

PROJECT BUILD A FUTURE, INC.  
(A Non-Profit Corporation)

FINANCIAL STATEMENTS AND  
INDEPENDENT ACCOUNTANTS' REVIEW REPORT

December 31, 2024

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## INDEPENDENT ACCOUNTANTS' REVIEW REPORT

June 12, 2025

To the Board of Directors  
Project Build A Future, Inc.  
Lake Charles, LA

We have reviewed the accompanying financial statements of Project Build A Future, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2024, and related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

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

### **Accountants' Responsibility**

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

### **Accountants' Conclusion**

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

### **Supplemental Information**

The supplemental information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the representation of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplemental information has been subjected to the review procedures and applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplemental information. We have not audited the supplemental information and do not express an opinion on such information.

PROJECT BUILD A FUTURE, INC.  
STATEMENT OF FINANCIAL POSITION  
December 31, 2024

ASSETS

CURRENT ASSETS

Cash	\$ 1,150,200
Accounts receivable, net	1,902
Prepaid expenses	20,670
Total current assets	<u>1,172,772</u>

PROPERTY AND EQUIPMENT

Buildings and improvements	185,744
Machinery & Equipment	12,250
Office Equipment	18,479
Furniture and fixtures	4,552
Vehicles	9,102
Land	560,470
Construction in Progress	41,022
Rental Assets	<u>928,710</u>
	1,760,329
Less accumulated depreciation	<u>(194,727)</u>
	<u>1,565,602</u>
	<u><u>\$ 2,738,374</u></u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable	\$ 5,148
Note payable - current	101,722
Deferred Revenue	<u>321,396</u>
Total current liabilities	428,266

NON-CURRENT LIABILITIES

Long-Term Debt, Net of Current Portion	<u>286,289</u>
Total Liabilities	714,555

NET ASSETS

Unrestricted	1,251,175
With Donor restricted	<u>772,644</u>
Total net assets	<u>2,023,819</u>
	<u><u>\$ 2,738,374</u></u>

The accompanying notes and independent accountant's review report are an integral part of these financial statements.

## PROJECT BUILD A FUTURE, INC.

## STATEMENT OF ACTIVITIES

Year Ended December 31, 2024

	Unrestricted	With Donor restricted	2024
<b>REVENUES</b>			
Fees, net of discounts	\$ -	\$ -	\$ -
Donations	258,275	752,793	1,011,068
Fundraising	-	-	-
Investment	30,611	-	30,611
Miscellaneous	156,280	-	156,280
Proceeds - Sale of Property	577,000	-	577,000
Total revenues	1,022,166	752,793	1,774,959
<b>COST OF SALES</b>			
Cost of Sales	919,127	-	919,127
	919,127	-	919,127
<b>EXPENSES</b>			
Advertising	5,816	-	5,816
Bank Fees	722	-	722
Computer	42	-	42
Community Support	2,728	-	2,728
Contract labor	38,376	-	38,376
Depreciation	25,542	-	25,542
Dues and Fees	2,995	-	2,995
Emergency Support	317	-	317
Employee benefits	27,987	-	27,987
Fundraising	5,388	-	5,388
Furniture and Equipment	590	-	590
Gifts	492	-	492
Grant	38,474	-	38,474
Insurance - general	43,034	-	43,034
Interest	15,155	-	15,155
Meals	1,575	-	1,575
Office	5,904	-	5,904
Processing Fees	908	-	908
Property Expenses	1,700	-	1,700
Professional Development	3,396	-	3,396
Repairs and maintenance	30,597	-	30,597
Salaries and payroll taxes	244,179	-	244,179
Security	4,639	-	4,639
Storage Fee	1,376	-	1,376
Travel	7,990	-	7,990
Utilities	10,997	-	10,997
Total cost of goods sold and expenses	1,440,046	-	1,440,046
Increase in net assets	(417,880)	752,793	334,913
<b>NET ASSETS, BEGINNING</b>			
	1,669,055	19,851	1,688,906
<b>NET ASSETS, ENDING</b>			
	\$ 1,251,175	\$ 772,644	\$ 2,023,819

The accompanying notes and independent accountant's review report are an integral part of these financial statements.

PROJECT BUILD A FUTURE, INC.

