

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**

**OPELOUSAS, LOUISIANA**

**FINANCIAL STATEMENTS**

**JUNE 30, 2025**



**ERICKSEN KRENTEL<sup>LLP</sup>**

CERTIFIED PUBLIC ACCOUNTANTS • CONSULTANTS

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
Opelousas, Louisiana

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

#### **Opinions**

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Opelousas (the "Authority") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's 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 financial position of the business-type activities of the Authority, as of June 30, 2025, and the respective changes in financial position and cash flows 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, the Louisiana Governmental Audit Guide, 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 Authority, 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 the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority'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.



To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
December 16, 2025

### **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 Opelousas, Louisiana 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 Opelousas, Louisiana ability to continue as a going concern for a reasonable period of time.



To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
December 16, 2025

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

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. The HUD financial data schedules are presented for the purpose of additional analysis as required by the U.S. Department of Housing and Urban Development and are not a required part of the basic financial statements. The schedule of compensation, benefits, and other payments to agency head is presented for the purpose of additional analysis as required by Louisiana Revised Statute 24:513(A)(3) and is also not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is also 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



**ERICKSEN KRENTEL** LLP

CERTIFIED PUBLIC ACCOUNTANTS • CONSULTANTS

To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
December 16, 2025

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 HUD financial data schedules, schedule of compensation, benefits, and other payments to agency head, and 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 December 16, 2025, on our consideration of the Authority'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 Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Housing Authority of the City of Opelousas's internal control over financial reporting and compliance.

December 16, 2025  
Baton Rouge, Louisiana

*Erickson Krentel, LLP*  
Certified Public Accountants

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**JUNE 30, 2025**

Our discussion and analysis of the Housing Authority of the City of Opelousas's (the Authority) financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2025.

The Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis for State and Local Governments issued June 1999. Certain comparative information between the current year and the prior year is required to be presented in the MD&A to provide a more meaningful comparative analysis of the financial data to be presented.

**USING THIS ANNUAL FINANCIAL REPORT**

The Authority's annual financial report consists of financial statements that report information about the Authority's most significant programs, such as the Authority's Public Housing and Capital Fund Programs.

An outline of the annual financial report's content is as follows:

- I. Independent Auditors' Report
- II. Required Supplementary Information
- III. Basic Financial Statements
- IV. Notes to the Financial Statements
- V. Other Supplemental Information

Our auditor has provided assurance in their independent auditors' report on pages 1 through 4 that the basic financial statements are fairly stated. A user of this report should read the independent auditors' report carefully to ascertain the level of assurance being provided for each of the other parts in the annual financial report.

**FINANCIAL HIGHLIGHTS**

Total spending for all programs was approximately \$8,826,000 for the year ended June 30, 2025. Total operating revenue was approximately \$6,553,000 of which tenant-related income comprised approximately \$2,216,000 or 33.82%. Subsidies and grants from the U.S. Department of Housing and Urban Development (HUD) comprised 75.67% of total revenue.

Public Housing Authorities' (PHAs) annual budgets are based on mandated procedures that serve to determine every PHA's total and final funding amount. The funding is based on a calendar year. Operating Fund Subsidy increased from approximately \$3,900,000 in 2024 to \$4,300,000 in 2025, a 12.1% increase from the prior year, mainly due to the change in pro-ration from the prior year.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2025**

**FINANCIAL ANALYSIS**

The Authority's net position was approximately \$27.1 million at June 30, 2025.

The following analysis focuses on the net position and the change in net position of the Authority as a whole.

Condensed Statement of Net Position

	<u>06/30/25</u>	06/30/24 (as restated)
Current assets	\$ 12,226,879	\$ 12,901,639
Capital assets, net	<u>15,815,650</u>	<u>11,974,895</u>
 Total assets	 <u>28,042,529</u>	 <u>24,876,534</u>
 Current liabilities	 758,482	 786,469
Noncurrent liabilities	<u>130,994</u>	<u>124,724</u>
 Total liabilities	 <u>889,476</u>	 <u>911,193</u>
 Net position		
Net investment in capital assets	15,815,650	11,974,895
Unrestricted	<u>11,337,403</u>	<u>11,990,446</u>
 Total net position	 <u>\$ 27,153,053</u>	 <u>\$ 23,965,341</u>

Current assets decreased by \$674,760 or 5.23% from the prior year as a result of operations. Capital assets increased by \$3,840,755 (32.07%) from the prior year, largely due to current year depreciation expense offset by current year additions. The aggregation of these factors affecting current assets and capital assets resulted in increase in total assets of \$3,165,995 (12.73%).

Total liabilities decreased by \$21,717 (2.38%) during the current year which is primarily due to the decrease in accounts payable in 2025.

