

**LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA**

ANNUAL FINANCIAL REPORT

***As of and for the year ended
June 30, 2022***

(With Accountant's Report Thereon)

LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

Annual Financial Report
As of and for the year ended
June 30, 2022
With Supplemental Information Schedule

TABLE OF CONTENTS

	<u>Statement</u>	<u>Page No.</u>
Independent Auditor's Report		1 - 3
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statement Performed in Accordance with Government Auditing Standards		4 - 5
Basic Financial Statements		
Statement of Net Position	A	6
Statement of Revenues, Expenses, and Changes in Net Position	B	7
Statement of Cash Flows	C	8
Notes to Financial Statements		9 - 19
Required Supplemental Information:		
Schedule of the Employer's Proportionate Share of the Total OPEB Liability		20
Schedule of the Employer's Proportionate Share of the Net Pension Liability		21
Schedule of the Employer Contributions		22
Notes to Required Supplemental Information		23
Other Supplemental Information:		
Schedule of Commissioners' Per Diem		24
Schedule of Compensation, Benefits and Other Payments to Agency Head or Chief Executive Officer		25
Schedule of Findings and Questioned Costs		26
Schedule of Prior Year Audit Findings		27
Annual Financial Report Required by the Division of Administration		

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Louisiana Real Estate Commission
Office of the Governor
State of Louisiana
Baton Rouge, Louisiana

Report on the Audit of the Financial Statements

Opinions

I have audited the accompanying financial statements of the Louisiana Real Estate Commission, a component unit of the State of Louisiana, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Louisiana Real Estate Commission as of June 30, 2022, 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

I conducted my audit in accordance with auditing standards generally accepted in the United State of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the Louisiana Real Estate Commission, and to meet our other ethical responsibilities. In accordance with the relevant ethical requirements related to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my 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; 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.

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 Louisiana Real Estate Commission 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.

Auditors' Responsibility for the Audit of the Financial Statements

My 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 my 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 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 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, I:

- Exercise professional judgement 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, or design and perform audit procedures reasonable to those risks. Such procedures include examine 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 Louisiana Real Estate Commission 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 my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Louisiana Real Estate Commission ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America, require that the Schedule of the Employer's Proportionate Share of the Total OPEB Liability, Schedule of Employer's Share of Net Pension Liability, the Schedule of Employer's Contributions, the Notes to Required Supplementary Information be presented to supplement the basic financial statements. Such information, 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. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, 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. My opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise of the Louisiana Real Estate Commission basic financial statements. The accompanying supplemental schedules of Commissioner's Per Diems, Compensation, Benefits, and Other Payments to Agency Head or Chief Executive Officer, and the Division of Administration reporting package listed in the table of contents 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 my opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated August 25, 2022, on my consideration of the Commission's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Commission's internal control over financial reporting and compliance.

Michael H. Blora CPA, APAC
August 15, 2022

MICHAEL K. GLOVER
CERTIFIED PUBLIC ACCOUNTANT
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9437 BROOKLINE
Baton Rouge, Louisiana 70809

**Independent Auditor's Report on Internal Control over Financial Reporting and On Compliance and
Other Matters Based on an Audit of the Financial Statements Performed in
Accordance with *Government Auditing Standards***

Board of Commissioners
Louisiana Real Estate Commission
Office of the Governor
State of Louisiana
Baton Rouge, Louisiana

I 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 the government activities of Louisiana Real Estate Commission, a component unit of the State of Louisiana, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Louisiana Real Estate Commission basic financial statements and have issued my report thereon dated August 25, 2022

Report on Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Louisiana Real Estate Commission internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Louisiana Real Estate Commission internal control. Accordingly, I do not express an opinion on the effectiveness of Louisiana Real Estate Commission internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of 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.

My consideration of the 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 my audit I did not identify any deficiencies in internal control that I considered to be material weakness. However, material weaknesses or significant deficiencies may exist that have not been identified

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Louisiana Real Estate Commission, a component unit of the State of Louisiana, financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective on my audit and, accordingly, I do not express such an opinion. The results of my test disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of the report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. However, under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Michael K. Glover CPA, APAC

Michael K. Glover APAC
August 15, 2022

LOUISIANA Real Estate Commission
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

Statement A

Statement of Net Position
June 30, 2022

ASSETS

Current Assets:	
Cash and cash equivalents	\$ 7,547,468
Due from Louisiana Real Estate Appraisers Board	27,864
Total current assets	<u>7,575,332</u>
Non-current Assets	
Capital assets, net	<u>2,362,470</u>
Deferred Outflow of Resources	
Net pension liability	677,940
OPEB	1,068,198
Total outflow of resources	<u>1,746,138</u>

LIABILITIES

Current Liabilities:	
Accounts payable and accruals	\$ 192,775
Compensated absences	26,242
Prepaid premiums - retirees share	106,905
	<u>325,922</u>
Non-Current Liabilities:	
Compensated absences	82,382
Total OPEB obligation payable	3,980,139
Net pension liability	3,171,391
Total long-term liabilities	<u>7,233,912</u>
Total Liabilities	7,559,834
Deferred inflows of Resources	
Net pension liability	746,978
OPEB	287,432
	<u>1,034,410</u>

NET POSITION

Net investment in capital assets	2,362,470
Restricted	400,000
Unrestricted	327,226
Total net position	<u>\$ 3,089,696</u>

The accompanying notes to the financial statements are an integral part of this statement.

