

**HOUSING AUTHORITY OF RAYNE, LOUISIANA**

**AUDITED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED SEPTEMBER 30, 2025**

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

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AUDIT QUALITY CENTER

## Independent Auditor's Report

Board of Commissioners  
Housing Authority of Rayne  
Rayne, Louisiana

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

#### ***Opinion***

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective position, of the Housing Authority of the City of Rayne, Louisiana as of and for the year ended September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of Rayne, Louisiana and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

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

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

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

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

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

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

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

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

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

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Rayne, Louisiana's basic financial statements. The statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards 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 February 25, 2026 on our consideration of the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting and compliance.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
February 25, 2026

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

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

## **FINANCIAL HIGHLIGHTS**

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$4,457,932 at the close of the fiscal year ended 2025.
  - ✓ Of this amount \$2,354,105 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ The remainder of \$2,354,105 of unrestricted assets could be used to meet the Housing Authority's ongoing obligations to citizens and creditors. As a measure of financial strength, this amount equals 149% of the total operating expenses of \$1,557,247 for the fiscal year 2025, which means the Authority might be able to operate about 18 months using the unrestricted assets alone, compared to 16 months in the prior fiscal year.
- The Housing Authority's total net position increased by \$471,479, an 11% increase from the prior fiscal year 2024.
- The increase in net position of these funds was accompanied by an increase in unrestricted cash by \$589,696 from fiscal year 2024.
- The Authority Spent \$452,920 on capital asset additions and \$65,837 on construction in progress.
- These changes led to an increase in total assets by \$930,261 and an increase in total liabilities by \$458,782. As related measure of financial health, there are still over \$5 of current assets covering each dollar of total current liabilities, which compares to \$17 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

**Fund Financial Statements**

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

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

**USING THIS ANNUAL REPORT**

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

Public Housing Capital Fund Program	\$ 561,248
Low Rent Public Housing	<u>507,268</u>
Total funding received this current fiscal year	<u>\$ 1,068,516</u>

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

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

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

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

**FINANCIAL ANALYSIS**

The Housing Authority's net position was \$4,457,932 as of September 30, 2025. Of this amount, \$2,103,827 was invested in capital assets and \$2,354,105 was unrestricted. No other specific Assets are restricted. Also, there are no other restrictions on general net position.

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

**CONDENSED FINANCIAL STATEMENTS**

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

	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
Current assets	\$ 2,978,604	\$ 2,305,344
Capital assets, net of depreciation	<u>2,103,827</u>	<u>1,846,826</u>
Total assets	<u>5,082,431</u>	<u>4,152,170</u>
<b>LIABILITIES</b>		
Current liabilities	601,313	132,212
Non-current liabilities	<u>23,186</u>	<u>33,505</u>
Total liabilities	<u>624,499</u>	<u>165,717</u>
<b>NET POSITION</b>		
Invested in capital assets, net of depreciation	2,103,827	1,846,826
Unrestricted net position	<u>2,354,105</u>	<u>2,139,627</u>
Total net position	<u>\$ 4,457,932</u>	<u>\$ 3,986,453</u>

The net position of these funds increased by \$471,479, or by 11%, from those of fiscal year 2024, as explained below. In the narrative that follows, the detailed factors causing this change are discussed:

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

**CONDENSED FINANCIAL STATEMENTS (Continued)**

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

	<u>2025</u>	<u>2024</u>
<b>OPERATING REVENUES</b>		
Tenant Revenue	\$ 951,614	\$ 952,393
HUD grants for operations	580,369	518,227
Other non-tenant revenue	8,096	30,211
Total operating revenues	<u>1,540,079</u>	<u>1,500,831</u>
<b>OPERATING EXPENSES</b>		
General	374,844	381,381
Ordinary maintenance and repairs	384,728	389,189
Administrative expenses	345,338	328,725
Utilities	190,581	174,632
Casualty Loss	-	17,593
Depreciation	261,756	277,079
Total operating expenses	<u>1,557,247</u>	<u>1,568,599</u>
Income (losses) from operations	<u>(17,168)</u>	<u>(67,768)</u>
<b>NON-OPERATING REVENUES</b>		
Interest income	500	20,134
Gains from sale or disposal of assets	-	-
Total non-operating revenues	<u>500</u>	<u>20,134</u>
Income (losses) before capital contributions	<u>(16,668)</u>	<u>(47,634)</u>
<b>CAPITAL CONTRIBUTIONS</b>	<u>488,147</u>	<u>57,122</u>
<b>CHANGES IN NET POSITION</b>	<u>471,479</u>	<u>9,488</u>
<b>NET POSITION - BEGINNING</b>	3,986,453	3,976,965
<b>NET POSITION - END</b>	<u>\$ 4,457,932</u>	<u>\$ 3,986,453</u>

## EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating and capital contributions increased \$450,639 from a combination of larger offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue decreased by \$779 from that of the prior fiscal year because the amount of rent each tenant pays is based on a sliding scale of their personal income. Included in this total is other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) which increased by \$2,325.
- Federal revenues from HUD for operations increased by \$62,142 from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this final result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant.
- Federal Capital Funds from HUD increased by \$431,025 from that of the prior fiscal year. The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2019 through 2023 and submitted a new grant during fiscal year 2025.
- Total other operating revenue decreased by \$22,115 and interest income decreased by \$19,634 from the prior fiscal year.

Compared with the prior fiscal year, total operating expenses decreased \$11,352. This also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Depreciation expense decreased by \$15,323 from that of the prior fiscal year.
- Maintenance and repairs decreased by \$4,461 from that of the prior fiscal year due to changes in the following: Repair staff wages increased by \$27,876 and related employee benefit contributions increased by \$9,837. Materials used decreased by \$9,830 and contract labor costs decreased by \$36,973.
- General Expenses decreased by \$6,537 from that of the prior fiscal year. Payments in lieu of taxes (PILOT) decreased by \$1,788. PILOT is calculated as a percentage of rent minus utilities and therefore changed proportionately to the changes in each of these. Insurance premiums increased by \$19,988, other general expenses increased by \$1,836 and bad debts decreased by \$8,993. Lastly, compensated absences decreased by \$7,119.
- Administrative Expenses increased by \$16,613 from that of the prior fiscal year due to a combination of factors. Administrative staff salaries increased by \$19,907 and related employee benefit contributions decreased by \$713; therefore, total staff salaries and benefit costs increased. Office expenses decreased by \$3,716 and sundry expenses increased by \$4,450.
- Utilities Expense increased by \$15,949 from that of the prior fiscal year because water cost increased by \$1,558, electricity cost increased by \$13,797, gas cost decreased by \$25, and other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) increased by \$619.
- Casualty losses decreased by \$17,593 from that of the prior fiscal year.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

At September 30, 2025, the Housing Authority had a total cost of \$15,016,992 invested in a broad range of assets and construction in progress from projects funded in 2019 through 2023, listed below. This amount, not including depreciation, represents increases of \$518,757 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

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

	<u>2025</u>	<u>2024</u>
Land	\$ 296,928	\$ 296,928
Construction in progress	100,067	34,230
Buildings	11,768,226	11,315,306
Leasehold improvements	2,141,237	2,141,237
Furniture and equipment	710,534	710,534
Accumulated Depreciation	<u>(12,913,165)</u>	<u>(12,651,409)</u>
Total	<u>\$ 2,103,827</u>	<u>\$ 1,846,826</u>

As of the end of the 2025 fiscal year, the Authority is still in the process of completing HUD grants of \$1,847,397 obtained during 2020 through 2023 fiscal years. A total remainder of \$797,890 will be received and \$1,156,307 spent for completing these projects during fiscal year 2026.

**Debt**

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

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

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

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

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

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability for the money it receives. If you have questions about this report, or wish to request additional financial information, contact Jill Rochon, at Housing Authority of Rayne, LA; PO Box 164, Rayne, LA 70578.