The increase of \$3,187,712 in net position is largely due to normal operations.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2025**

Condensed Statement of Revenues, Expenditures and Changes in Net Position

	<u>06/30/25</u>	<u>06/30/24</u> <u>(as restated)</u>
Operating revenues:		
Charges for services	\$ 2,215,918	\$ 2,238,684
Operating grants	4,336,831	3,869,039
Non-operating revenues:		
Capital grants	4,754,753	3,260,057
Interest earnings	690,152	246,974
Other non-operating receipts	<u>16,485</u>	<u>13,011</u>
Total revenues	<u>12,014,139</u>	<u>9,627,765</u>
Operating expenses		
Administration	1,332,798	1,197,137
Tenant services	51,784	-
Utilities	1,620,969	1,303,323
Ordinary maintenance and operations	3,323,894	3,129,738
General expenses	1,285,114	1,142,344
Depreciation	<u>1,211,868</u>	<u>978,921</u>
Total expenses	<u>8,826,427</u>	<u>7,751,463</u>
Change in net position	<u>3,187,712</u>	<u>1,876,302</u>
Net position, ending	<u>\$ 27,153,053</u>	<u>\$ 23,965,341</u>

Total revenues increased by \$2,326,374 or 24.79%, and total expenses increased by \$1,074,964 or 13.87%. The increase in revenues is primarily attributed to the increase in capital grants. The increase in operating expenses is primarily attributed to the increase in administration and ordinary maintenance and operations expenses.

The Authority's net position increased by \$3,187,712. The increase is primarily attributed to normal operations.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
**JUNE 30, 2025**

**CAPITAL ASSETS**

At June 30, 2025, the Authority had approximately \$16 million invested in a broad range of capital assets including land, buildings, and furniture and equipment. This amount represents a net increase (including additions, deductions and depreciation) of \$3,840,755 or 32.07% from last year. The majority of the change is due to current year depreciation expense offset by current year additions. For more information see Note 4 in the notes to the financial statements.

	<u>06/30/25</u>	<u>06/30/24</u>
Land	\$ 1,327,350	\$ 1,327,350
Building and improvements	48,081,052	43,470,024
Furniture and equipment	<u>2,799,264</u>	<u>2,506,908</u>
	52,207,666	47,304,282
Less accumulated depreciation	<u>(36,392,016)</u>	<u>(35,329,387)</u>
Capital assets, net of depreciation	<u>\$ 15,815,650</u>	<u>\$ 11,974,895</u>

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

The Authority is primarily dependent upon HUD for the funding of operations; therefore, the Authority is affected more by the federal budget via appropriations rather than by local economic conditions. 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 the administrative fees involved in the modernization.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to Ms. Toya Thomas-Chavis, Executive Director, Housing Authority of the City of Opelousas, P.O. Box 689, Opelousas, Louisiana 70571.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2025**

**ASSETS:**

Cash and cash equivalents	\$ 11,249,124
Receivables:	
Tenant receivable, net of allowance for doubtful accounts	42,366
HUD receivables	20,181
Prepaid expenses	624,215
Inventory	49,132
Restricted cash and cash equivalents	241,861
Capital assets not being depreciated	1,327,350
Capital assets being depreciated, net of accumulated depreciation	<u>14,488,300</u>
 Total assets	 <u>28,042,529</u>

**LIABILITIES:**

Accounts payable	231,844
Accounts payable - other governments	59,839
Accrued wages payable	46,490
Unearned revenue	25,748
Liabilities payable from restricted assets:	
Deposits held in trust	241,861
Noncurrent liabilities:	
Due within one year	152,700
Due in more than one year	<u>130,994</u>
 Total liabilities	 <u>889,476</u>

**NET POSITION:**

Net investment in capital assets	15,815,650
Unrestricted	<u>11,337,403</u>
 Total net position	 <u><u>\$ 27,153,053</u></u>

The accompanying notes are an integral part of this statement

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**OPERATING REVENUES:**

Charges for services:	
Dwelling rental	\$ 1,820,475
Dwelling revenue - other	395,443
Operating grants and contributions:	
HUD PHA operating grants	<u>4,336,831</u>
 Total operating revenues	 <u>6,552,749</u>

**OPERATING EXPENSES:**

Administration	1,332,798
Tenant services	51,784
Utilities	1,620,969
Ordinary maintenance and operations	3,323,894
General expense	1,285,114
Depreciation expense	<u>1,211,868</u>
 Total operating expenses	 <u>8,826,427</u>
 Net operating loss	 <u>(2,273,678)</u>

**NON-OPERATING REVENUES:**

Capital grants	4,754,753
Other non-operating receipts	690,152
Interest income	<u>16,485</u>
 Total non-operating revenues	 <u>5,461,390</u>
 Change in net position	 3,187,712
 Net position - beginning, as restated	 <u>23,965,341</u>
 Net position - ending	 <u><u>\$ 27,153,053</u></u>

The accompanying notes are an integral part of this statement

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**CASH FLOWS FROM (USED FOR) OPERATING****ACTIVITIES:**

Receipts from tenants	\$ 2,248,323
Receipts from federal agencies	4,512,090
Payments to vendors and suppliers	(6,348,742)
Payments to employees	<u>(1,298,493)</u>
Net cash (used for) operating activities	<u>(886,822)</u>

**CASH FLOWS FROM (USED FOR) NON-CAPITAL****FINANCING ACTIVITIES:**

Non-operating revenues	<u>690,152</u>
Net cash from non-capital financing activities	<u>690,152</u>

**CASH FLOWS FROM (USED FOR) CAPITAL AND****RELATED FINANCING ACTIVITIES:**

Proceeds from capital grants	4,754,753
Acquisition and construction of capital assets	<u>(5,052,623)</u>
Net cash (used for) capital and related financing activities	<u>(297,870)</u>