STATEMENT OF CASH FLOWS

Year Ended December 31, 2024

Cash flows from operating activities	
Increase in net assets	\$ 334,913
Adjustments to reconcile to net cash provided by operating activities:	
Depreciation	25,542
(Increase) decrease in accounts receivable	(1,902)
(Increase) decrease in accounts receivable - grants	38,689
(Increase) decrease in prepaid expenses	(486)
Increase (decrease) in accounts payable	1,011
Increase (decrease) in deferred revenue	(411,385)
Net cash from operating activities	<u>(13,618)</u>
Cash flows from investing activities	
Purchase of property and equipment	(168,187)
Projects under development	<u>(56,273)</u>
Net cash from investing activities	<u>(224,460)</u>
Cash flows from financing activities	
Proceeds from debt borrowings	212,396
Payments on debt borrowings	<u>(73,988)</u>
Net cash from financing activities	<u>138,408</u>
Net increase (decrease) in cash	(99,670)
Beginning cash	<u>1,249,870</u>
Ending cash	<u><u>\$ 1,150,200</u></u>
Supplemental Disclosures:	
Interest Paid	<u><u>\$ 15,155</u></u>

The accompanying notes and independent accountant's review report are an integral part of these financial statements.

PROJECT BUILD A FUTURE, INC  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of Project Build A Future, Inc. is presented to assist in understanding the entity's financial statements. The financial statements and notes are representations of the entity's management, who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements.

Nature of activities

Project Build A Future, Inc. was incorporated in 2004 as a nonprofit corporation organized under the laws of the state of Louisiana for the purpose of building and rehabilitating homes that beautify our community, homes that give pride and hope to potential homebuyers and an opportunity for lasting financial stability.

Basis of accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles.

Classification of Net Assets

Net assets of the Organization are classified based on the presence or absence of donor-imposed restrictions. Net assets are comprised of two groups as follows:

Net Assets Without Donor Restrictions – Amounts that are not subject to usage restrictions based on donor-imposed requirements. This class also includes assets previously restricted where restrictions have expired or been met.

Net Assets With Donor Restrictions – Assets subject to usage limitations based on donor-imposed or grantor restrictions. These restrictions may be temporary or may be based on a parabolic use. Restrictions may be met by the passage of time or by actions of the Organization. Certain restrictions may need to be maintained in perpetuity.

Earnings related to restricted net assets will be included in net assets without donor-imposed restriction unless otherwise specifically required to be included in donor restricted net assets by the donor or by applicable state law.



PROJECT BUILD A FUTURE, INC.  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

The Organization does not interpret the guidance in the standard to include amounts restricted by awarding agencies as donor-restricted. The Organization believes that these amounts do not meet the spirit of the standard for such a classification or is there any industry standard indicating that others will treat these assets as donor-restricted.

Public support and expenses

All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are restricted by the donor for specific purposes are reported as restricted support that increases those net asset classes. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, restricted net assets are reclassified to unrestricted net assets in the statement of activities as net assets released from restrictions. The entity relies heavily on grants (government and other) and general public donations to support its operations.

Contributions of donated noncash assets are recorded at their fair market values in the period received. Contributions of donated services that create or enhance nonfinancial assets or that require specialized skills, are provided by an individual possessing skills, and would typically need to be purchased if not provided by donation, and are recorded at their fair values in the period received. The entity receives donated services from unpaid volunteers who assist in program services during the year; however, these donated services are not reflected in the statement of activity because the criteria for recognition under FASB ASC 958-605-55-52 have not been satisfied.

Expenses are recorded when incurred in accordance with the accrual basis of accounting.

Grant revenue recognition

Grants that represent exchange transactions are recorded as a receivable when the grant is formally committed. Grants committed at year end which are applicable to the subsequent fiscal period are included in grants receivable and refundable advances.

PROJECT BUILD A FUTURE, INC  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

The entity receives grants which apply to programs whose duration extends into the subsequent year. Revenue and expenses are recognized on these grants each fiscal year when earned. In the case of grants received for general operations that apply to a designated time period, income is recognized on a pro-rata basis.

Grants that represent contributed support are recognized in the same manner as promises to give.

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

Statement of cash flows

For the purpose of the Statement of Cash Flows, the entity considers all highly liquid investments, with a maturity of three months or less when purchased, to be cash equivalents. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments.

Property and equipment

Property and equipment has been recorded at cost, or if donated at the approximate fair market value at the date of donation. Depreciation is computed using primarily the straight-line method over the estimated useful life of each asset. The range of estimated useful lives by type of asset is as follows:

Buildings and Improvements	27.5-40 years
Machinery and Equipment	7 years
Office Equipment	5-10 years
Furniture and Fixtures	7 years
Vehicles	5 years
Rental Assets	27.5-40 years

The entity follows the practice of capitalizing all property and equipment in excess of \$250.

PROJECT BUILD A FUTURE, INC  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

Income Taxes

The entity is a nonprofit organization generally not subject to income taxes according to the provisions of Federal Internal Revenue Code Section 501(c)3 and Louisiana State income tax laws and regulations and, in accordance with an Internal Revenue Service is not a private foundation as defined in Federal Internal Revenue Code Section 509(a)(i).