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

<b>ASSETS</b>	
Current assets	
Cash and cash equivalents	\$ 2,101,542
Investments	627,666
Accounts receivable net	42,345
Prepaid items and other assets	141,145
Inventory	56,156
Restricted assets - cash and cash equivalents	9,750
Total Current Assets	2,978,604
Capital Assets, net	
Land and other non-depreciated assets	396,995
Other capital assets - net of depreciation	1,706,832
Total Capital Assets, net	2,103,827
Total Assets	\$ 5,082,431
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable	\$ 148,640
Unearned income	361,033
Compensated absences payable	8,431
Accrued PILOT	73,459
Deposits due others	9,750
Total Current Liabilities	601,313
Noncurrent Liabilities	
Compensated absences payable	23,186
Total Liabilities	624,499
<b>NET POSITION</b>	
Net investment in capital assets	2,103,827
Unrestricted	2,354,105
Net Position	\$ 4,457,932

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

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

YEAR ENDED SEPTEMBER 30, 2025

<b>OPERATING REVENUES</b>	
Dwelling rental	\$ 849,555
Governmental operating grants	580,369
Tenant revenue- other	102,059
Other	8,096
Total Operating Revenues	1,540,079
<b>OPERATING EXPENSES</b>	
Administration	345,338
Utilities	190,581
Ordinary maintenance & operations	384,728
General expenses	374,844
Depreciation	261,756
Total Operating Expenses	1,557,247
Income (Loss) from Operations	(17,168)
Non Operating Revenues (Expenses)	
Interest earnings	500
Total Non-Operating Revenues (Expenses)	500
Income (Loss) before contribution	(16,668)
Capital Contribution	488,147
Change in net position	471,479
Total net position - beginning	3,986,453
Total net position - ending	\$ 4,457,932

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

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2025

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Rental receipts	\$ 1,201,094
Other receipts	108,597
Federal grants	561,323
Payments to vendors	(806,769)
Payments to employees – net	(427,968)
	636,277
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchase of capital assets	(518,757)
Federal Capital Grants	488,147
	(30,610)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest income	500
Purchase of investments	(16,471)
	(15,971)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>589,696</b>
<b>CASH AND CASH EQUIVALENTS</b>	
Beginning of Fiscal Year	1,521,596
<b>CASH AND CASH EQUIVALENTS</b>	
End of Fiscal Year	\$ 2,111,292

Continued

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2025

**RECONCILIATION OF OPERATING  
INCOME (LOSS) TO NET CASH  
PROVIDED (USED) BY OPERATING  
ACTIVITIES**

Operating income (loss)	\$ (17,168)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation Expense	261,756
Provision of uncollectible accounts	926
Change in assets and liabilities:	
Receivables	317,688
Inventories	(18,520)
Prepaid items	(7,985)
Account payables	100,918
Deposits due others	450
Accrued PILOT	(1,788)
	<hr/>
Net cash provided (used) by operations	\$ 636,277
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Concluded

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

SEPTEMBER 30, 2025

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

SEPTEMBER 30, 2025

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

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

The Housing Authority has the following units:

PHA Owned Housing	FW 590	200 units
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GASB Statement 14 establishes criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of this Statement, the Housing Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. As used in GASB Statement 14, fiscally independent means that the Housing Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, levy its own taxes or set rates or charges, and issue bonded debt with HUD approval.

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

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

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

SEPTEMBER 30, 2025

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

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

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

The transactions of the Housing Authority are reported in a proprietary enterprise fund. The general fund accounts for the transactions of the Public Housing Low Rent program and the Capital Fund program.

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

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

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

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

SEPTEMBER 30, 2025

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

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$2,111,292. This is comprised of cash and cash equivalents of \$2,101,542 and restricted assets – cash of \$9,750, on the statement of net position.

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

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

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

Definitions:

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

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

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

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

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

SEPTEMBER 30, 2025

**I. CAPITAL ASSETS** Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$2,000. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful life is management's estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

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

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

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

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

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

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

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

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

SEPTEMBER 30, 2025

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

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

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

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

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

Restricted Cash: \$9,750 is restricted in the General Fund for security deposits.

At September 30, 2025, the Housing Authority's carrying amount of deposits was \$2,738,908 and the bank balance was \$2,773,051, which includes \$627,666 in certificates of deposits classified as investments. Petty cash consists of \$50. \$500,000 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$2,273,051 was covered by pledged securities. However, this \$2,273,051 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

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

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

SEPTEMBER 30, 2025

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

<u>Class of Receivables</u>	
Local sources:	
Tenants	\$ 3,295
Other	220
Federal sources:	
Grants	38,830
Total	\$ 42,345