**CASH FLOWS FROM (USED FOR) INVESTING ACTIVITIES:**

Interest received	<u>16,485</u>
Net cash from investing activities	<u>16,485</u>
Net change in cash and cash equivalents	<u>(478,055)</u>
Cash and cash equivalents at June 30, 2024	<u>11,969,040</u>
Cash and cash equivalents at June 30, 2025	<u><u>\$ 11,490,985</u></u>

**The accompanying notes are an integral part of this statement**

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**STATEMENT OF CASH FLOWS (CONTINUED)**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**Reconciliation of operating loss to net cash (used for) operating activities:**

Operating loss	\$ (2,273,678)
Adjustments to reconcile operating income to net cash from operating activities:	
Depreciation	1,211,868
Bad debt expense	69,756
(Increase) decrease in assets:	
Tenant receivable	(52,854)
HUD receivable	175,259
Prepaid expenses	6,501
Inventory	(1,957)
Increase (decrease) in liabilities:	
Accounts payable	(57,140)
Accounts payable - other governments	(33,965)
Accrued wages payable	9,461
Unearned revenue	4,198
Deposits held in trust	11,305
Compensated absences	44,424
	(886,822)
Net cash (used for) operating activities	\$ (886,822)

**Reconciliation of cash and cash equivalents to statement of net position:**

Cash and cash equivalents - unrestricted	\$ 11,249,124
Cash and cash equivalents - restricted	241,861
Totals	\$ 11,490,985

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
JUNE 30, 2025

**(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Housing Authority of the City of Opelousas (the Authority) have been prepared in conformity with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

**Reporting Entity**

The Authority was chartered as a public corporation under the laws of the State of Louisiana for the purpose of providing safe and sanitary dwelling accommodations for the residents of the City of Opelousas, Louisiana.

The Authority has a five-member appointed Board of Commissioners and is headed by an Executive Director. The Board has the power to designate management, the ability to significantly influence operations, and has primary accountability for fiscal matters.

GASB Statement No. 14, as amended by GASB Statement No. 39 and 61, establishes criteria for determining the governmental reporting entity. Under the provisions of this statement, the Authority is considered a primary government, since it is a special purpose government that has a separately elected governing body, is legally separate, and is fiscally independent of other state and local governments. As used in the GASB statements, fiscally independent means that the Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, control collection and disbursement of funds, maintain responsibility for funding deficits and operating deficiencies, and issue bonded debt. The Authority has no component units, defined by the GASB statements as other legally separate organizations for which the elected Authority members are financially accountable.

The Authority is a related organization of the City of Opelousas, Louisiana since the City appoints a voting majority of the Authority's governing board. The City is not financially accountable for the Authority as it cannot impose its will on the Authority and there is no potential for the Authority to provide financial benefit to or impose financial burdens on the City. Accordingly, the Authority is not a component unit of the financial reporting entity of the City.

**Governmental-Wide Financial Statements**

The Authority's basic financial statements consist of proprietary statements, including a statement of net position, a statement of revenues, expenditures and changes in net position and a statement of cash flows.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The proprietary statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when the liability is incurred or economic asset used, regardless of the timing of related cash flows. Shared revenues are recognized when the provider government recognized the liability to the Authority. Grants are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

State appropriations and federal awards are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. For financial purposes, the Authority reports all of its primary government operations as a single business activity in a single proprietary enterprise fund.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the GASB. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to the same limitation. The Authority has elected not to follow subsequent private-sector guidance.

The Authority does not use encumbrance accounting.

Proprietary funds distinguish between 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 fund's principal ongoing operations. The principal operating revenues of the Authority are HUD provided federal grants and tenant rent payments. The major operating expenses of the Authority include administrative, utilities, ordinary maintenance and operations, general, and depreciation expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**Budgets**

The Authority prepares budgets for the Conventional and Capital Fund programs. The Board of Commissioners approves the Conventional and Capital Fund budgets. HUD approves the Capital Fund budget. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Cash and Cash Equivalents**

For purposes of the statement of net position, cash includes all demand deposit and interest-bearing demand deposit accounts of the Authority. For the purposes of the proprietary funds statement of cash flows, all highly liquid investments with a maturity of three months or less when purchased are considered to be cash equivalents. In accordance with Louisiana Statutes, the Authority maintains deposits at those depository banks authorized by the Authority. All such depositories are members of the Federal Reserve System.

**Investments**

Investments are limited by R.S 33:2955 and the Authority's investment policy. If the original maturities of investments exceed three months, they are classified as investments for financial reporting purposes. If the original maturities are three months or less, they are classified as cash equivalents.

**Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items on the Authority's statement of net position.

**Restricted Assets**

Restricted cash on the statement of net position for the Authority represents tenant security deposits. Restricted cash is more fully detailed in Note 3.

**Receivables**

Accounts receivable from tenants are stated at net realizable value as required by GAAP. An allowance for doubtful accounts is used in the valuation of accounts receivable from tenants. As of June 30, 2025, the Authority has recorded an allowance for doubtful accounts of \$4,929.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets and Depreciation**

Capital assets are recorded at historical cost and are depreciated over their estimated useful lives. Capital assets include all items costing over \$1,500. Estimated useful lives reflect management's estimates of how long the asset is expected to meet service demands. Depreciation expense is recorded using the straight-line method. When assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations. Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	35
Modernization and improvements	15
Furniture and equipment	3 - 7

**Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. Currently, the Authority has no items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. Currently, the Authority has no items that qualify for reporting in this category.

