 – COMMITMENTS AND CONTINGENCIES**

**Commitments** The Authority renewed an Employment Agreement with the Executive Director, effective January 1, 2022. The Agreement is for five years. It may be renewed automatically, upon approval of the board. The Executive Director may terminate the Agreement at any time, if at least thirty days written notice is given.

The Agreement may be terminated by the Authority for cause, if at least thirty days written notice is given. If the Executive Director is terminated without cause, the Authority is obligated to pay a lump sum equal to the salary and benefits he would have received for the remainder of the three year term. If the Executive Director leaves for any reason, the Authority is obligated to pay all unused but earned annual leave, in accordance with the Employment Agreement.

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

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

SEPTEMBER 30, 2025

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

**Construction Projects** There are certain renovation or construction projects in progress at September 30, 2025. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

**Risk Management** The Housing Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Housing Authority carries commercial insurance.

The Housing Authority transfers risk of loss by participating in a public entity risk pool and contracting with a commercial insurance carrier for all major categories of exposed risk.

This includes coverage of property, general liability, public liability, and worker's compensation. The risk pool and insurance contracted are obligated to meet settlements up to the maximum coverage, after the PHA's premiums and deductions are met.

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

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

The Authority has adopted GASB Statement No. 96, which provides accounting and financial reporting guidance for subscription-based information technology arrangements (SBITAs). The adoption of GASB Statement No. 96 had no material effect on the Authority's September 30, 2025 financial statements.

**NOTE 10 – ECONOMIC DEPENDENCE** The Department of Housing and Urban Development provided \$1,422,871 to the Housing Authority, which represents approximately 75% of the Housing Authority's total revenue and capital contributions for the year.

**NOTE 11 - SUBSEQUENT EVENTS** Management has evaluated events and transactions subsequent to the statement of net position date through, March 3, 2026, of the independent auditor's report for potential recognition or disclosure in the financial statements.



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Report on Internal Control Over Financial Reporting and on Compliance and  
Other Matters Based on an Audit of Financial Statements Performed in  
Accordance with *Government Auditing Standards*

Independent Auditor's Report

Housing Authority of DeRidder  
DeRidder, Louisiana

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of each major fund, of the Housing Authority of the City of DeRidder, Louisiana, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of DeRidder, Louisiana's basic financial statements, and have issued our report thereon dated March 3, 2026.

***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 DeRidder, Louisiana's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our 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 DeRidder, Louisiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of DeRidder, Louisiana's internal control.

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

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

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

As part of obtaining reasonable assurance about whether the Housing Authority of the City of DeRidder, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and questioned costs as Audit Finding 2025-001.

### ***Response to Finding***

The Housing Authority of the City of DeRidder, Louisiana's response to the findings identified in our audit are described in the accompanying Corrective Action Plan. The Housing Authority of the City of DeRidder, Louisiana's response was not subjected to the auditing procedure applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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

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

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
March 3, 2026



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Report on Compliance For Each Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

Housing Authority of DeRidder  
DeRidder, Louisiana

***Report on Compliance for Each Major Federal Program***

***Opinion on Each Major Federal Program***

We have audited the Housing Authority of the City of DeRidder, Louisiana'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 DeRidder, Louisiana's major federal programs for the year ended September 30, 2025. The Housing Authority of the City of DeRidder, Louisiana's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Housing Authority of the City of DeRidder, Louisiana 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 major federal programs for the year ended September 30, 2025.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit 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). 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 Housing Authority of the City of DeRidder, Louisiana and to meet our 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 Housing Authority of the City of DeRidder, Louisiana's compliance with the compliance requirements referred to above.

### ***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 Housing Authority of the City of DeRidder, Louisiana'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 Housing Authority of the City of DeRidder, Louisiana'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 generally accepted auditing standards, *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 collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance 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 Housing Authority of the City of DeRidder, Louisiana's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *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 Housing Authority of the City of DeRidder, Louisiana'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 Housing Authority of the City of DeRidder, Louisiana'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 Housing Authority of the City of DeRidder, Louisiana's internal control over compliance. Accordingly no such opinion is expressed.

We are required to communicate with 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.

## ***Other Matters***

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as Audit Finding 2025-001. Our opinion on each major federal program is not modified with respect to these matters.

*Government Auditing Standards* requires the auditor to perform limited procedures on the Housing Authority of the City of DeRidder, Louisiana's response to the noncompliance finding identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Housing Authority of the City of DeRidder, Louisiana'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.

## ***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. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses.

*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 a 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 deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as Audit Finding 2025-001 to be a material weakness.