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

	Beginning Balance	Additions	Deletions	Ending Balance
Non-depreciable assets				
Land and buildings	\$ 296,928	\$ 0	\$ 0	\$ 296,928
Construction in progress	34,230	65,837	0	100,067
Depreciable assets:				
Buildings	13,456,543	452,920	0	13,909,463
Furniture and equipment	710,534	0	0	710,534
Total capital assets	14,498,235	518,757	0	15,016,992
Less: accumulated depreciation				
Buildings	11,957,488	256,083	0	12,213,571
Furniture and equipment	693,921	5,673	0	699,594
Total accumulated depreciation	12,651,409	261,756	0	12,913,165
Total capital assets, net	\$ 1,846,826	\$ 257,001	\$ 0	\$ 2,103,827

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

SEPTEMBER 30, 2025

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

Vendors	\$	101,523
Utilities		27,333
HUD		19,784
		<hr/>
Total	\$	148,640
		<hr/> <hr/>

**NOTE 6 – COMPENSATED ABSENCES** At September 30, 2025, employees of the Housing Authority have accumulated and vested \$31,617 of employee leave computed in accordance with GASB, Codification Section C60.

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

		Compensated Absences
		<hr/>
Balance, beginning	\$	45,687
Additions		21,846
Deletions		(35,916)
		<hr/>
Balance, ending		31,617
		<hr/> <hr/>
Amounts due in one year	\$	8,431
		<hr/> <hr/>

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

SEPTEMBER 30, 2025

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

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 6% of his effective compensation, and may make additional contributions. The employer is required to make monthly contributions equal to 8.5% of each participant's effective compensation.

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

The Housing Authority has the right to establish or amend retirement plan provisions. The Housing Authority's Joinder Agreement with the Housing Renewal and Local Agency Retirement Plan may be amended or modified by Board Resolution.

The Housing Authority made the required contributions of \$84,360 for the year ended September 30, 2025, of which \$21,091 was paid by the Housing Authority and \$63,269 was paid by employees. No payments were made out of the forfeiture account.

**NOTE 9 – COMMITMENTS AND CONTINGENCIES**

**Commitments** The Authority renewed an Employment Agreement with the Executive Director. The new contract is for the period January 2025 through January 2029.

The contract can be terminated only for non performance of the duties of the part of the Executive Director or the Assistant Director, or other good and valid cause which has a provable detrimental effect on the operation of the Authority. Due process is required to terminate. In the event the Executive Director is terminated, she is to receive a lump sum payment for the remaining time on the contract or any renewals or extensions. However, if the remaining time is less than 12 months, then the payment shall be equivalent to the sum of twelve months equal to the monthly pay being paid immediately prior to termination.

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

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

SEPTEMBER 30, 2025

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

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

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

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

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

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

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

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

**NOTE 10 – ECONOMIC DEPENDENCE** The Department of Housing and Urban Development provided \$1,068,516 to the Housing Authority, which represents approximately 53% of the Housing Authority's total revenue and capital contributions for the year.

**NOTE 11 - SUBSEQUENT EVENTS** Management has evaluated events and transactions subsequent to the statement of net position date through, February 25, 2026, of the independent auditor's report for potential recognition or disclosure in the financial statements.



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

Independent Auditor's Report

Housing Authority of Rayne  
Rayne, Louisiana

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, of the Housing Authority of the City of Rayne, Louisiana, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Rayne, Louisiana's basic financial statements, and have issued our report thereon dated February 25, 2026.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Rayne, Louisiana's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Rayne, Louisiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Rayne, Louisiana's internal control.

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

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

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

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

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

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

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

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

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
February 25, 2026



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

Independent Auditor's Report

Housing Authority of Rayne  
Rayne, Louisiana

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

***Qualified Opinion***

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

***Qualified Opinion on Capital Fund Program***

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion section of our report, the Housing Authority of the City of Rayne, Louisiana complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

***Basis for Qualified Opinion***

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

We are required to be independent of the Housing Authority of the City of Rayne, Louisiana and to meet our ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Housing Authority of the City of Rayne, Louisiana's compliance with the compliance requirements referred to above.

### ***Matters Giving Rise to Qualified Opinion on Capital Fund Program***

As described in the accompanying schedule of findings and questioned costs, the Housing Authority of the City of Rayne, Louisiana did not comply with requirements regarding the Capital Fund Program as described in Audit Finding 2025-001-Cash Management.

Compliance with such requirements is necessary, in our opinion, for the Housing Authority of the City of Rayne, Louisiana to comply with the requirements applicable to that major program.