**Compensated Absences**

The Authority follows Louisiana Civil Service regulations for accumulated annual and sick leave. Employees may accumulate up to 300 hours of annual leave, which may be received upon termination or retirement. Sick leave hours accumulate, but the classified employee is not paid for them if not used by his/her retirement or termination date. In accordance with GASB Statement No. 101, a liability for compensated absences is recognized when the leave is earned and accumulated by employees. The liability is measured using the pay or salary rates in effect as of the financial reporting date. The portion of compensated absences liability expected to be paid within one year is reported as a current liability; the remainder is reported as a noncurrent liability in the financial statements.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity Classifications**

In the government-wide proprietary financial statements, equity is classified as net position and displayed in three components:

Net investment in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position – consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or 2) law through constitutional provisions or enabling legislation.

Unrestricted net position – all other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

**Restricted Net Position**

Restrictions, when appropriate, represent those portions of net position that are restricted in use by external parties or by law for a specific future use. There were no restrictions of net position as of June 30, 2025. When both restricted and unrestricted resources are available for use, it is the Authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

**Accounting Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions. Those estimates affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and disclosure of assets, deferred outflows of resources, liabilities, and deferred inflows of resources at the date of the financial statements. They may also affect the reported amounts of revenues and expenses of proprietary funds during the reporting period. Actual results could differ from those estimates.

**New Accounting Pronouncements Adopted**

The GASB has issued Statement No. 100, “Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62”. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for reporting periods beginning after June 15, 2023. The Statement did not have a material effect on the Authority’s financial statements upon implementation.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**New Accounting Pronouncements Adopted (Continued)**

The GASB has issued Statement No. 101, “Compensated Absences”. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2023. See Note 5 for further details on the adoption of the Statement.

The GASB has released Statement No. 102, Certain Risk Disclosures. This Statement establishes financial reporting requirements for risks related to vulnerabilities due to certain concentrations or constraints. The requirements of this Statement are effective for periods beginning after June 15, 2024. The adoption of this Statement did not have a material impact to the Authority’s financial statements.

**Date of Management’s Review**

Subsequent events have been evaluated through December 16, 2025, the date the financial statements were available to be issued.

**(2) CASH AND CASH EQUIVALENTS**

At June 30, 2025, the carrying amount of the Authority’s bank deposits was \$11,490,985. These deposits are stated at cost, which approximates market. The Authority does not have a policy for custodial credit risk; however, under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance, or the pledge of securities owned by the bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the bank. These securities are held in the name of the pledging bank in a holding or custodial bank that is mutually acceptable to both parties.

Cash and deposits are categorized into three categories of credit risk. Category 1 includes deposits covered by federal depository insurance or by collateral held by the Authority or its agent, in the Authority’s name. Category 2 includes deposits covered by collateral held by the pledging financial institution’s trust department, or its agent in the Authority’s name. Category 3 includes deposits covered by collateral held by the pledging financial institution, or its trust department or agent but not in the Authority’s name, and deposits which are uninsured or uncollateralized.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(2) CASH AND CASH EQUIVALENTS (CONTINUED)**

At June 30, 2025 the bank balance was \$12,291,396. Of the balance, \$750,000 was covered by federal depository insurance (Category 1). \$11,526,297 was secured by bank owned securities specifically pledged to the Authority and held by an independent custodian bank jointly in the name of the Authority and the depository bank (Category 2). Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodian bank to advertise and sell the pledged securities within 10 days of being notified by the Authority that the fiscal agent has failed to pay deposited funds upon demand. Custodial credit risk is the risk that in the event of bank failure, the government's deposits may not be returned to it. At June 30, 2025, there were \$15,099 deposits held by the Authority that were exposed to custodial credit risk representing uninsured deposits collateralized by a pledging bank's trust department but not in the Authority's name.

State statutes authorize the Authority to invest in the following types of securities: (1) fully-collateralized certificates of deposit issued by commercial banks and savings and loan associations located within the State of Louisiana; (2) direct obligations of the U.S. Government; (3) obligations of U.S. Government agencies that are deliverable on the Federal Reserve System; and (4) repurchase agreements in government securities in (2) and (3) above made with the primary dealers that report to and are regulated by the Federal Reserve Bank of New York.

**(3) RESTRICTED ASSETS CASH AND CASH EQUIVALENTS**

Restricted cash and cash equivalents at June 30, 2025, are restricted as follows:

Description	Amount
Tenant security deposits	\$ <u>241,861</u>

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(4) CAPITAL ASSETS**

A summary of changes in proprietary fund type capital assets as of June 30, 2025 is as follows:

	<u>Balance 06/30/24</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance 06/30/25</u>
Capital assets, not being depreciated:				
Land	\$ 1,327,350	\$ -	\$ -	\$ 1,327,350
Total capital assets not being depreciated	<u>1,327,350</u>	<u>-</u>	<u>-</u>	<u>1,327,350</u>
Capital assets, being depreciated:				
Building and improvements	43,470,024	4,611,028	-	48,081,052
Furniture and equipment	<u>2,506,908</u>	<u>441,595</u>	<u>(149,239)</u>	<u>2,799,264</u>
Total capital assets being depreciated	<u>45,976,932</u>	<u>5,052,623</u>	<u>(149,239)</u>	<u>50,880,316</u>
Less accumulated depreciation	<u>(35,329,387)</u>	<u>(1,211,868)</u>	<u>149,239</u>	<u>(36,392,016)</u>
Total capital assets being depreciated, net	<u>10,647,545</u>	<u>3,840,755</u>	<u>-</u>	<u>14,488,300</u>
Total capital assets, net	<u>\$ 11,974,895</u>	<u>\$ 3,840,755</u>	<u>-</u>	<u>\$ 15,815,650</u>