LOUISIANA Real Estate Commission
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

Statement B

Statement of Revenues, Expenses and
Changes in Net Position
For the Year ended June 30, 2022

Revenues:	
License, permits and fees	\$ 3,052,144
Operating Expenses:	
Personnel services	2,222,254
Travel	71,349
Operating services	338,600
Supplies	35,831
Professional services	92,455
Other charges	6,029
Depreciation	175,051
Total operating expenses	<u>2,941,569</u>
Operating income	<u>110,575</u>
Non-Operating Revenues (Expenses):	
Use of money	29,785
Administrative fees-Louisiana Real Estate Appraisers Board	241,519
Error and omissions collections	2,577,050
Error and omissions disbursements	(2,577,050)
Total non-operating revenues (expenses)	<u>271,304</u>
Increase in net position	381,879
Net Position	
Beginning of the year - as restated	<u>2,707,817</u>
End of the year	<u>\$ 3,089,696</u>

The accompanying notes to the financial statements are an integral part of this statement

LOUISIANA Real Estate Commission
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

Statement C

Statement of Cash Flows
For the Year Ended June 30, 2022

Cash flows from operating activities:		
Cash received from licensees, fees, permits and fines	\$	3,052,144
Cash payments for salaries and related benefits		(1,956,964)
Cash payments to suppliers for goods and services		(657,726)
Net cash provided by operating activities		<u>437,454</u>
Cash flows from non-capital financing activities:		
Other revenues		2,818,569
Other expenses		(2,577,050)
Net cash provided by non-capital financing activities		<u>241,519</u>
Cash flows from investing activities:		
Certificate of Deposit Matured		1,035,252
Interest received		29,785
Net cash used by investing activities		<u>1,065,037</u>
Net increase in cash		1,744,010
Cash and cash equivalents - beginning of year		<u>5,803,458</u>
- end of year	\$	<u><u>7,547,468</u></u>

Reconciliation of operating income to net cash provided by operating activities:

Operating income	\$	110,575
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation		175,051
Difference in deferred outflow of OPEB liability		(98,280)
Difference in deferred outflow of net pension liability		588,661
Difference in deferred inflow of OPEB liability		(299,864)
Difference in deferred inflow of net pension liability		692,059
Changes in assets and liabilities:		
Accounts payable and accruals		63,294
Due to/from Louisiana Real Estate Appraisers Board		(93,589)
Compensated absences		9,226
Pension benefits		(1,323,552)
Other post employment benefits		613,873
Total adjustments		<u>326,879</u>
Net cash provided by operating activities	\$	<u><u>437,454</u></u>

The accompanying notes to the financial statements are an integral part of this statement.

Introduction

The Louisiana Real Estate Commission is a component unit of the State of Louisiana created under the provisions of Louisiana Revised Statute 37:1430-1470, within the Office of the Governor, and is domiciled in East Baton Rouge Parish. The commission consists of eleven members appointed by the Governor. The members may receive a per diem not to exceed \$50 per meeting or day spent on business of the commission, plus travel expenses. The commission is charged with the responsibility of regulating the issuance of real estate licenses and timesharing registrations. Operations of the commission are funded through self-generated revenues.

1. Summary of Significant Accounting Policies

A. Basis of Presentation

The accompanying financial statements have been prepared on the full accrual basis in accordance with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting principles and financial reporting standards.

B. Reporting Entity

GASB Codification Section 2100 has defined the governmental reporting entity to be the State of Louisiana. The Commission is considered a component unit of the State of Louisiana because the state exercises oversight responsibility in that the Governor appoints the commission members and public service is rendered within the state's boundaries. The accompanying financial statements present only transactions of the Louisiana Real Estate Commission. Annually, the State of Louisiana issues basic financial statements, which include the activity contained in the accompanying financial statements.

C. Basis of Accounting

All activities of the Commission are accounted for within a single proprietary (enterprise) fund. Proprietary funds are used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intention of the governing body is the cost of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

The accounting and financial reporting treatment applied to the Commission is determined by its measurement focus. The transactions of the Commission are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the Statement of Net Position. Net position is segregated into net investment in capital assets, restricted, and unrestricted.

D Cash and Investments

Cash includes petty cash, demand deposits and certificates of deposit. Cash and cash equivalents include amounts in time deposits that mature within 90 days after year end. Under state law, the Commission may deposit funds in a fiscal agent bank organized under the laws of the State of Louisiana, the laws of any other state in the Union, or the laws of the United States. Furthermore, the Commission may invest in certificates of deposit of state banks organized under Louisiana law and national banks having their principal offices in Louisiana. Under state law, the Commission may invest in United States Treasury obligations, United States government agency obligations, and direct security repurchase agreements, or in eligible mutual funds that invest in these securities. Investments are stated at fair value.

1. Summary of Significant Accounting Policies (Con't)

E. Capital Assets

Capital assets are recorded at cost, if purchased or constructed. Assets acquired through contributions are capitalized at their estimated fair value, if available, or at estimated fair value or cost to construct at the date of the contribution. Furniture and equipment includes all items valued over \$5,000. Assets are depreciated using the straight-line method over the useful lives of the assets as follows:

	<u>Years</u>
Automobiles	5
Data processing equipment	5
Furniture and equipment	10
Building	40

F. Compensated Absences

Employees earn and accumulate annual and sick leave at various rates depending on their years of service. The amount of annual and sick leave that may be accumulated by each employee is unlimited. Upon termination, employees or their heirs are compensated for up to 300 hours of unused annual leave at the employee's hourly rate of pay at the time of termination. Upon retirement, unused annual leave in excess of 300 hours plus unused sick leave is used to compute retirement benefits. Compensated absences are computed in accordance with GASB Codification Section 060, and are recognized as an expense and liability in the financial statements when incurred.

G. Net Pension Liability, Deferred Outflows/Inflows of Resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Louisiana State Employees' Retirement System (LASERS) and additions to/deductions from the system's fiduciary net position have been determined on the same basis as they are reported by the system. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

H. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expense during the reporting period. Actual results could differ from those estimates.

I. Equity Classifications

1. Net position comprises the various net earnings from operation, non-operating revenues, expenses, and contributions of capital. Net position is classified in the following three components.
 - a. Net investment in capital assets • Consists of all capital assets, net of accumulated depreciation.
 - b. Restricted • Consists of external constraints placed on net position use imposed by law through legislation. The Louisiana Real Estate Recovery Fund has \$400,000 of net assets restricted by Louisiana Revised Statute 37:1461.
 - c. Unrestricted • Consists of all other net position accounts that are not included in the other categories previously mentioned.

When both restricted and unrestricted resources are available for use, it is the Commission's policy to use externally restricted resources first, then unrestricted resources – committed, assigned, and unassigned – in order as needed

1. Summary of Significant Accounting Policies (Con't)

J. Post-Employment Benefits Other than Pensions (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense benefit payments are recognized when due and payable in accordance with the benefit terms and reported at cost.

K Recent Accounting Pronouncements

In June 2017, the Governmental Accounting Standards Board (GASB) issued GASB 87, Leases, which require leases to be recorded by the lessee and the lessor as an asset and/or a liability on the balance sheet where the term of the lease obligation is for more than twelve months.