### ***Responsibilities of Management for Compliance***

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

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

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Housing Authority of the City of Rayne, Louisiana's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Housing Authority of the City of Rayne, Louisiana's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Housing Authority of the City of Rayne, Louisiana's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Housing Authority of the City of Rayne, Louisiana's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Rayne, Louisiana's internal control over compliance. Accordingly no such opinion is expressed.

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

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

### ***Report on Internal Control Over Compliance***

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

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

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

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

We have audited the financial statements of the Housing Authority of Rayne, Louisiana's, and the aggregate remaining fund information of the Housing Authority of the City of Rayne, Louisiana, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Rayne, Louisiana's basic financial statements. We issued our report thereon dated February 25, 2026, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
February 25, 2026

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

YEAR ENDED SEPTEMBER 30, 2025

FEDERAL GRANTOR PROGRAM TITLE	CDFA NO.	PROGRAM EXPENDITURES
U. S. Department of Housing and Urban Development Direct Programs:		
Low-Income Housing Operating Subsidy	14.850a	\$ 507,268
Capital Fund Program	14.872	\$ 561,248
Total United States Department of Housing and Urban Development		\$ 1,068,516
Total Expenditures of Federal Awards		\$ 1,068,516

The accompanying notes are an integral part of this schedule.

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

YEAR ENDED SEPTEMBER 30, 2025

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

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

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

		Federal Sources
Enterprise Funds		
Governmental operating grants	\$	580,369
Capital contributions		488,147
Total	\$	1,068,516

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

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

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

YEAR ENDED SEPTEMBER 30, 2025

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

**Financial Statement Audit**

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

**Audit of Federal Awards**

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

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

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

YEAR ENDED SEPTEMBER 30, 2025

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

Capital Fund Program-CDFA#14.872

2025-001-CFP funds not timely advanced and spent-Cash Management

Criteria and Specific Requirement

Capital Fund grants are awarded annually of varying amounts. Management is repeatedly advised by HUD via emails that funds must be obligated no more than two years from the date of the grant, and funds must be expended no more than four years from the date of the grant. When dates are missed, the particular CFP, in addition to future CFPs, are subject to recapture, in whole or in part.

Another principal issue is that the Board Chairperson is required to go on line to HUD on a quarterly basis and certify that the named Executive Director is certified to request HUD advances via the HUD ELOCCs system. HUD continually sends the authority notices of ELOCCS Recertification due dates. Failure to timely certify results in suspension from ELOCCS for the entire authority personnel.

Condition Found

(a)-for the 2019 CFP, HUD recaptured \$37,037, due to the obligation date being missed.

(b)-for the 2021 CFP, \$15,909 was recaptured, due to the obligation date being missed.

(c)-for the 2020, 2022, and 2023 CFPs, HUD has suspended the drawdowns.

(d)-for the 2024 and 2025 CFP grants, as of September 30, 2025, zero had been expended or advanced. HUD has also suspended drawdowns for these grants.

Cause

Management asserts that part of the reason the funds were recaptured for the 2019 program was that although the funds were timely obligated, they were misclassified on the financial statements, and not properly charged to the CFP. The error was not found on a timely basis.

For most if not all of the other instances, management claims that part of the issue is the that the board chairperson has not recertified on line the Executive Director, on a quarterly basis, as required, and outlined in the second paragraph above of Criteria. Management claims that the board chairperson claims this is not part of his job. We have not communicated with the board chairperson on this.

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

YEAR ENDED SEPTEMBER 30, 2025

Effect

This has resulted in a material loss of funds by the Authority.

Recommendation

The Executive Director should request another meeting with the Board Chairperson. The E.D. should review the HUD paperwork with the Chairperson, to fully explain the Chairperson's role in this.

View of Responsible Official

I am Jill Rochon, Executive Director and Designated Person to answer this finding. I will follow the auditor's advice. I have been in phone contact with HUD-New Orleans about this situation.

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

YEAR ENDED SEPTEMBER 30, 2025

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

Finding 2025-001 is included here.

RAYNE HOUSING AUTHORITY  
1011 The Boulevard  
Rayne, LA 70578  
Phone No. (337) 334-3084 Fax No. (337) 334-0838

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2025

2025-001-CFP funds not timely advanced and spent-Cash Management

**Condition**

(a)-for the 2019 CFP, HUD recaptured \$37,037, due to the obligation date being missed.