Depreciation expense was \$1,211,868 for the year ended June 30, 2025.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(5) COMPENSATED ABSENCES**

A summary of compensated absences is as follows:

	Balance 06/30/24	Net Increase (Decrease)	Balance 06/30/25	Due Within One Year
Compensated absences	\$ 239,268	\$ 44,426	\$ 283,694	\$ 152,700

**(6) RETIREMENT PLAN**

The Authority participates in the Housing Agency Retirement Trust plan, a defined contribution plan administered by Mercer. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the Authority provides retirement benefits for all full-time employees. All regular and full-time employees are eligible to participate in the plan on the first day of the month following the completion of six months of continuous employment. Plan provisions and changes to plan contributions are determined by the Board of the Authority. Total contributions to the plan were \$99,842 for the year ended June 30, 2025.

Under the plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The employer is required to make monthly contributions equal to 7% of each participant's basic (excludes overtime) compensation. Employees are required to contribute 5% of their annual covered salary.

The Authority's contribution for each employee and income allocated to the employee's account are fully vested after five years of continuous service. The Authority's contributions and interest forfeited by employees who leave employment before five years of service are used to offset future contributions of the Authority. No payments were made out of the forfeiture account for the year ended June 30, 2025. Normal retirement date shall be the first day of the month following the employee reaching the age of 59½ or after ten years of participation in the plan.

**(7) RISK MANAGEMENT**

The 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. The Authority maintains commercial insurance to mitigate these risks. Settled claims have not exceeded insurance coverage in any of the past three years.

**(8) CONCENTRATIONS**

For the year ended June 30, 2025, the Authority received approximately 76% of its total revenue from federal sources (U.S. Department of Housing and Urban Development).

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
JUNE 30, 2025

**(9) PAYMENT IN LIEU OF PROPERTY TAXES**

In accordance with a cooperative agreement with the City of Opelousas, the Authority is not required to pay property taxes. Instead, the Authority is required to make payments in lieu of property taxes if and when funds may become available. The liability for payments in lieu of property taxes due at June 30, 2025 totaled \$59,839.

**(10) RESTATEMENT OF BEGINNING NET POSITION**

As of June 30, 2025, the Authority adopted GASB Statement No. 101, *Compensated Absences*. As a result, the beginning balance of net position were restated as follows:

Net position at June 30, 2024	\$24,102,688
Change in accounting principle GASB 01	<u>(137,347)</u>
Net position at June 30, 2024, as restated	<u>\$23,965,341</u>

**(11) NEW ACCOUNTING PRONOUNCEMENTS**

The GASB has released Statement No. 103, “Financial Reporting Model Improvements”. This Statement improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government’s accountability. This Statement also addresses certain application issues. The requirements of this statement are effective for periods beginning after June 15, 2025. The Authority plans to adopt this Statement as applicable by the effective date.

The GASB has released Statement No. 104, “Disclosure of Certain Capital Assets”. The requirements of this Statement will improve financial reporting by providing users of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. This Statement is effective for periods beginning after June 15, 2025. The Authority plans to adopt this Statement as applicable by the effective date.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**HUD FINANCIAL DATA SCHEDULE - BALANCE SHEET DATA BY PROJECT**