In response to the COVID-19 pandemic, ASU 2020-05 was issued in June 2020 delaying the effective date for Topic 842 to fiscal years beginning after December 15, 2021. The Company is evaluating the impact the pronouncement may have on the financial statements.

2. Cash and Deposits with Financial Institutions

At June 30, 2022 the Commission had cash and certificates of deposits as follows:

	<u>Demand Deposits</u>
Insured	\$ 250,000
Collateralized	
Uncollateralized	
Collateralized with securities held by the pledging financial institution	7,539,176
Collateralized with securities held by the pledging financial institutions trust department	
Total bank balances exposed to custodial credit risk	\$ <u>7,789,176</u>
Total bank balances	\$ <u><u>7,545,533</u></u>

These deposits are stated at cost with approximates market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times be equal the amount on deposit with the fiscal agent

Custodial credit risk is the risk that in the event of a bank failure, the agencies deposits may not be returned. The agency does not have a deposit policy for custodial credit risk.

Louisiana Real Estate Commission
Notes to the Financial Statements
June 30, 2022

3. Capital Assets

A summary of changes in capital assets is as follows:

	Beginning <u>Balance</u>	<u>Adjustments</u>	<u>Additions</u>	<u>Reductions</u>	Ending <u>Balance</u>
Capital Assets Being Depreciated					
Land	\$ 198,460				198,460
Furniture and equipment	176,617				176,617
Website development	38,050				38,050
Software	263,691				263,691
Intangible assets	170,858				170,858
Building	3,304,484				3,304,484
Total capital assets	<u>4,152,160</u>	-	-		<u>4,152,160</u>
Less: Accumulated Depreciation:					
Furniture and equipment	158,021		16,159		174,180
Website development	38,049				38,049
Software	334,791		76,280		411,071
Intangible assets	13,540				13,540
Building	1,070,238		82,612		1,152,850
Total accumulated depreciation	<u>1,614,639</u>	-	<u>175,051</u>		<u>1,789,690</u>
Total Capital Assets, net	<u>\$ 2,537,521</u>				<u>2,362,470</u>

4. Accounts Payable and Accruals

At June 30, 2022, the Commission had payables as follows:

Accounts payable & Accruals	
Vendor payables	\$ 73,268
Payroll related liabilities	97,135
Accrued wages	22,372
	<u>\$ 192,775</u>

5. Long-Term Liabilities

The following is a summary of changes in long-term liabilities of the Commission for the year ended June 30, 2022:

	Compensated <u>Absences</u>	<u>OPEB</u>	Net Pension <u>Liability</u>
Beginning balance	\$ 99,398	3,477,025	# 3,489,110
Additions,	9,226	610,019	
Deletions			317,719
Ending balance	<u>\$ 108,624</u>	<u>4,087,044</u>	<u>3,171,391</u>
Current	<u>\$ 26,242</u>	<u>106,905</u>	

6. Pensions

The Commission is a participating employer in a statewide, public employee retirement system, the Louisiana State Employees' Retirement System (LASERS). LASERS has a separate board of trustees and administers a cost-sharing, multiple-employer defined benefit pension plan including cases of employees with different benefits and contributions rates (sub-plans). Article X, Section 29(F) of the Louisiana Constitution of 1974 assigns the authority to establish and amend benefit provisions of all but-plans administered by LASERS to the State Legislature. LASERS issues a public report that includes financial statements and required supplementary information, a copy of the report may be obtained at www.laseronline.org.

6. Pensions Con't

Plan Description

LASERS administers a plan to provide retirement, disability, and survivor benefits to eligible state employees and their beneficiaries as defined in R.S. 11:411-414. The age and years of creditable service required for a member to receive retirement benefits are established by R.S. 11:441 and very depending on the member's hire date, employer and job classification. Act 992 of the 2010 Regular Legislative Session closed existing sub-plans and members hired before January 1, 2011, and created new sub-plans for regular members, hazardous duty members, and judges.

Benefits Provided

The substantial majority of members may retire with full benefits at any age after completing 30 years of service and at age 60 after completing 5-10 years of service. Additionally, members may choose to retire with 20 years of service at any age, with an actuarially reduced benefit. Eligibility for retirement benefits and the computation of retirement benefits are provided for in R.S. 11:444. The basic annual retirement benefit for member is equal to a percentage (between 2.5% and 3.5%) of average compensation multiplied by the number of years of service, generally not to exceed 100% of average compensation. Average compensation is defined as the member's average annual earned compensation for the highest 36 consecutive months of employment for members employed after that date. After member leaving service before attaining minimum retirement but after completing certain minimum service requirements, generally 10 years, becomes eligible for a benefit provided the member lives to the minimum service retirement age and does not withdraw the accumulated contributions.

Disability Benefits

Eligibility requirements and benefit computations for disability benefits are provided for in R.S. 11:461. All members with 10 or more years of service or member aged 60 or older regardless of date of hire who become disabled may receive a maximum disability benefit equivalent to the regular retirement formula without reduction of reason of age. Hazardous duty personnel who become disabled in the line of duty will receive a disability benefit equal to 75% of final average compensation.

Survivor Benefits

Provisions for survivor benefits are provided for in R.S. 11:471-478. Under these statutes, the deceased member who was a state service at the time of death must have a minimum of five years of service, at least two of which were earned immediately prior to death, or who has a minimum of 20 years of service regardless of when earned in order for a benefit to be paid to a minor or handicapped child. Benefits are payable to an unmarried child until age 18 or age 23 if the child remains a full-time student. The minimum service requirement is 10 years for a surviving spouse with no minor children, and benefits are to be paid for life to the spouse or qualified handicapped child.

DROP

LASERS has established a Deferred Retirement Option Plan (DROP). When member enter DROP, their status changes from active member to retiree even though they continue to work and draw their salary for a period up to three years. The election is irrevocable once participation begins. During participation, benefits otherwise payable are fixed and deposited in the individual DROP account. Upon leaving DROP, members must choose among available alternative for the distribution of benefits that have accumulated in their DROP accounts.

Louisiana Real Estate Commission
Notes to the Financial Statements
June 30, 2022

6. Pensions Con't

Cost of Living Adjustments

As fully described in Title 11 of the Louisiana Revised Statutes, LASERS allows for the payment of cost of living adjustments, or COLAs, that are funded through investment earnings when recommended by the board of trustees and approved by the Legislature. The ad hoc COLAs are not considered to be substantively automatic.