Functional allocation of expenses

The costs of providing the various programs and other activities have been summarized on a program basis in the statement of activities. Accordingly, certain costs have been allocated among the programs benefited and supporting activities based on management's analysis of the benefit received by supporting and program services. Direct program expenses are allocated 100% to program services.

Subsequent Events

Management has evaluated subsequent events through June 12, 2025, the date the financial statements were available to be issued.

NOTE 2 – DONATED ASSETS AND SERVICES

There have been no amounts reflected in the statements for donated voluntary man hours since the criteria for recognition under FASB ASC 958-605-55-52 have not been satisfied. A substantial number of volunteers have donated significant amounts of their time the entity's support and program services.

NOTE 3 – COMPENSATED ABSENCES

Employees of the entity are entitled to paid vacation, paid sick days, and personal days off depending on job classification, length of service, and other factors. It is impractical to estimate the amount of compensation for future absences, and accordingly no liability has been recorded in the accompanying financial statements. The entity's policy is to recognize the costs of compensated absences when they are actually paid to employees.

NOTE 4 – CONCENTRATION OF CREDIT RISK

The entity maintains its cash accounts in nine commercial banks. Accounts are insured by the Federal Deposit Insurance Company (FDIC) up to \$250,000. At December 31, 2024, the entity had under secured amount of \$443,298.

PROJECT BUILD A FUTURE, INC.  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 5 – DEFERRED REVENUE

The entity had deferred revenue at December 31, 2024 in the amount of \$321,396. This amount comprised of insurance proceeds to be used to repair properties damaged from hurricane.

NOTE 6 – ECONOMIC DEPENDENCY

The entity receives the majority of its revenues from funds provided through various federal, state and private grants. If significant budget cuts are made at the federal, state, or local level, the amount of funds the entity receives could be reduced significantly and have an adverse impact on its operations.

NOTE 7 – LIQUIDITY

At December 31, 2024, the entity has \$1,152,102 available to meet needs for general expenditures consisting of cash of \$1,150,200 and accounts receivable of \$1,902. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date.

The entity manages its liquidity by developing and adopting annual operating budgets that provide sufficient funds for general expenditures in meeting its liabilities and other obligations as they become due. Cash needs of the entity are expected to be met on a monthly basis from grant and fundraising income. In general, the entity maintains sufficient financial assets on hand to meet thirty days' worth of normal operating expenses.

NOTE 9 – LONG TERM DEBT

The following is a schedule of Long-Term Debt:

First Federal Bank of Louisiana

Lake Charles, Louisiana:

Note dated April 3, 2023, payable  
\$817.28 per month including interest  
at 4.95%. The note matures on April  
3, 2028 and is secured by 713 VE  
Washington St, Lake Charles, LA.

\$ 85,602

PROJECT BUILD A FUTURE, INC.  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 8 – LONG TERM DEBT – CONTINUED

First Federal Bank of Louisiana Lake Charles, Louisiana Note dated July 29, 2024, payable \$619.33 per month including interest at 7.75%. The note matures July 29, 2029 and is secured by 2201 Phillip Ct Lake Charles, LA.	\$ 74,175
First Federal Bank of Louisiana Lake Charles, Louisiana Note dated July 29, 2024, payable \$612.29 per month including interest at 7.75%. This note matures July 29, 2029 and is secured by 2200 Phillip Ct, Lake Charles, LA.	73,332
Lakeside Bank Lake Charles, Louisiana Note dated July 7, 2022, payable \$463.74 per month including interest at 3.00%. This note matures June 6, 2025 and is secured by 2213 Alice CT, Lake Charles, LA.	63,431
Lakeside Bank Lake Charles, Louisiana Note dated July 7, 2022, payable \$463.74 per month including interest at 3.00%. This note matures June 6, 2025 and is secured by 2228 Alice CT, Lake Charles, LA.	<u>91,471</u>
	388,011
Less current maturities	<u>(101,722)</u>
Long-term portion	<u>\$ 286,289</u>

PROJECT BUILD A FUTURE, INC.  
NOTES TO FINANCIAL STATEMENTS

December 31, 2024

NOTE 8 – LONG TERM DEBT – CONTINUED

Following are the current maturities of long-term debt for each of the next five years:

	<u>Amount</u>
2025	\$ 101,722
2026	10,898
2027	66,905
2028	76,619
2029	<u>131,867</u>
	<u>\$ 388,011</u>

## SUPPLEMENTAL INFORMATION

PROJECT BUILD A FUTURE, INC.  
STATEMENT OF FUNCTIONAL EXPENSES  
Year Ended December 31, 2024