Line Item #	Account Description	Conventional Program	CARES	ROSS	Total CFP	COCC	Eliminations	Total
<b>ASSETS:</b>								
Current assets:								
Cash:								
111	Cash - unrestricted	\$ 7,463,672	\$ -	\$ -	\$ -	\$ 3,785,452	\$ -	\$ 11,249,124
114	Cash - tenant security deposits	241,861	-	-	-	-	-	241,861
100	Total cash	<u>7,705,533</u>	-	-	-	<u>3,785,452</u>	-	<u>11,490,985</u>
Accounts and notes receivables:								
122	Accounts receivable - HUD other projects	20,181	-	-	-	-	-	20,181
126	Accounts receivable - tenants	47,295	-	-	-	-	-	47,295
126.1	Allowance for doubtful accounts - tenants	<u>(4,929)</u>	-	-	-	-	-	<u>(4,929)</u>
129	Accrued interest receivable	-	-	-	-	-	-	-
120	Total receivables, net of allowance for doubtful accounts	<u>62,547</u>	-	-	-	-	-	<u>62,547</u>
131	Investments - unrestricted	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	604,632	-	-	-	19,583	-	624,215
143	Inventories	<u>49,132</u>	-	-	-	-	-	<u>49,132</u>
150	Total current assets	<u>8,421,844</u>	-	-	-	<u>3,805,035</u>	-	<u>12,226,879</u>
Noncurrent assets:								
Capital assets:								
161	Land	1,100,772	-	-	-	226,578	-	1,327,350
162	Buildings	46,687,644	-	-	-	1,393,408	-	48,081,052
163	Furniture, equipment and machinery - dwellings	1,627,105	-	-	-	40,743	-	1,667,848
164	Furniture, equipment and machinery - administration	943,063	-	-	-	188,353	-	1,131,416
166	Accumulated depreciation	<u>(34,805,435)</u>	-	-	-	<u>(1,586,581)</u>	-	<u>(36,392,016)</u>
160	Total capital assets, net of accumulated depreciation	<u>15,553,149</u>	-	-	-	<u>262,501</u>	-	<u>15,815,650</u>
180	Total noncurrent assets	<u>15,553,149</u>	-	-	-	<u>262,501</u>	-	<u>15,815,650</u>
190	Total assets	<u>23,974,993</u>	-	-	-	<u>4,067,536</u>	-	<u>28,042,529</u>
<b>DEFERRED OUTFLOWS OF RESOURCES:</b>								
200	Deferred outflows of resources	-	-	-	-	-	-	-
290	Total assets and deferred outflows of resources	<u>23,974,993</u>	-	-	-	<u>4,067,536</u>	-	<u>28,042,529</u>
<b>LIABILITIES:</b>								
Current liabilities								
312	Accounts payable ≤ 90 days	226,730	-	-	-	5,114	-	231,844
321	Accrued wage/payroll taxes payable	30,869	-	-	-	15,621	-	46,490
322	Accrued compensated absences - current portion	135,303	-	-	-	17,397	-	152,700
333	Accounts payable - other government	59,839	-	-	-	-	-	59,839
341	Tenant security deposits	241,861	-	-	-	-	-	241,861
342	Unearned revenue	<u>25,748</u>	-	-	-	-	-	<u>25,748</u>
345	Other current liabilities	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-
347	Inter-program - due to	-	-	-	-	-	-	-
310	Total current liabilities	<u>720,350</u>	-	-	-	<u>38,132</u>	-	<u>758,482</u>
Noncurrent liabilities:								
354	Accrued compensated absences - non-current	90,747	-	-	-	40,247	-	130,994
350	Total noncurrent liabilities	<u>90,747</u>	-	-	-	<u>40,247</u>	-	<u>130,994</u>
300	Total liabilities	<u>811,097</u>	-	-	-	<u>78,379</u>	-	<u>889,476</u>
<b>DEFERRED INFLOWS OF RESOURCES:</b>								
400	Deferred inflows of resources	-	-	-	-	-	-	-
<b>NET POSITION:</b>								
508.4	Net investment in capital assets	15,553,149	-	-	-	262,501	-	15,815,650
512.4	Unrestricted net position	<u>7,610,747</u>	-	-	-	<u>3,726,656</u>	-	<u>11,337,403</u>
513	Total net position	<u>23,163,896</u>	-	-	-	<u>3,989,157</u>	-	<u>27,153,053</u>
600	Total liabilities, deferred inflows of resources, and net position	<u>\$ 23,974,993</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,067,536</u>	<u>\$ -</u>	<u>\$ 28,042,529</u>