Contributions

Employer contributions are actuarially determined using statutory established methods on an annual basis and are constitutionally required to cover the employer's portion of the normal cost and provide for the amortization of the unfunded accrued liability. Employer contributions are adopted by the Legislature annually upon recommendations of the Public Retirement Systems' Actuarial Committee.

Employers contributions for LASERS for the fiscal years 2022 were \$476,826, with active member contributions ranging from 7.5% to 8%, and employer contributions of 39.50%.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2022, the Commission reported a liability of \$3,171,391, or its proportionate share of the Net Pension Liability. The Net Pension Liability was measured as of July 31, 2021,0, and the total pension liability used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date. The Commission's proportion of the Net Pension Liability was based on a projection of the Commission's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. At June 30, 2021, the Commission's proportion was 0.05435%, which was an increase of 0.00327% from its proportion measured as of June 30, 2021.

For the year ended June 30, 2022, the Commission recognized pension expense of \$437,902.

At June 30, 2022, the Commission reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference Between Expected and Actual Experience	\$ 3,132	-
Changes of Assumptions	77,680	
Net Difference Between Projected and Actual		
Investment Earnings on Pension Plan Investments	-	(739,580)
Change in Proportionate Share of NPL	116,395	
Changes in Proportion and Differences Between Employer Contributions and Proportionated Share of Contributions		(7,398)
Districts contributions subsequent to the measurement date	480,733	
Total	<u>\$ 677,940</u>	<u>(746,978)</u>

The commission reported a total of \$480,733 as deferred outflow of resources related to pension contributions made subsequent to the measurement date period of June 30, 2022, which will be recognized in net pension liability in the year ended June 30, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resource related to pension will be recognized in pension expense as follows:

Louisiana Real Estate Commission
Notes to the Financial Statements
June 30, 2022

6. Pensions Con't

<u>Year</u>	
2023	\$ 61,462
2024	(113,965)
2025	(168,026)
2026	(329,242)

Actuarial Assumptions

A summary of the actuarial methods and assumptions used in determining the total pension liability as of the respective years shown below are as follows:

Valuation date	June 30, 2021
Actuarial cost method	Entry Age Method
Actuarial value of assets	Market Value
Discount rate	7.40%
Inflation	2.30%
Long-term expected rate of return	5.81%
Investment rate of return - net of pension plan investment expense, including inflation	7.75%
Expected remaining service lives	2 years
 Mortality	 Non-disabled members - The RP2014 Blue Collar and White Collar Healthy Annuitant Tables projected on a fully generational basis by Mortality Improvement scale MP-2018
	Disabled members - Mortality rates based on the RP-2000 Disabled Retiree Mortality Table, with no projection for mortality improvement.
 Termination, Disability and Retirement	 Termination, disability, and retirement assumptions were projected based on a five-year (2014-2018) experience study of the System's members.
 Salary Increases	 Salary increases were projected based on a 2014-2018 experience study of the System's members. The rates include anticipated productivity growth, merit adjustments, and a 3% inflation component.
 Cost of Living Adjustments	 The present value of future retirement benefits is based on benefits currently being paid by the System and includes previously granted cost of living increases. The Projected benefit payments do not include provisions for potential future increases not yet authorized by the Board of Trustees as they were deemed not to be substantively automatic.

6. Pensions Con't

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation and an adjustment for the effect of rebalancing/diversification. The target allocation and best estimates of arithmetic/geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Cash	-0.29%
Domestic equity	4.09%
International equity	5.12%
Domestic fixed income	0.49%
International fixed income	3.94%
Alternative investments	6.93%
The total fund	5.81%

Discount Rate

The discount rate used to measure the total pension liability was 7.40%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that employer contributions from participating employers will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Employer's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Employer's proportionate share of the Net Pension Liability using the discount rate of 7.40%, as well as what the Employer's proportionate share of the Net Pension Liability would be if it were calculated using a discount rate that is one percentage point lower (6.40%) or one percentage-point higher (8.40%) than the current rate:

	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase</u>
Rates	6.40%	7.40%	8.40%
The Commissions share of NPL	\$ 4,296,622	3,171,391	2,213,451

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued LASERS 2021. Comprehensive Annual Financial Report at www.lasersonline.org.

Payable to the Pension Plan

At June 30, 2022, the Commission reported a payable of \$64,720 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2022.

7. Other Post-Employment Benefits

Plan Description. The Commission's employees may participate in the State of Louisiana's Other Post-Employment Benefit Plan (OPEB Plan) and multiple-employer defined benefit OPEB plan that provides medical, prescription drug, and life insurance benefits to eligible active employees, retirees and their beneficiaries.

The State administers the OPEB Plan through Office of Group Benefits (OGB). R.S. 42:801-883 provides the authority to establish and amend benefit provisions of the OPEB Plan. OGB offers several standards healthcare plans for both active and retired employees. OGB does not issue a publicly-available financial report of the OPEB Plan; however, it is included in the state of Louisiana's Comprehensive Annual Financial Report (CAFRA). The CAFRA may be obtained from the Office of Statewide Reporting and Accounting Policy's website at www.doa.la.gov/osrap.

Funding Policy. The contribution requirements of plan members and the Commission are established and may be amended by R.S. 42:801-883. The plan is currently financed on a pay- as-you-go basis through the combination of retiree and Commission contributions. Employees do not contribute to their postemployment benefits cost until they become retirees and begin receiving those benefits. The retirees contribute to the cost of retiree healthcare based on a service schedule. Contribution amounts vary depending on what healthcare provider is selected from the plan and if the member is Medicare coverage.

Employer contributions are based on plan premiums and the employer contribution percentage. This percentage is based on the date of participation in the OGB plan (before or after January 1, 2002) and employee years of service at retirement. Employees who begin participation or rejoin the plan before January 1, 2002, pay approximately 25% of the cost of coverage (except single retirees under age 65 who pay approximately 25% of the active employee cost). For those beginning participation or rejoining on or before January 1, 2002, the percentage of premiums contributed by the employer and employee is based on the following schedule:

<u>OGB Participation</u>	<u>Retiree Share</u>	<u>State Share</u>
Under 10 years	81%	19%
10-14 years	62%	38%
15-19 years	44%	56%
20+ years	25%	75%

In addition to healthcare benefits, retirees may elect to receive life insurance benefits. Basic and supplemental life insurance is available for the individual retiree and spouses of retirees subject to maximum values. Employers pay approximately 50% of the monthly premiums. Participating retirees paid \$0.54 each month for each \$1,000 of life insurance and \$.098 each month for each \$1,000 of spouse life insurance.