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 Housing Authority of the City of DeRidder, Louisiana'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 Housing Authority of the City of DeRidder, Louisiana'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.

***Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance***

We have audited the financial statements of the Housing Authority of the City of DeRidder, Louisiana's each major fund, and the aggregate remaining fund information of the Housing Authority of the City of DeRidder, Louisiana, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of DeRidder, Louisiana's basic financial statements. We issued our report thereon dated March 3, 2026, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of 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 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 is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
March 3, 2026

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

YEAR ENDED SEPTEMBER 30, 2025

FEDERAL GRANTOR PROGRAM TITLE	ALN NO.	PROGRAM EXPENDITURES
U. S. Department of Housing and Urban Development Direct Programs:		
Low-Income Housing Operating Subsidy	14.850a	\$ 437,027
Capital Fund Program	14.872	704,752
Housing Choice Voucher	14.871	281,092
Total United States Department of Housing and Urban Development		\$ 1,422,871
Total Expenditures of Federal Awards		\$ 1,422,871

The accompanying notes are an integral part of this schedule.

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

YEAR ENDED SEPTEMBER 30, 2025

**NOTE 1 – BASIS OF PRESENTATION** The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Housing Authority of the City of DeRidder, Louisiana (the “Housing Authority”) under programs of the federal government for the year ended September 30, 2025. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing Authority.

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

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

	Federal Sources
Enterprise Funds	
Governmental operating grants	\$ 1,289,431
Capital contributions	133,440
Total	\$ 1,422,871

**NOTE 4 – RELATIONSHIP TO FEDERAL FINANCIAL REPORTS** Amounts reported in the accompanying schedule agree with the amounts reported in the related federal financial reports except for changes made to reflect amounts in accordance with generally accepted accounting principles.

**NOTE 5 – DE MINIMIS INDIRECT COST RATE** The Housing Authority did not elect to use the 15-percent de minimis indirect cost rate allowed under the Uniform Guidance.

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

YEAR ENDED SEPTEMBER 30, 2025

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

**Financial Statement Audit**

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

**Audit of Federal Awards**

1. Internal Control Over Major Programs:
  - a. Material weakness(es) identified?     yes     no
  - b. Significant deficiency(ies) identified that are not considered to be material weaknesses?     yes     none reported
2. Type of Auditor’s Report Issued on Compliance For Major Programs – Unmodified.
3. Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance (2 CFR 200)?     yes     no
4. The programs tested as major programs include:

CFDA# 14.872                  Capital Fund
5. Dollar threshold used to distinguish between Type A and Type B Programs as described in the Uniform Guidance (2 CFR 200): \$ 1,000,000
6. Auditee qualified as low-risk auditee under Uniform Guidance (2 CFR 200)?     yes     no
7. Nonstatistical sampling was used. To determine sample sizes, the AICPA Audit Guide *Audit Sampling* was used.

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

YEAR ENDED SEPTEMBER 30, 2025

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

Capital Funding Program-CDFA #14.872-Activities Allowed or Nonallowed

Finding 2025-001-Standard Contracts Need Additional Clauses

Criteria and Condition

Construction contracts should include certain clauses required by federal regulations.

Context

The Authority uses a standard contract for various rehabilitation expenditures, and related construction costs. The contract does not include Section 3 (24 CFR Part 75) language, or Davis-Bacon language.

Effect

The Authority is aware of Section 3 requirements and appears to track, to some extent, the Section 3 hours worked of its various contractors. In addition, the Authority is aware of Davis-Bacon requirements. We tested reviewed various construction contracts. Most work was performed by the company owner and a family member, for which Davis-Bacon is not applicable.

Cause

Apparent oversight.

Recommendation

We recommend the Authority have an attorney familiar with construction contracts review for needed revisions, and add at a minimum to the existing contract the Section 3 language per HUD-5370, Section 1, #40, and the Davis Bacon language per HUD-5370, Section II, #1, Minimum Wages.

View of Responsible Officials and Planned Corrective Action

I am Hazel Lucas, Executive Director and Designated Person to answer this finding. We will comply with the auditor's recommendation.

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

YEAR ENDED SEPTEMBER 30, 2025

**Section III – Findings and questioned costs for federal awards which are required to be reported under Uniform Guidance**

The Section II Finding is included here.

**DERIDDER HOUSING AUTHORITY**  
**600 Warren St.**  
**DeRidder, LA 70634**  
**Phone No. (337) 463-7288 Fax No. (337) 463-3671**

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2025

**Corrective Action Plan Finding:**

Finding 2025-001- Standard Contracts Need Additional Clauses

**Condition:** Construction contracts should include certain clauses required by federal regulations.

**Corrective Action Planned:** I am Hazel Lucas, Executive Director and Designated Person to answer this finding. We will comply with the auditor's recommendation.