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**HUD FINANCIAL DATA SCHEDULE - REVENUES AND EXPENSES DATA BY PROJECT**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Line Item #	Account Description	Conventional Program	ROSS	Total CFP	COCC	Eliminations	Total
<b>REVENUE:</b>							
70300	Net tenant rental revenue	\$ 1,820,475	\$ -	\$ -	\$ -	\$ -	\$ 1,820,475
70400	Tenant revenue - other	395,243	-	-	200	-	395,443
70500	Total tenant revenue	2,215,718	-	-	200	-	2,215,918
70600	HUD PHA operating grants	4,270,760	66,071	-	-	-	4,336,831
70610	Capital grants	-	-	4,754,753	-	-	4,754,753
70710	Management fee	-	-	-	700,406	(700,406)	-
70720	Asset management fee	-	-	-	81,840	(81,840)	-
70730	Bookkeeping fee	-	-	-	60,128	(60,128)	-
70700	Total fee revenue	-	-	-	842,374	(842,374)	-
71100	Investment income - unrestricted	13,776	-	-	2,709	-	16,485
71500	Other revenue	659,977	-	-	30,175	-	690,152
70000	Total revenue	7,160,231	66,071	4,754,753	875,458	(842,374)	12,014,139
<b>EXPENSES:</b>							
Administrative:							
91100	Administrative salaries	317,463	61,631	-	191,704	-	570,798
91200	Auditing fees	21,186	-	-	7,063	-	28,249
91300	Management fee	534,558	-	165,848	-	(700,406)	-
91310	Bookkeeping fee	60,128	-	-	-	(60,128)	-
91400	Advertising and marketing	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	100,594	4,440	-	73,899	-	178,933
91600	Office expenses	71,619	-	-	52,461	-	124,080
91700	Legal expense	111,304	-	-	6,938	-	118,242
91800	Travel	10,884	-	-	6,205	-	17,089
91900	Other	47,377	-	229,333	18,699	-	295,409
91000	Total administrative	1,275,113	66,071	395,181	356,969	(760,534)	1,332,800
92000	Asset management fee	81,840	-	-	-	(81,840)	-
92400	Tenant services - other	51,784	-	-	-	-	51,784
92500	Total tenant services	51,784	-	-	-	-	51,784
Utilities:							
93100	Water	834,255	-	-	-	-	834,255
93200	Electricity	748,842	-	-	1,751	-	750,593
93300	Gas	34,225	-	-	1,896	-	36,121
93000	Total utilities	1,617,322	-	-	3,647	-	1,620,969
Ordinary maintenance and operations:							
94100	Ordinary maintenance and operations - labor	903,166	-	-	1,551	-	904,717
94200	Ordinary maintenance and operations - materials and other	466,094	-	-	3,317	-	469,411
94300	Ordinary maintenance and operations - contract costs	1,657,170	-	-	2,438	-	1,659,608
94500	Employee benefit contributions - ordinary maintenance	290,040	-	-	118	-	290,158
94000	Total maintenance and operations	3,316,470	-	-	7,424	-	3,323,894
General expenses:							
96110	Property insurance	831,773	-	-	23,443	-	855,216
96120	Liability insurance	375	-	-	17,825	-	18,200
96130	Workmen's compensation	29,071	-	-	4,851	-	33,922
96100	Total insurance premiums	861,219	-	-	46,119	-	907,338
96200	Other general expenses	226,281	-	-	21,902	-	248,183
96210	Compensated absences	-	-	-	-	-	-
96000	Payments in lieu of taxes	59,839	-	-	-	-	59,839
96400	Bad debt- tenant rents	69,756	-	-	-	-	69,756
96000	Total other general expenses	355,876	-	-	21,902	-	377,778
96900	Total operating expenses	7,559,624	66,071	395,181	436,061	(842,374)	7,614,563
97000	Excess revenue over operating expenses	(399,393)	-	4,359,572	439,397	-	4,399,576
97400	Depreciation expense	1,102,194	-	97,755	11,919	-	1,211,868
90000	Total expenses	8,661,818	66,071	492,936	447,980	(842,374)	8,826,431
<b>OTHER FINANCING SOURCES (USES)</b>							
10010	Operating transfers in	-	-	-	-	-	-
10020	Operating transfers out	-	-	-	-	-	-
10100	Total other financing sources (uses)	-	-	-	-	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	\$ (1,501,587)	\$ -	\$ 4,261,817	\$ 427,478	\$ -	\$ 3,187,708
<b>MEMO ACCOUNT INFORMATION:</b>							
11030	Beginning equity	\$ 20,506,397	\$ -	\$ -	\$ 3,596,292	\$ -	\$ 24,102,689
11040	Prior period adjustments, equity transfers, and correction of errors	4,159,086	-	(4,261,817)	(34,613)	-	(137,344)
11190	Unit months available	8,280	-	-	-	-	8,280
11210	Unit months leased	8,111	-	-	-	-	8,111
11270	Excess cash	-	-	-	-	-	-
11620	Building purchases	-	-	4,611,029	-	-	4,611,029
11630	Furniture and equipment - dwelling purchases	-	-	108,589	-	-	108,589
11640	Furniture and equipment - administrative purchases	-	-	-	-	-	-
11650	Leasehold improvements purchases	-	-	-	-	-	-

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**OPELOUSAS, LOUISIANA**  
**SCHEDULE OF COMPENSATION, BENEFITS, AND OTHER PAYMENTS TO AGENCY HEAD**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	Toya Thomas-Chavis <u>Executive Director</u>
Salary	\$ 124,200
Benefits - insurance (health and dental)	30,849
Benefits - retirement	8,694
Vehicle provided by government	845
Travel	1,866
Incentive pay	<u>9,951</u>
 Total compensation, benefits, and other payments	 <u><u>\$ 176,405</u></u>



**INDEPENDENT AUDITORS' 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***

To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
Opelousas, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the business-type activities of Housing Authority of the Housing Authority of the City of Opelousas (the Authority), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 16, 2025.

**Report on Internal Control over Financial Reporting**

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



To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
December 16, 2025

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

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Opelousas, Louisiana's financial statements are free from 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 are required to be reported under Government Auditing Standards and which is described in the accompanying schedule of findings and questioned costs as item 2025-001.

### **Housing Authority of the City of Opelousas' Response to Findings**

Government Auditing Standards requires the auditor to perform limited procedures on the Housing Authority of the City of Opelousas' response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. Housing Authority of the City of Opelousas' response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

### **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. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

December 16, 2025  
Baton Rouge, Louisiana

*Erickson Krentel, LLP*  
Certified Public Accountants



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
Opelousas, 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 Opelousas (the Authority)'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 Authority's major federal programs for the year ended June 30, 2025. The Authority'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 Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 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 Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

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



To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
December 16, 2025

***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Authority'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 Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate 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.



To the Board of Commissioners of  
Housing Authority of the City of Opelousas  
December 16, 2025

### **Report on Internal Control over Compliance**

*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.

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. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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.

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.

December 16, 2025  
Baton Rouge, Louisiana

*Erickson Krentel, LLP*  
Certified Public Accountants

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
FOR THE YEAR ENDED JUNE 30, 2025

Federal Grantor/Pass-through Grantor/ Program Title	Federal AL Number	Federal Disbursements/ Expenditures
<b><u>U.S. Department of Housing and Urban Development</u></b>		
<i>Direct programs</i>		
Low Rent Public Housing	14.850	\$ 3,875,579
Resident Opportunity and Supportive Services	14.870	5,149,934
Public Housing Capital Fund Program	14.872	<u>66,071</u>
Total expenditures of federal awards		<u>\$ 9,091,584</u>

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

**(1) BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal grant activity of the Housing Authority of the City of Opelousas under programs of the federal government for the year ended June 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, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Housing Authority of the City of Opelousas it is not intended to and does not present the financial position, changes in net position, or cash flows of the Housing Authority of the City of Opelousas.