(b)-for the 2021 CFP, \$15,909 was recaptured, due to the obligation date being missed.

(c)-for the 2020, 2022, and 2023 CFPs, HUD has suspended the drawdowns.

(d)-for the 2024 and 2025 CFP grants, as of September 30, 2025, zero had been expended or advanced. HUD has also suspended drawdowns for these grants.

**Corrective Action Planned:** I am Jill Rochon, Executive Director and Designated Person to answer this finding. I will follow the auditor's advice. I have been in phone contact with HUD-New Orleans about this situation.

**Person Responsible for Corrective Action:**

Jill Rochon, Executive Director  
Housing Authority of Rayne  
1011 The Boulevard  
Rayne, LA 70578

Telephone: (337) 334-3084  
Fax: (337) 334-0838

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

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

YEAR ENDED SEPTEMBER 30, 2025

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

Low Rent Housing Program #14.850

2024-001-Flat Rents Need Adjustment

Condition

The Authority has not adjusted its flat rents to the recent Fair Market Rents (FMRs).

Recommendation

The flat rents should be adjusted in accordance with federal regulations. Due notice must be given to tenants.

The Authority should also consider preparing and filing HUD form 5880, which is a request to adjust flat rents lower than calculated by 80% of FMRs. This request must be filed by December 31, 2025. If approved by HUD, the request would affect 2026 flat rents.

Current Status

This finding is not repeated in the current audit.

SUPPLEMENTARY INFORMATION

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

YEAR ENDED SEPTEMBER 30, 2025

CASH BASIS

	2019 Capital Fund	2020 Capital Fund	2021 Capital Fund	2022 Capital Fund	2023 Capital Fund
Funds approved	\$ 354,671	\$ 380,985	\$ 422,560	\$ 528,326	\$ 531,436
Recaptured	(37,038)	0	(15,910)	0	0
Funds expended	(317,633)	(127,942)	(180,800)	(323,836)	(58,512)
Excess of funds approved	<u>\$ 0</u>	<u>\$ 253,043</u>	<u>\$ 225,850</u>	<u>\$ 204,490</u>	<u>\$ 472,924</u>
Funds advanced	\$ 317,633	\$ 215,971	\$ 406,650	\$ 323,836	\$ 103,050
Funds expended	317,633	127,942	180,800	323,836	58,512
Excess (Deficiency) of funds advanced	<u>\$ 0</u>	<u>\$ 88,029</u>	<u>\$ 225,850</u>	<u>\$ 0</u>	<u>\$ 44,538</u>

See accountant's report

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

YEAR ENDED SEPTEMBER 30, 2025

**Agency Head Name:** Jill Rochon, Executive Director

<b>Purpose</b>	<b>Amount</b>
Salary	\$ 106,165
Benefits-insurance	11,368
Benefits-retirement	9,097
Benefits-<list any other here>	
Car allowance	
Vehicle provided by government	<enter amount reported on W-2>
Per diem	
Reimbursements	
Travel	
Registration fees	
Conference travel	
Continuing professional education fees	
Housing	
Unvouchered expenses*	
Incentive Pay	10,392
<b>Total</b>	<b>\$ 137,022</b>

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Balance Sheet Summary</b>				
	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$2,101,542	\$2,101,542		\$2,101,542
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$9,750	\$9,750		\$9,750
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$2,111,292	\$2,111,292		\$2,111,292
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects	\$38,830	\$38,830		\$38,830
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous	\$220	\$220		\$220
126 Accounts Receivable - Tenants	\$3,295	\$3,295		\$3,295
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$42,345	\$42,345		\$42,345
131 Investments - Unrestricted	\$627,666	\$627,666		\$627,666
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$141,145	\$141,145		\$141,145
143 Inventories	\$59,112	\$59,112		\$59,112
143.1 Allowance for Obsolete Inventories	-\$2,956	-\$2,956		-\$2,956
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$2,978,604	\$2,978,604		\$2,978,604
161 Land	\$296,928	\$296,928		\$296,928
162 Buildings	\$11,768,226	\$11,768,226		\$11,768,226
163 Furniture, Equipment & Machinery - Dwellings	\$81,974	\$81,974		\$81,974
164 Furniture, Equipment & Machinery - Administration	\$628,560	\$628,560		\$628,560
165 Leasehold Improvements	\$2,141,237	\$2,141,237		\$2,141,237
166 Accumulated Depreciation	-\$12,913,165	-\$12,913,165		-\$12,913,165
167 Construction in Progress	\$100,067	\$100,067		\$100,067
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,103,827	\$2,103,827		\$2,103,827
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$2,103,827	\$2,103,827		\$2,103,827
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$5,082,431	\$5,082,431		\$5,082,431