**Person responsible for corrective action:**

Hazel Lucas, Executive Director  
Housing Authority of the City of DeRidder, Louisiana  
600 Warren St.  
DeRidder, LA 70634

Telephone: (337) 463-7288  
Fax: (337) 463-3671

**Anticipated Completion Date:** September 30, 2026

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

YEAR ENDED SEPTEMBER 30, 2025

**The following prior audit findings were required to be reported under OMB Circular No. A-133, Section 510(a) (for the major program) for the prior year:**

There were no prior audit findings.

SUPPLEMENTARY INFORMATION

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

YEAR ENDED SEPTEMBER 30, 2025

	2020 Capital Fund	2021 Capital Fund	2022 Capital Fund	2023 Capital Fund	2024 Capital Fund
Funds approved	\$ 267,733	\$ 281,761	\$ 350,760	\$ 345,679	\$ 362,772
Funds expended	267,733	281,761	350,760	345,679	362,772
Excess of funds	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Funds advanced	\$ 267,733	\$ 281,761	\$ 350,760	\$ 345,679	\$ 362,772
Funds expended	267,733	281,761	350,760	345,679	362,772
Excess (Deficiency) of funds advanced	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

1. The Actual Modernization Costs are as follows:
2. The distribution of costs by project as shown on the Final Statements of Modernization Costs dated September 8, 2025, August 19, 2025, September 8, 2025, September 8, 2025, and September 8, 2025, respectively accompanying the Actual Modernization Costs Certificates submitted to HUD for approval are in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

See accountant's report

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

YEAR ENDED SEPTEMBER 30, 2025

CASH BASIS

		2025 Capital Fund
Funds approved	\$	190,540
Funds expended		114,369
Excess of funds approved	\$	76,171
Funds advanced	\$	114,369
Funds expended		114,369
Excess (Deficiency) of funds advanced	\$	0

See accountant's report

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

YEAR ENDED SEPTEMBER 30, 2025

**Agency Head Name:** Hazel Lucas, Executive Director

<b>Purpose</b>	<b>Amount</b>
Salary	\$ 90,220
Benefits-insurance	29,025
Benefits-retirement	7,218
Benefits-<list any other here>	6,902
Car allowance	
Vehicle provided by government	<enter amount reported on W-2>
Per diem	
Reimbursements	
Travel	
Registration fees	
Conference travel	
Continuing professional education fees	
Housing	
Unvouchered expenses*	
Special meals	
<b>Total</b>	<b>\$ 133,365</b>

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Balance Sheet Summary</b>					
	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$823,381	\$97,597	\$920,978		\$920,978
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$11,394		\$11,394		\$11,394
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$834,775	\$97,597	\$932,372		\$932,372
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$34,668	\$1,096	\$35,764		\$35,764
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$4,376	\$1,957	\$6,333		\$6,333
126 Accounts Receivable - Tenants	\$3,776	\$0	\$3,776		\$3,776
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,846	\$0	-\$1,846		-\$1,846
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery		\$12,409	\$12,409		\$12,409
128.1 Allowance for Doubtful Accounts - Fraud		-\$12,409	-\$12,409		-\$12,409
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$40,974	\$3,053	\$44,027		\$44,027
131 Investments - Unrestricted	\$12,045		\$12,045		\$12,045
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$65,078	\$231	\$65,309		\$65,309
143 Inventories	\$4,669		\$4,669		\$4,669
143.1 Allowance for Obsolete Inventories	-\$233		-\$233		-\$233
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$957,308	\$100,881	\$1,058,189		\$1,058,189
161 Land	\$134,411		\$134,411		\$134,411
162 Buildings	\$5,725,748		\$5,725,748		\$5,725,748
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$181,999	\$1,439	\$183,438		\$183,438
165 Leasehold Improvements	\$805,630		\$805,630		\$805,630
166 Accumulated Depreciation	-\$6,295,278	-\$1,439	-\$6,296,717		-\$6,296,717
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$552,510	\$0	\$552,510		\$552,510
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$552,510	\$0	\$552,510		\$552,510
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$1,509,818	\$100,881	\$1,610,699		\$1,610,699