Total Collective OPEB Liability and Changes to Total Collective OPEB liability

At June 30, 2022 the Commission reported a liability of \$4,087,044 for its proportionate share of the total collective OPEB liability. The total collective OPEB liability was measured as of July 1, 2021, and was determined by an actuarial valuation as of that date. At June 30, 2022, the Commission's proportion was .04460% an increase of .0014% from the previous year.

Actuarial assumptions – The total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

The discount rate used at July 1, 2021 is 2.18% based on the June 30, 2021 S&P 20-year municipal bond index rate.

Mortality assumptions - Use the Rp-2014 Health Annuity and Employee tables for males and females using the projection scale RP-2014 to the projection scale MP-2018

7. Other Post-Employment Benefits (Con't)

The following changes have been made to the actuarial assumptions since the last measurement date:

Changes in benefits - None

Changes in assumptions:

1. Discount rate decreased from 2.66% to 2.18%
2. Baseline per capital cost were updated to reflect 2021 claims and enrollment. The plan claims and premiums increased less than had been expected, which decreased the Plan's liability. contributions were updated based on 2021 premiums.
3. Medical plan electoin percentages wer updated based on the coverage elections of recent retirees.
4. The healthcare cost trent rate assumptoins was revised based on updated nat5oinal Heal Care Trend Survey information.

Sensitivity of the Total OPEB liability to changes in the discount rate and healthcare cost trend rates. The following presents the total OPEB liability of the Commissions, as well as what the commission's total OPEB liability would be if it were calculated using a discount rate that is 1-percent point lower (1.18%) or 1 percentage point higher (3.18%) than the current discount rate:

	1% Decrease 1.18%	Discount Rate 2.18%	1% Increase 3.18%
Total OPEB liability	\$ 4,874,551	4,087,044	3,470,200

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of the Commissions, as well as what the commission's total OPEB liability would be if it were calculated using a discount rate that is 1-percent point lower or 1 percentage point higher than the current healthcare cost trend rates.

	\$ 1% Decrease	Current Trend Rate	1% Increase
Total OPEB liability	3,461,067	4,087,044	4,893,811

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2022, the Board recognized OPEB expense of \$322,636. This negative expense was created from the change in assumptions and the decrease of the net pension liability from the previous year. At June 30, 2022, the Commission reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes between expected and actual experience	\$ 82,088	(2,372)
Change in employers proportionate share of the total OPEB liability	578,929	(43,579)
Difference of proportionate share of employers benefits payments and actual benefit payments	-	(58,774)
Change of Assumptions	300,276	(182,707)
Employer contributions made after the measurement date	106,905	-
	\$ <u>1,068,198</u>	<u>(287,432)</u>

Louisiana Real Estate Commission
Notes to the Financial Statements
June 30, 2022

The commission reported a total of \$106,905 as deferred outflow of resources related to OPEB resulting from the Commissions contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30:		
2023	\$	169,313
2024		250,067
2025		207,381
2026		47,100

Payable to the OPEB plan

At June 30, 2022, the Commission reported a payable of \$-0- for the outstanding amount of contributions to OGB required for the current year ended.

8. Contingent Liabilities

The Louisiana Real Estate Commission intervenes in lawsuits filed against licensees for the purpose of protecting the Commission's exposure under the Louisiana Real Estate Recovery Fund. At June 30, 2022, the total exposure to the Recovery Fund is estimated to be \$0.

The agency has a claim for unpaid wages filed by a former employee. There is the possibility of an unfavorable outcome. The range for damages is between \$50,000 and \$60,000

9. Lease and Rental Commitments

Lease and rental expenses for the year ended June 30, 2022 totaled \$44,601. The Commission has no capital leases.

10. Evaluation of Subsequent Events

Subsequent events were evaluated through August 15, 2022, which is the date the financial statements were available to be issued.

**OTHER SUPPLEMENTAL INFORMATION AND REPORTS REQUIRED BY
GOVERNMENT AUDITING STANDARDS**

The following pages contain a schedule of employer's proportionate share of the total OPEB liability, schedule of the Commissions proportionate share of the net pension liability, schedule of the employer contributions, schedule of the Commissioner's per diem, and the schedule of compensation, benefits and other payments to agency head or chief executive officer.

**LOUISIANA REAL ESTATE COMMISSION
SCHEDULE OF EMPLOYER'S PROPORTIONATE SHARE
OF THE TOTAL OPEB LIABILITY
June 30, 2022**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Employer's proportion of the total collective OPEB liability	0.0446%	0.0432%	0.0336%	0.0358%	0.0346%	0.0346%
Employer's proportionate share of the total collective OPEB liability	\$ 4,087,044	3,580,076	2,597,422	3,035,724	3,011,341	3,143,770
Employer's covered-employee payroll	\$ 1,192,138	1,085,623	1,077,208	980,218	1,009,212	1,013,889
Commission's proportionate share of the total collective OPEB liability as a percent of the covered-employee payroll	342.83%	329.77%	241.13%	309.70%	298.39%	310.07%
Measurement date	7/1/2021	7/1/2020	7/1/2019	7/1/2018	7/1/2017	7/1/2017

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Notes to Schedule:

<u>Discounts Rates</u>			
<u>Measurement</u>			
<u>Year End</u>	<u>Date</u>	<u>Rate</u>	<u>Change</u>
6/30/2022	7/1/2021	2.180%	0.480%
6/30/2021	7/1/2020	2.660%	0.130%
6/30/2020	7/1/2019	2.790%	0.190%
6/30/2019	7/1/2018	2.980%	0.150%
6/30/2018	7/1/2017	3.130%	-0.420%
6/30/2017	7/1/2016	2.710%	-

Changes in benefits - None

Changes in assumptions:

1. Discount rate decreased from 2.66% to 2.18%
2. Baseline per capital cost were updated to reflect 2021 claims and enrollment. The plan claims and premiums increased less than had been expected, which decreased the Plan's liability. contributions were updated based on 2021 premiums.
3. Medical plan electoin percentages wer updated based on the coverage elections of recent retirees.
4. The healthcare cost trent rate assumptoins was revised based on updated nat5oinal Heal Care Trend Survey information.

LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

SCHEDULE OF EMPLOYERS PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY

Pension Plan	Employer's Proportion of the Net Pension Liability (Asset)	Employer's Proportionate Share of the Net Pension Liability (Asset)	Employer's Covered- Employee Payroll	Employer's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered-Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2022	0.05762% \$	3,171,391 \$	1,217,789 \$	260.4220% \$	73%
2021	0.05435%	4,494,943	1,189,094	378.0141% \$	58%
2020	0.05092%	3,689,110	1,083,206	340.5733% \$	63%
2019	0.05116%	3,489,075	990,080	352.4033%	64%
2018	0.05168%	3,637,386	1,012,675	359.1859%	62%
2017	0.05419%	4,255,142	1,008,190	422.0575%	58%
2016	0.05120%	3,482,373	934,204	372.7637%	62%
2015	0.04738%	2,962,495	915,447	323.6119%	65%

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA**

SCHEDULE OF EMPLOYER CONTRIBUTIONS

Pension Plan	Contractually Required Contributions	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employer's Covered Employee Payroll	Contributions as a % of Covered Employee Payroll
2022	480,733	480,733	-	1,217,055	39.5000%
2021	476,826	476,826	-	1,189,094	40.1000%
2020	440,693	440,693	-	1,083,206	40.6841%
2019	375,936	375,936	-	990,080	37.9703%
2018	386,022	386,022	-	1,012,676	38.1190%
2017	362,538	362,538	-	1,008,190	35.9593%
2016	345,655	345,655	-	934,204	36.9999%
2015	345,655	345,655	-	915,447	37.7581%

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA**

**Notes to Required Supplementary Information
For the Year Ended June 30, 2022**

Discounts Rates				Inflation Rate			
Measurement				Measurement			
Year End	Date	Rate	Change	Year End	Date	Rate	Change
6/30/2022	6/30/2021	7.400%	-0.150%	6/30/2022	6/30/2021	2.300%	0.000%
6/30/2021	6/30/2020	7.550%	-0.050%	6/30/2021	6/30/2020	2.300%	-0.450%
6/30/2020	6/30/2019	7.600%	-0.050%	6/30/2020	6/30/2019	2.750%	0.000%
6/30/2019	6/30/2018	7.650%	-0.050%	6/30/2019	6/30/2018	2.750%	-0.250%
6/30/2018	6/30/2017	7.700%	-0.050%	6/30/2018	6/30/2017	3.000%	0.000%
6/30/2017	6/30/2016	7.750%	0.000%	6/30/2017	6/30/2016	3.000%	0.000%
6/30/2016	6/30/2015	7.750%		6/30/2016	6/30/2015	3.000%	

Salary Increases for regular members			
Measurement			
Year End	Date	Rate	Change
6/30/2022	6/30/2021	3.000%	0.000%
6/30/2021	6/30/2020	3.000%	0.500%
6/30/2020	6/30/2019	2.500%	-1.300%
6/30/2019	6/30/2018	3.800%	0.800%
6/30/2018	6/30/2017	3.000%	0.000%
6/30/2017	6/30/2016	3.000%	0.000%
6/30/2016	6/30/2015	3.000%	

Changes in Benefit Term Include:

There no changes in benefit terms for the year ended June 30, 2022.

Summary of Changes

Discount rate reduced from 7.55% to 7.40%

Inflation assumptoin was 2.3% same as previous year

Salary increase assumptions were reduced by .2% effective 7/1/2020

LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

Schedule of Commissioner's Per Diem
For the Year Ended June 30, 2022

<u>Name</u>	<u>Amount</u>
Deanna Norman	\$ 150
Eloise Gauthier	950
Rodney D. Greenup	600
Jeffery Free	950
Paula Duncan	950
Synde I. Devillier	550
Gladys Smith-Coward	600
Liacia Baaheth	1,000
Joseph Pappalardo	700
Matthew Ritchie	1,100
Patrick Roberts Jr.	650
	\$ <u>8,200</u>

**LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA**

**Schedule of Compensation, Benefits and Other Payments
To Agency Head or Chief Executive Officer
For the Year Ended June 30, 2022**

Agency Head Name : Summer Mire is the current Executive Director after Bruce Unangst retired.

<u>Purpose</u>	<u>Bruce Unangst Retired</u>	<u>Summer Mire</u>
Salary	\$ 164,243	20,757
Benefits - Insurance	3,957	1,689
Benefits - Retirement	66,677	8,199
Benefits - Other		
Car Allowance		
Cel Phone	30	60
Per Diem		
Reimbursements		
Travel	1,901	
Registration Fees	630	
Conference Travel		
<i>Continuing Professional Education Fees</i>	-	
Housing	-	
Unvouchered Expenses	-	
Special Meals	-	
	<hr/>	<hr/>
	\$ 237,438	30,705
	<hr/> <hr/>	<hr/> <hr/>

LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COST
FOR THE YEAR ENDED JUNE 30, 2022

Section I - Summary of Auditor's Results

Financial statements

Type of auditor's report issued

Unqualified

Internal control over financial reporting:

-Material weakness(es) identified?

_____ yes x no

-Significant deficiency(ies) identified?

_____ yes x none reported

-Noncompliance material to financial statements?