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Balance Sheet Summary</b>				
	Project Total	Subtotal	ELIM	Total
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$101,523	\$101,523		\$101,523
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable				
322 Accrued Compensated Absences - Current Portion	\$8,431	\$8,431		\$8,431
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs	\$19,784	\$19,784		\$19,784
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government	\$73,459	\$73,459		\$73,459
341 Tenant Security Deposits	\$9,750	\$9,750		\$9,750
342 Unearned Revenue	\$361,033	\$361,033		\$361,033
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other	\$27,333	\$27,333		\$27,333
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$601,313	\$601,313		\$601,313
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current	\$23,186	\$23,186		\$23,186
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$23,186	\$23,186		\$23,186
300 Total Liabilities	\$624,499	\$624,499		\$624,499
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$2,103,827	\$2,103,827		\$2,103,827
511.4 Restricted Net Position	\$0	\$0		\$0
512.4 Unrestricted Net Position	\$2,354,105	\$2,354,105		\$2,354,105
513 Total Equity - Net Assets / Position	\$4,457,932	\$4,457,932		\$4,457,932
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$5,082,431	\$5,082,431		\$5,082,431

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$849,555		\$849,555
70400 Tenant Revenue - Other	\$102,059		\$102,059
70500 Total Tenant Revenue	\$951,614	\$0	\$951,614
70600 HUD PHA Operating Grants	\$507,268	\$73,101	\$580,369
70610 Capital Grants		\$488,147	\$488,147
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$500		\$500
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$8,096		\$8,096
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$1,467,478	\$561,248	\$2,028,726
91100 Administrative Salaries	\$203,508		\$203,508
91200 Auditing Fees	\$15,405		\$15,405
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing	\$74		\$74
91500 Employee Benefit contributions - Administrative	\$70,490		\$70,490
91600 Office Expenses	\$24,587		\$24,587
91700 Legal Expense			
91800 Travel			
91810 Allocated Overhead			
91900 Other	\$31,274		\$31,274
91000 Total Operating - Administrative	\$345,338	\$0	\$345,338
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other			
92500 Total Tenant Services	\$0	\$0	\$0
93100 Water	\$13,513		\$13,513
93200 Electricity	\$157,465		\$157,465
93300 Gas	\$1,890		\$1,890
93400 Fuel			
93500 Labor			
93600 Sewer	\$17,713		\$17,713

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$190,581	\$0	\$190,581
94100 Ordinary Maintenance and Operations - Labor	\$74,222		\$74,222
94200 Ordinary Maintenance and Operations - Materials and Other	\$99,511		\$99,511
94300 Ordinary Maintenance and Operations Contracts	\$168,233		\$168,233
94500 Employee Benefit Contributions - Ordinary Maintenance	\$42,762		\$42,762
94000 Total Maintenance	\$384,728	\$0	\$384,728
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$229,765		\$229,765
96120 Liability Insurance	\$8,545		\$8,545
96130 Workmen's Compensation	\$7,337		\$7,337
96140 All Other Insurance	\$27,077		\$27,077
96100 Total insurance Premiums	\$272,724	\$0	\$272,724
96200 Other General Expenses	\$1,836		\$1,836
96210 Compensated Absences	\$21,846		\$21,846
96300 Payments in Lieu of Taxes	\$73,459		\$73,459
96400 Bad debt - Tenant Rents	\$4,979		\$4,979
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$102,120	\$0	\$102,120
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,295,491	\$0	\$1,295,491
97000 Excess of Operating Revenue over Operating Expenses	\$171,987	\$561,248	\$733,235
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$261,756		\$261,756
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$1,557,247	\$0	\$1,557,247