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Balance Sheet Summary</b>					
	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$10,128	\$2,545	\$12,673		\$12,673
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$1,263		\$1,263		\$1,263
322 Accrued Compensated Absences - Current Portion	\$9,493	\$240	\$9,733		\$9,733
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs	\$940		\$940		\$940
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$26,764		\$26,764		\$26,764
341 Tenant Security Deposits	\$11,394		\$11,394		\$11,394
342 Unearned Revenue	\$6,510		\$6,510		\$6,510
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other	\$24,341	\$55	\$24,396		\$24,396
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	\$90,833	\$2,840	\$93,673		\$93,673
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current	\$124,602	\$3,789	\$128,391		\$128,391
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$124,602	\$3,789	\$128,391		\$128,391
300 Total Liabilities	\$215,435	\$6,629	\$222,064		\$222,064
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$552,510		\$552,510		\$552,510
511.4 Restricted Net Position	\$0		\$0		\$0
512.4 Unrestricted Net Position	\$741,873	\$94,252	\$836,125		\$836,125
513 Total Equity - Net Assets / Position	\$1,294,383	\$94,252	\$1,388,635		\$1,388,635
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,509,818	\$100,881	\$1,610,699		\$1,610,699

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$392,603		\$392,603
70400 Tenant Revenue - Other	\$48,428		\$48,428
70500 Total Tenant Revenue	\$441,031	\$0	\$441,031
70600 HUD PHA Operating Grants	\$437,027	\$571,312	\$1,008,339
70610 Capital Grants		\$133,440	\$133,440
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$500		\$500
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$18,035		\$18,035
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$896,593	\$704,752	\$1,601,345
91100 Administrative Salaries	\$255,638		\$255,638
91200 Auditing Fees	\$11,819		\$11,819
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing	\$146		\$146
91500 Employee Benefit contributions - Administrative	\$114,527		\$114,527
91600 Office Expenses	\$65,379		\$65,379
91700 Legal Expense			
91800 Travel			
91810 Allocated Overhead			
91900 Other	\$18,090		\$18,090
91000 Total Operating - Administrative	\$465,599	\$0	\$465,599
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other	\$180		\$180
92500 Total Tenant Services	\$180	\$0	\$180
93100 Water	\$27,734		\$27,734
93200 Electricity	\$112,807		\$112,807
93300 Gas	\$1,516		\$1,516
93400 Fuel			
93500 Labor			
93600 Sewer	\$13,943		\$13,943

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$156,000	\$0	\$156,000
94100 Ordinary Maintenance and Operations - Labor	\$100,054		\$100,054
94200 Ordinary Maintenance and Operations - Materials and Other	\$188,399		\$188,399
94300 Ordinary Maintenance and Operations Contracts	\$185,628		\$185,628
94500 Employee Benefit Contributions - Ordinary Maintenance	\$14,175		\$14,175
94000 Total Maintenance	\$488,256	\$0	\$488,256
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs	\$27,935		\$27,935
95300 Protective Services - Other	\$200		\$200
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$28,135	\$0	\$28,135
96110 Property Insurance	\$67,616		\$67,616
96120 Liability Insurance	\$9,287		\$9,287
96130 Workmen's Compensation	\$7,584		\$7,584
96140 All Other Insurance	\$16,650		\$16,650
96100 Total insurance Premiums	\$101,137	\$0	\$101,137
96200 Other General Expenses			
96210 Compensated Absences	\$39,148		\$39,148
96300 Payments in Lieu of Taxes	\$26,764		\$26,764
96400 Bad debt - Tenant Rents	\$19,612		\$19,612
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$85,524	\$0	\$85,524
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,324,831	\$0	\$1,324,831
97000 Excess of Operating Revenue over Operating Expenses	-\$428,238	\$704,752	\$276,514
97100 Extraordinary Maintenance	\$111,741		\$111,741
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$67,353		\$67,353
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$1,503,925	\$0	\$1,503,925