**(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Expense Recognition**

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 allowed or are limited as to reimbursement.

**Payments to Subrecipients**

There were no payments to subrecipients for the fiscal year ended June 30, 2025.

**(3) INDIRECT COST RATE**

The Housing Authority of the City of Opelousas has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**I. SUMMARY OF AUDITORS' REPORTS**

1. The independent auditors' report expresses an unmodified opinion on the financial statements of the Housing Authority of the City of Opelousas.
2. No significant deficiencies or material weaknesses in internal control relating to the audit of the financial statements were reported in the Independent Auditors' 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*.
3. One instance of noncompliance material to the financial statements was reported in the Independent Auditors' 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*.
4. No significant deficiencies or material weaknesses relating to the audit of the major federal award programs are reported in the Independent Auditors' Report on Compliance for Each Major Program and on Internal Control over Compliance in Accordance with the Uniform Guidance.
5. The independent auditors' report on compliance for the major federal award programs of the Housing Authority of the City of Opelousas expresses an unmodified opinion on all major federal programs.
6. There were no findings required to be reported in accordance with 2 CFR section 200.516(a).
7. The program tested as major program was Public Housing Capital Fund Program (AL No. 14.872).
8. The threshold for distinguishing Types A and B programs was \$750,000.
9. The Housing Authority of the City of Opelousas was determined to not be a low-risk auditee.
10. A management letter was not issued for the year ended June 30, 2025.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**II. FINDINGS - FINANCIAL STATEMENT AUDIT**

**Compliance Findings**

Finding 2025-001 Noncompliance with R.S. 39:1225

Condition: At June 30, 2025, the Authority was not in compliance with Louisiana Revised Statute 39:1225. The statute states that the amount of funds on deposit with financial institutions must, at all times, be one hundred percent secured. The Authority had unsecured deposits of approximately \$15,099 at one financial institution at June 30, 2025.

Criteria: Louisiana Revised Statute 39:1225 requires all local governmental agencies with deposits with financial institutions be secured by FDIC insurance and/or pledge of securities sufficient to collateralize and secure 100% of all funds on deposit with financial institutions.

Effect: The cumulative increase in deposit account balances during the fiscal year end June 30, 2025 have caused the amount on deposit with the district's lone depository institution to exceed the FDIC insurance limits by \$15,099.

Cause: Bank deposits at one financial institution exceeded the FDIC insurance limit at June 30, 2025 and amounts over the threshold were not collateralized.

Recommendation: The Authority should take measures to continuously monitor account balances, and coordinate with the appropriate financial institution to ensure all deposit accounts in excess of federal deposit insurance are properly collateralized.

View of Responsible Officials: The agency has reviewed the circumstances that resulted in deposits exceeding the FDIC-insured limit. Upon identification of the overage, the agency immediately transferred the excess funds to an approved, properly collateralized account to ensure full protection of public monies in accordance with R.S.39:1225.

**III. FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARD PROGRAM AUDIT**

There were no findings related to major federal award programs for the year ended June 30, 2025.

**HOUSING AUTHORITY OF THE CITY OF OPELOUSAS**  
**SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS**  
**FOR THE YEAR ENDED Error! No document variable supplied.**

**I. INTERNAL CONTROL AND COMPLIANCE MATERIAL TO THE FINANCIAL STATEMENTS**

None Noted.

**II. INTERNAL CONTROL AND COMPLIANCE MATERIAL TO THE FEDERAL AWARDS**

None Noted.

**III. MANAGEMENT LETTER**

None Noted.

December 16, 2025

Louisiana Legislative Auditor

Housing Authority of the City of Opelousas respectfully submits the following corrective action plan for the year ended June 30, 2025.

Name and address of independent public accounting firm:

Ericksen Krentel, L.L.P.  
 8550 United Plaza Boulevard, Suite 600  
 Baton Rouge, Louisiana 70809

Engagement Period: July 1, 2024 – June 30, 2025

The findings from the June 30, 2025 schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the number assigned in the schedule.

**FINDINGS – FINANCIAL STATEMENT AUDIT**

**Compliance**

**Finding 2025-001 Noncompliance with R.S. 39:1225**

**Recommendation:** The Authority should take measures to continuously monitor account balances, and coordinate with the appropriate financial institution to ensure all deposit accounts in excess of federal deposit insurance are properly collateralized.

**Views of Responsible Officials:** The agency has reviewed the circumstances that resulted in deposits exceeding the FDIC-insured limit. Upon identification of the overage, the agency immediately transferred the excess funds to an approved, properly collateralized account to ensure full protection of public monies in accordance with R.S. 39:1225.

If there are any questions regarding this plan, please call Toya Thomas-Chavis, Executive Director, at (337) 942-5693.

Sincerely,

  
 \_\_\_\_\_  
 Signature

  
 \_\_\_\_\_  
 Title

Toya Thomas-Chavis	James Rollins	Alice Cole	Linda Prudhomme	Millard J. Soileau	Johnnie Simmons
Executive Director	Board Member	Board Member	Board Member	Board Member	Board Member