	<u>Program Services</u>	<u>Management and General</u>	<u>Total</u>
Bank/Credit Card charges	\$ -	\$ 722	\$ 722
Client Assistance	38,474	-	38,474
Computer Repairs	-	42	42
Community Support	-	2,728	2,728
Contract Services	-	38,376	38,376
Depreciation	25,542	-	25,542
Dues & Fees	-	2,995	2,995
Emergency Support	317	-	317
Employee benefits	27,987	-	27,987
Furniture & Equipment	-	590	590
Fundraisers expense	-	5,388	5,388
Gifts	-	492	492
Insurance	37,370	5,664	43,034
Interest expense	15,155	-	15,155
Marketing & Advertising	-	5,816	5,816
Office	5,904	-	5,904
Meals	-	1,575	1,575
Professional Development	-	3,396	3,396
Processing Fees	908	-	908
Property Expenses	1,700	-	1,700
Repairs and maintenance	23,727	6,870	30,597
Salaries	244,179	-	244,179
Security	4,013	626	4,639
Storage	-	1,376	1,376
Travel	-	7,990	7,990
Utilities	2,292	8,705	11,807
Total expenses	<u>\$ 427,586</u>	<u>\$ 93,351</u>	<u>\$ 520,919</u>

See Independent Accountants' Review Report



PROJECT BUILD A FUTURE, INC.

SCHEDULE OF COMPENSATION, BENEFITS, AND OTHER PAYMENTS TO AGENCY HEAD

Year Ended December 31, 2024

Agency Head: Charla Blake

<u>Purpose</u>	<u>Amount</u>
Salary	\$ 66,896
Benefits – Insurance	3,442
Travel	-
Special Meals	-

See Independent Accountant's Review Report

## LOUISIANA ATTESTATION QUESTIONNAIRE

Gragson, Casiday & Guillory  
P.O. Drawer 1847  
Lake Charles, LA 70602

June 12, 2025

In connection with your review of our financial statements as of December 31, 2024, and for the year then ended, and as required by Louisiana Revised Statute (R.S.) 24:513 and the *Louisiana Governmental Audit Guide*, we will make the following representations to you.

### Federal, State, and Local Awards

We have detailed for you the amount of federal, state, and local award expenditures for the fiscal year, by grant and grant year.

Yes ☒ No ☐

All transactions relating to federal, state, and local grants have been properly recorded within our accounting records and reported to the appropriate state, federal, and local grantor officials.

Yes ☒ No ☐

The reports filed with federal, state, and local agencies are properly supported by books of original entry and supporting documentation.

Yes ☒ No ☐

We have complied with all applicable specific requirements of all federal, state, and local programs we administer, to include all matters contained in the OMB Compliance Supplement, matters contained in the grant awards, eligibility requirements, activities allowed and unallowed, and reporting and budget requirements.

Yes ☒ No ☐

### Open Meetings

Our meetings, as they relate to public funds, have been posted as an open meeting as required by R.S. 42:11 through 42:28 (the open meetings law).

Yes ☐ No ☐  
-N/A

### Budget

For each federal, state, and local grant we have filed with the appropriate grantor agency a comprehensive budget for those grants that included the purpose and duration, and for state grants included specific goals and objectives and measures of performance.

Yes ☒ No ☐

**Reporting**

We have had our financial statements reviewed in accordance with R.S. 24:513.

Yes ☒ No ☐

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

Yes ☒ No ☐

We have compiled with R.S. 24:513 A. (3) regarding disclosure of compensation, reimbursements, benefits and other payments to the agency head, political subdivision head, or chief executive officer.

Yes ☒ No ☐

**Prior-Year Comments**

We have resolved all prior-year recommendations and/or comments.

Yes ☐ No ☐  
- N/A

**General**

We are responsible for our compliance with the foregoing laws and regulations and the internal controls over compliance with such laws and regulations.

Yes ☒ No ☐

We acknowledge that we are responsible for determining that the procedures performed are appropriate for the purposes of this engagement.

Yes ☒ No ☐

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

Yes ☒ No ☐

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

Yes ☒ No ☐

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

Yes ☒ No ☐

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

Yes ☒ No ☐

We have provided you with any communications from regulatory agencies, internal auditors, other independent practitioners or consultants or other sources concerning any possible noncompliance with the foregoing laws and regulations, including any communications received between the end of the period under examination and the issuance of your report.


Yes ☒ No ☐

Gragson, Casiday & Guillory  
June 12, 2025  
Page Three

We will disclose to you, the Legislative Auditor, and the applicable state grantor agency/agencies any known noncompliance and other events subsequent to the date of this representation and the date of your report that could have a material effect on our compliance with laws and regulations and the internal controls with such laws and regulations, or would require adjustment or modification to the results of the agreed-upon procedures.

Yes ☒ No ☐

The previous responses have been made to the best of our belief and knowledge.

  
\_\_\_\_\_  
Executive Director