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
10010 Operating Transfer In	\$571,312		\$571,312
10020 Operating transfer Out		-\$571,312	-\$571,312
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$571,312	-\$571,312	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$36,020	\$133,440	\$97,420
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$1,196,963	\$0	\$1,196,963
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	1464		1464
11210 Number of Unit Months Leased	1458		1458
11270 Excess Cash	\$686,559		\$686,559
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$4,684	\$94,598	\$99,282
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$6,019	\$5,653	\$11,672
11650 Leasehold Improvements Purchases	\$0	\$33,189	\$33,189
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Revenue and Expense Summary</b>					
	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$392,603		\$392,603		\$392,603
70400 Tenant Revenue - Other	\$48,428		\$48,428		\$48,428
70500 Total Tenant Revenue	\$441,031	\$0	\$441,031	\$0	\$441,031
70600 HUD PHA Operating Grants	\$1,008,339	\$281,092	\$1,289,431		\$1,289,431
70610 Capital Grants	\$133,440		\$133,440		\$133,440
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$500		\$500		\$500
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery		\$2,374	\$2,374		\$2,374
71500 Other Revenue	\$18,035	\$8,063	\$26,098		\$26,098
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$1,601,345	\$291,529	\$1,892,874	\$0	\$1,892,874
91100 Administrative Salaries	\$255,638	\$8,153	\$263,791		\$263,791
91200 Auditing Fees	\$11,819	\$2,086	\$13,905		\$13,905
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$146	\$16	\$162		\$162
91500 Employee Benefit contributions - Administrative	\$114,527	\$5,106	\$119,633		\$119,633
91600 Office Expenses	\$65,379	\$7,226	\$72,605		\$72,605
91700 Legal Expense					
91800 Travel					
91810 Allocated Overhead					
91900 Other	\$18,090	\$7,331	\$25,421		\$25,421
91000 Total Operating - Administrative	\$465,599	\$29,918	\$495,517	\$0	\$495,517
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$180	\$20	\$200		\$200
92500 Total Tenant Services	\$180	\$20	\$200	\$0	\$200
93100 Water	\$27,734		\$27,734		\$27,734
93200 Electricity	\$112,807		\$112,807		\$112,807
93300 Gas	\$1,516		\$1,516		\$1,516
93400 Fuel					
93500 Labor					
93600 Sewer	\$13,943		\$13,943		\$13,943

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Revenue and Expense Summary</b>					
	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$156,000	\$0	\$156,000	\$0	\$156,000
94100 Ordinary Maintenance and Operations - Labor	\$100,054		\$100,054		\$100,054
94200 Ordinary Maintenance and Operations - Materials and Other	\$188,399		\$188,399		\$188,399
94300 Ordinary Maintenance and Operations Contracts	\$185,628		\$185,628		\$185,628
94500 Employee Benefit Contributions - Ordinary Maintenance	\$14,175		\$14,175		\$14,175
94000 Total Maintenance	\$488,256	\$0	\$488,256	\$0	\$488,256
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	\$27,935		\$27,935		\$27,935
95300 Protective Services - Other	\$200		\$200		\$200
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$28,135	\$0	\$28,135	\$0	\$28,135
96110 Property Insurance	\$67,616		\$67,616		\$67,616
96120 Liability Insurance	\$9,287		\$9,287		\$9,287
96130 Workmen's Compensation	\$7,584	\$234	\$7,818		\$7,818
96140 All Other Insurance	\$16,650	\$1,424	\$18,074		\$18,074
96100 Total insurance Premiums	\$101,137	\$1,658	\$102,795	\$0	\$102,795
96200 Other General Expenses					
96210 Compensated Absences	\$39,148	\$1,174	\$40,322		\$40,322
96300 Payments in Lieu of Taxes	\$26,764		\$26,764		\$26,764
96400 Bad debt - Tenant Rents	\$19,612		\$19,612		\$19,612
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$85,524	\$1,174	\$86,698	\$0	\$86,698
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,324,831	\$32,770	\$1,357,601	\$0	\$1,357,601
97000 Excess of Operating Revenue over Operating Expenses	\$276,514	\$258,759	\$535,273	\$0	\$535,273
97100 Extraordinary Maintenance	\$111,741		\$111,741		\$111,741
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		\$246,726	\$246,726		\$246,726
97350 HAP Portability-In		\$9,117	\$9,117		\$9,117
97400 Depreciation Expense	\$67,353		\$67,353		\$67,353
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,503,925	\$288,613	\$1,792,538	\$0	\$1,792,538

HOUSING AUTHORITY OF DERIDDER, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Revenue and Expense Summary</b>					
	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
10010 Operating Transfer In	\$571,312		\$571,312	-\$571,312	\$0
10020 Operating transfer Out	-\$571,312		-\$571,312	\$571,312	\$0
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$97,420	\$2,916	\$100,336	\$0	\$100,336
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$1,196,963	\$91,336	\$1,288,299		\$1,288,299
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity		\$94,252	\$94,252		\$94,252
11180 Housing Assistance Payments Equity		\$0	\$0		\$0
11190 Unit Months Available	1464	462	1926		1926
11210 Number of Unit Months Leased	1458	462	1920		1920
11270 Excess Cash	\$686,559		\$686,559		\$686,559
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$99,282		\$99,282		\$99,282
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$11,672		\$11,672		\$11,672
11650 Leasehold Improvements Purchases	\$33,189		\$33,189		\$33,189
11660 Infrastructure Purchases	\$0		\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0		\$0