_____ yes x no

Was a management letter issued

_____ yes x no

State Financial Assistance – None

Section II - Financial Statements Findings - None

**LOUISIANA REAL ESTATE COMMISSION
OFFICE OF THE GOVERNOR
STATE OF LOUISIANA**

**SUMMARY OF PRIOR YEAR AUDIT FINDINGS
FOR THE YEAR ENDED June 30, 2021**

None

**OTHER SUPPLEMENTAL INFORMATION AND REPORTS REQUIRED BY
THE LOUISIANA DEPARTMENT OF ADMINISTRATION**

The following pages contain the Annual Financial Report Required by the Division of Administration

**ANNUAL FISCAL REPORT (AFR)
FOR 2022**

AGENCY: 7-15-17 - Louisiana Real Estate Commission

PREPARED BY: Michael Glover

PHONE NUMBER: 225-295-1860

EMAIL ADDRESS: mike@mgllovercpa.com

SUBMITTAL DATE: 08/28/2022 11:09 AM

STATEMENT OF NET POSITION

ASSETS

CURRENT ASSETS:

CASH AND CASH EQUIVALENTS	7,547,468.00
INVESTMENTS:	
OTHER INVESTMENTS	0.00
RESTRICTED INVESTMENTS - CURRENT	0.00
RECEIVABLES (NET):	
RECEIVABLES - EMPLOYER CONTRIBUTION	
RECEIVABLES - EMPLOYER CONTRIBUTION (GROSS)	0.00
RECEIVABLES - EMPLOYER CONTRIBUTION (ALLOWANCE FOR UNCOLLECTIBLES)	0.00
RECEIVABLES - TUITION AND FEES	
RECEIVABLES - TUITION AND FEES (GROSS)	0.00
RECEIVABLES - TUITION AND FEES (ALLOWANCE FOR UNCOLLECTIBLES)	0.00
RECEIVABLES - OTHER	
RECEIVABLES - OTHER (GROSS)	27,864.00
RECEIVABLES - OTHER (ALLOWANCE FOR UNCOLLECTIBLES)	0.00
PLEDGES RECEIVABLE (NET) - CURRENT	0.00
LEASES RECEIVABLE - CURRENT	0.00
DERIVATIVE INSTRUMENTS	0.00
DUE FROM OTHER FUNDS	0.00
DUE FROM FEDERAL GOVERNMENT	0.00
INVENTORIES	0.00
PREPAYMENTS	0.00
NOTES RECEIVABLE - CURRENT	0.00
OTHER CURRENT ASSETS	0.00
TOTAL CURRENT ASSETS	\$7,575,332.00

NONCURRENT ASSETS:

RESTRICTED ASSETS:

RESTRICTED CASH - NONCURRENT	0.00
RESTRICTED INVESTMENTS - NONCURRENT	0.00
RESTRICTED RECEIVABLES	0.00
RESTRICTED NOTES RECEIVABLE	0.00
OTHER RESTRICTED ASSETS	0.00
INVESTMENTS - NONCURRENT	0.00
RECEIVABLES (NET) - NONCURRENT:	
NON-CURRENT RECEIVABLES - EMPLOYER CONTRIBUTIONS	0.00
NON-CURRENT RECEIVABLES - TUITION AND FEES	0.00
NON-CURRENT RECEIVABLES - OTHER	0.00
NOTES RECEIVABLE - NONCURRENT	0.00
PLEDGES RECEIVABLE - NONCURRENT	0.00
LEASES RECEIVABLE - NONCURRENT	0.00
CAPITAL ASSETS:	
LAND	198,460.00
BUILDING & IMPROVEMENTS	
BUILDINGS AND IMPROVEMENTS (GROSS)	3,304,484.00
BUILDING & IMPROVEMENTS (ACCUMULATED DEPRECIATION)	(1,152,850.00)
MACHINERY & EQUIPMENT	
MACHINERY AND EQUIPMENT (GROSS)	176,617.00
MACHINERY & EQUIPMENT (ACCUMULATED DEPRECIATION)	(174,180.00)
INFRASTRUCTURE	

**ANNUAL FISCAL REPORT (AFR)
FOR 2022**

AGENCY: 7-15-17 - Louisiana Real Estate Commission

PREPARED BY: Michael Glover

PHONE NUMBER: 225-295-1860

EMAIL ADDRESS: mike@mgllovercpa.com

SUBMITTAL DATE: 08/28/2022 11:09 AM

INFRASTRUCTURE (GROSS)	0.00
INFRASTRUCTURE (ACCUMULATED DEPRECIATION)	0.00
INTANGIBLE ASSETS	
INTANGIBLE ASSETS (GROSS)	472,599.00
INTANGIBLE ASSETS (ACCUMULATED AMORTIZATION)	(462,660.00)
CONSTRUCTION IN PROGRESS	0.00
INTANGIBLE RIGHT-TO-USE LEASED ASSETS:	
LEASED LAND	
LEASED LAND (GROSS)	0.00
LEASED LAND (ACCUMULATED AMORTIZATION)	0.00
LEASED BUILDING & OFFICE SPACE	
LEASED BUILDING & OFFICE SPACE (GROSS)	0.00
LEASED BUILDING & OFFICE SPACE (ACCUMULATED AMORTIZATION)	0.00
LEASED MACHINERY & EQUIPMENT	
LEASED MACHINERY & EQUIPMENT (GROSS)	0.00
LEASED MACHINERY & EQUIPMENT (ACCUMULATED AMORTIZATION)	0.00
OTHER NONCURRENT ASSETS	0.00
TOTAL NONCURRENT ASSETS	\$2,362,470.00
TOTAL ASSETS	\$9,937,802.00

DEFERRED OUTFLOWS OF RESOURCES	
ACCUMULATED DECREASE IN FAIR VALUE OF HEDGING DERIVATIVE INSTRUMENTS	0.00
DEFERRED AMOUNTS ON DEBT REFUNDING	0.00
LEASE-RELATED DEFERRED OUTFLOW OF RESOURCES	0.00
GRANTS PAID PRIOR TO MEETING TIME REQUIREMENTS	0.00
INTRA-ENTITY TRANSFER OF FUTURE REVENUES	0.00
LOSSES FROM SALE-LEASEBACK TRANSACTIONS	0.00
DIRECT LOAN ORIGINATION COSTS FOR MORTGAGE LOANS HELD FOR SALE	0.00
ASSET RETIREMENT OBLIGATIONS	0.00
OPEB-RELATED DEFERRED OUTFLOWS OF RESOURCES	1,068,198.00
PENSION-RELATED DEFERRED OUTFLOWS OF RESOURCES	677,940.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$1,746,138.00