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Single Project Revenue and Expense</b>			
	Low Rent	Capital Fund	Total Project
10010 Operating Transfer In	\$73,101		\$73,101
10020 Operating transfer Out		-\$73,101	-\$73,101
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$73,101	-\$73,101	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$16,668	\$488,147	\$471,479
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$3,986,453	\$0	\$3,986,453
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	2352		2352
11210 Number of Unit Months Leased	2265		2265
11270 Excess Cash	\$2,072,033		\$2,072,033
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$64,840	\$488,147	\$552,987
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Revenue and Expense Summary</b>				
	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$849,555	\$849,555		\$849,555
70400 Tenant Revenue - Other	\$102,059	\$102,059		\$102,059
70500 Total Tenant Revenue	\$951,614	\$951,614	\$0	\$951,614
70600 HUD PHA Operating Grants	\$580,369	\$580,369		\$580,369
70610 Capital Grants	\$488,147	\$488,147		\$488,147
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$500	\$500		\$500
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$8,096	\$8,096		\$8,096
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$2,028,726	\$2,028,726	\$0	\$2,028,726
91100 Administrative Salaries	\$203,508	\$203,508		\$203,508
91200 Auditing Fees	\$15,405	\$15,405		\$15,405
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing	\$74	\$74		\$74
91500 Employee Benefit contributions - Administrative	\$70,490	\$70,490		\$70,490
91600 Office Expenses	\$24,587	\$24,587		\$24,587
91700 Legal Expense				
91800 Travel				
91810 Allocated Overhead				
91900 Other	\$31,274	\$31,274		\$31,274
91000 Total Operating - Administrative	\$345,338	\$345,338	\$0	\$345,338
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other				
92500 Total Tenant Services	\$0	\$0	\$0	\$0
93100 Water	\$13,513	\$13,513		\$13,513
93200 Electricity	\$157,465	\$157,465		\$157,465
93300 Gas	\$1,890	\$1,890		\$1,890
93400 Fuel				
93500 Labor				
93600 Sewer	\$17,713	\$17,713		\$17,713

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Revenue and Expense Summary</b>				
	Project Total	Subtotal	ELIM	Total
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$190,581	\$190,581	\$0	\$190,581
94100 Ordinary Maintenance and Operations - Labor	\$74,222	\$74,222		\$74,222
94200 Ordinary Maintenance and Operations - Materials and Other	\$99,511	\$99,511		\$99,511
94300 Ordinary Maintenance and Operations Contracts	\$168,233	\$168,233		\$168,233
94500 Employee Benefit Contributions - Ordinary Maintenance	\$42,762	\$42,762		\$42,762
94000 Total Maintenance	\$384,728	\$384,728	\$0	\$384,728
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$229,765	\$229,765		\$229,765
96120 Liability Insurance	\$8,545	\$8,545		\$8,545
96130 Workmen's Compensation	\$7,337	\$7,337		\$7,337
96140 All Other Insurance	\$27,077	\$27,077		\$27,077
96100 Total insurance Premiums	\$272,724	\$272,724	\$0	\$272,724
96200 Other General Expenses	\$1,836	\$1,836		\$1,836
96210 Compensated Absences	\$21,846	\$21,846		\$21,846
96300 Payments in Lieu of Taxes	\$73,459	\$73,459		\$73,459
96400 Bad debt - Tenant Rents	\$4,979	\$4,979		\$4,979
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$102,120	\$102,120	\$0	\$102,120
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,295,491	\$1,295,491	\$0	\$1,295,491
97000 Excess of Operating Revenue over Operating Expenses	\$733,235	\$733,235	\$0	\$733,235
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$261,756	\$261,756		\$261,756
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$1,557,247	\$1,557,247	\$0	\$1,557,247

HOUSING AUTHORITY OF RAYNE, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

<b>Entity Wide Revenue and Expense Summary</b>				
	Project Total	Subtotal	ELIM	Total
10010 Operating Transfer In	\$73,101	\$73,101	-\$73,101	\$0
10020 Operating transfer Out	-\$73,101	-\$73,101	\$73,101	\$0
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$471,479	\$471,479	\$0	\$471,479
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$3,986,453	\$3,986,453		\$3,986,453
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors				
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available	2352	2352		2352
11210 Number of Unit Months Leased	2265	2265		2265
11270 Excess Cash	\$2,072,033	\$2,072,033		\$2,072,033
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$552,987	\$552,987		\$552,987
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0	\$0		\$0