LIABILITIES	
CURRENT LIABILITIES:	
ACCOUNTS PAYABLE	
SALARIES, WAGES & RELATED BENEFITS	119,507.00
TRAVEL & TRAINING	0.00
OPERATING SERVICES	0.00
PROFESSIONAL SERVICES	0.00
SUPPLIES	73,268.00
GRANTS & PUBLIC ASSISTANCE	0.00
OTHER CHARGES	0.00
CAPITAL OUTLAY	0.00
ACCRUED INTEREST	0.00
DERIVATIVE INSTRUMENTS	0.00
DUE TO OTHER FUNDS	0.00
DUE TO FEDERAL GOVERNMENT	0.00
UNEARNED REVENUES	0.00
AMOUNTS HELD IN CUSTODY FOR OTHERS	0.00
OTHER CURRENT LIABILITIES	0.00
CURRENT PORTION OF LONG-TERM LIABILITIES:	
CONTRACTS PAYABLE	0.00

**ANNUAL FISCAL REPORT (AFR)
FOR 2022**

AGENCY: 7-15-17 - Louisiana Real Estate Commission

PREPARED BY: Michael Glover

PHONE NUMBER: 225-295-1860

EMAIL ADDRESS: mike@mglovercpa.com

SUBMITTAL DATE: 08/30/2022 12:22 PM

COMPENSATED ABSENCES PAYABLE	26,242.00
LEASE LIABILITY	0.00
NOTES PAYABLE	0.00
BONDS PAYABLE	0.00
POLLUTION REMEDIATION OBLIGATIONS	0.00
ESTIMATED LIABILITY FOR CLAIMS	0.00
OPEB LIABILITY	106,905.00
OTHER LONG-TERM LIABILITIES	0.00
TOTAL CURRENT LIABILITIES	\$325,922.00

NONCURRENT PORTION OF LONG-TERM LIABILITIES:

CONTRACTS PAYABLE	0.00
COMPENSATED ABSENCES PAYABLE	82,382.00
LEASE LIABILITY	0.00
NOTES PAYABLE	0.00
BONDS PAYABLE	0.00
POLLUTION REMEDIATION OBLIGATIONS	0.00
ESTIMATED LIABILITY FOR CLAIMS	0.00
OPEB LIABILITY	3,980,139.00
NET PENSION LIABILITY	3,171,391.00
OTHER LONG-TERM LIABILITIES	0.00
TOTAL LONG-TERM LIABILITIES	\$7,233,912.00
TOTAL LIABILITIES	\$7,559,834.00

DEFERRED INFLOWS OF RESOURCES

ACCUMULATED INCREASE IN FAIR VALUE OF HEDGING DERIVATIVE INSTRUMENTS	0.00
DEFERRED AMOUNTS ON DEBT REFUNDING	0.00
LEASE-RELATED DEFERRED INFLOW OF RESOURCES	0.00
GRANTS RECEIVED PRIOR TO MEETING TIME REQUIREMENTS	0.00
SALES/INTRA-ENTITY TRANSFER OF FUTURE REVENUES	0.00
GAINS FROM SALE-LEASEBACK TRANSACTIONS	0.00
SPLIT INTEREST AGREEMENTS	0.00
POINTS RECEIVED ON LOAN ORIGINATION	0.00
LOAN ORIGINATION FEES RECEIVED FOR MORTGAGE LOANS HELD FOR SALE	0.00
OPEB-RELATED DEFERRED INFLOWS OF RESOURCES	287,432.00
PENSION-RELATED DEFERRED INFLOWS OF RESOURCES	746,978.00
TOTAL DEFERRED INFLOWS OF RESOURCES	\$1,034,410.00

NET POSITION:

NET INVESTMENT IN CAPITAL ASSETS	2,362,470.00
RESTRICTED FOR:	
CAPITAL PROJECTS	0.00
UNEMPLOYMENT COMPENSATION	0.00
ENDOWMENTS - EXPENDABLE	0.00
ENDOWMENTS - NONEXPENDABLE	0.00
DEBT SERVICE	0.00
OTHER PURPOSES	400,000.00
UNRESTRICTED	\$327,226.00
TOTAL NET POSITION	\$3,089,696.00

**ANNUAL FISCAL REPORT (AFR)
FOR 2022**

AGENCY: 7-15-17 - Louisiana Real Estate Commission

PREPARED BY: Michael Glover

PHONE NUMBER: 225-295-1860

EMAIL ADDRESS: mike@mglovercpa.com

SUBMITTAL DATE: 08/23/2022 11:09 AM

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

OPERATING REVENUES:

SALES OF COMMODITIES & SERVICES	0.00
ASSESSMENTS	0.00
USE OF MONEY & PROPERTY	0.00
LICENSES, PERMITS & FEES	3,052,144.00
FEDERAL GRANTS & CONTRACTS	0.00
OTHER	0.00
TOTAL OPERATING REVENUES	\$3,052,144.00

OPERATING EXPENSES:

COST OF SALES & SERVICES	0.00
ADMINISTRATIVE	2,766,518.00
DEPRECIATION	98,771.00
AMORTIZATION	76,280.00
UNEMPLOYMENT INSURANCE BENEFITS (only used for the Unemployment Trust Fund)	0.00
TOTAL OPERATING EXPENSES	\$2,941,569.00

OPERATING INCOME (LOSS) \$110,575.00

NONOPERATING REVENUES(EXPENSES)

NON-OPERATING INTERGOVERNMENTAL REVENUES	0.00
NON-OPERATING INTERGOVERNMENTAL EXPENSES	0.00
GAIN ON SALE OF CAPITAL ASSETS	0.00
LOSS ON SALE OF CAPITAL ASSETS	0.00
FEDERAL GRANTS	0.00
INTEREST EXPENSE	0.00
OTHER NON-OPERATING REVENUES	2,848,354.00
OTHER NON-OPERATING EXPENSES	(2,577,050.00)
TOTAL NONOPERATING REVENUES (EXPENSES)	\$271,304.00

INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS \$381,879.00

CAPITAL CONTRIBUTIONS	0.00
TRANSFERS IN	0.00
TRANSFERS OUT	0.00

CHANGE IN NET POSITION \$381,879.00

NET POSITION - BEGINNING \$2,707,817.00

NET POSITION - RESTATEMENT 0.00

**ANNUAL FISCAL REPORT (AFR)
FOR 2022**

AGENCY: 7-15-17 - Louisiana Real Estate Commission

PREPARED BY: Michael Glover

PHONE NUMBER: 225-295-1860

EMAIL ADDRESS: mike@mglovercpa.com

SUBMITTAL DATE: 08/28/2022 11:09 AM

NET POSITION - ENDING

\$3,089,696.00