

**VOLUNTEERS OF AMERICA  
SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

Audits of Consolidated Financial Statements

June 30, 2025 and 2024



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## **Independent Auditor's Report**

To the Boards of Directors  
Volunteers of America Southeast Louisiana, Inc. and Subsidiaries  
New Orleans, Louisiana

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

#### **Opinion**

We have audited the consolidated financial statements of Volunteers of America Southeast Louisiana, Inc. and Subsidiaries (the Organization), which comprise the consolidated statements of financial position as of June 30, 2025 and 2024, the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Organization as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

#### **Basis for Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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 Organization's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

### ***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 GAAS 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 GAAS 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 Organization'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 Organization'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.

### **Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audits 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the accompanying supplementary information as listed in the table of contents is fairly stated, in all material respects, in relation to the 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 October 21, 2025, on our consideration of the Organization’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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization’s internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "LaForte".

A Professional Accounting Corporation

Covington, LA  
October 21, 2025

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statements of Financial Position**  
**June 30, 2025 and 2024**

	2025	2024
<b>Assets</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	\$ 9,581,701	\$ 11,990,063
Accounts Receivable, Net of Allowance for Doubtful Accounts of \$77,930 at 2025 and \$40,055 at 2024	5,113,695	4,076,842
Pledges Receivable, Net	390,239	475,042
Prepaid Expenses	2,365,098	2,129,401
Due from Projects in Development	381,818	261,947
Investments	3,700,919	2,750,041
Other Current Assets	1,251,411	2,234,428
<b>Total Current Assets</b>	<b>22,784,881</b>	<b>23,917,764</b>
<b>Fixed Assets, Net</b>	<b>208,256,839</b>	<b>179,812,673</b>
<b>Other Assets</b>		
Designated and Restricted Deposits	23,866,728	4,859,753
Due from Projects in Development	838,709	838,709
Long-Term Investments	5,583,830	5,040,886
Pledges Receivable, Net	651,357	671,605
Notes Receivable	3,775,000	-
Investment in Joint Ventures	383,576	385,268
Deferred Tax Assets	1,169,591	291,446
Right-of-Use Assets - Operating Leases	4,615,291	3,986,168
Right-of-Use Assets - Finance Leases	144,166	211,017
<b>Total Other Assets</b>	<b>41,028,248</b>	<b>16,284,852</b>
<b>Total Assets</b>	<b>\$ 272,069,968</b>	<b>\$ 220,015,289</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
Consolidated Statements of Financial Position (Continued)  
June 30, 2025 and 2024

	2025	2024
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Accounts Payable	\$ 11,203,835	\$ 3,350,286
Mortgages and Notes Payable	18,584,411	27,961,051
Accrued Expenses	2,544,357	2,127,242
Lease Liability - Operating Leases	249,103	254,984
Lease Liability - Finance Leases	71,805	98,325
Other Current Liabilities	2,312,875	2,117,152
Due to Projects in Development	270,092	230,622
<b>Total Current Liabilities</b>	<b>35,236,478</b>	<b>36,139,662</b>
<b>Other Liabilities</b>		
Mortgages and Notes Payable, Less Unamortized Debt Issuance Costs	134,250,530	85,869,938
Lease Liability - Operating Leases	2,053,230	1,324,500
Lease Liability - Finance Leases	68,957	106,276
<b>Total Other Liabilities</b>	<b>136,372,717</b>	<b>87,300,714</b>
<b>Total Liabilities</b>	<b>171,609,195</b>	<b>123,440,376</b>
<b>Net Assets</b>		
Net Assets Without Donor Restrictions		
Attributable to VOASELA	42,048,592	38,627,633
Attributable to Non-Controlling Interests	56,557,417	56,068,123
Net Assets With Donor Restrictions	1,854,764	1,879,157
<b>Total Net Assets</b>	<b>100,460,773</b>	<b>96,574,913</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 272,069,968</b>	<b>\$ 220,015,289</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statement of Activities**  
**For the Year Ended June 30, 2025**

	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenue, Support, and Gains</b>			
Public Support Received Directly			
Contributions and Special Events	\$ 1,148,074	\$ 184,682	\$ 1,332,756
Contributions of Nonfinancial Assets	86,094	-	86,094
Public Support Received Indirectly			
United Way Allocations	77,074	-	77,074
Net Assets Released from Restrictions	209,075	(209,075)	-
<b>Total Public Support</b>	<b>1,520,317</b>	<b>(24,393)</b>	<b>1,495,924</b>
<b>Revenues and Grants from Governmental Agencies</b>	<b>33,240,959</b>	<b>-</b>	<b>33,240,959</b>
<b>Other Revenue</b>			
Program Service Fees	3,305,046	-	3,305,046
Rental Income	11,038,610	-	11,038,610
Other Operating Income	935,111	-	935,111
<b>Total Other Revenue</b>	<b>15,278,767</b>	<b>-</b>	<b>15,278,767</b>
<b>Total Revenue, Support, and Gains</b>	<b>50,040,043</b>	<b>(24,393)</b>	<b>50,015,650</b>
<b>Operating Expenses</b>			
<b>Program Services</b>			
Encouraging Positive Development	1,607,993	-	1,607,993
Fostering Independence	10,428,283	-	10,428,283
Promoting Self-Sufficiency	35,914,313	-	35,914,313
<b>Total Program Services</b>	<b>47,950,589</b>	<b>-</b>	<b>47,950,589</b>
<b>Supporting Services</b>			
Management and General	6,199,906	-	6,199,906
Fundraising	1,064,654	-	1,064,654
<b>Total Supporting Services</b>	<b>7,264,560</b>	<b>-</b>	<b>7,264,560</b>
<b>Total Operating Expenses</b>	<b>55,215,149</b>	<b>-</b>	<b>55,215,149</b>
<b>Deficit from Operations</b>	<b>(5,175,106)</b>	<b>(24,393)</b>	<b>(5,199,499)</b>
<b>Other Activities</b>			
Loss on Disposition of Assets	(944,139)	-	(944,139)
Net Investment Return	995,273	-	995,273
Income Tax Benefit	875,611	-	875,611
Other Non-Operating Gains	314,754	-	314,754
<b>Surplus from Other Activities</b>	<b>1,241,499</b>	<b>-</b>	<b>1,241,499</b>
<b>Change in Net Assets</b>	<b>(3,933,607)</b>	<b>(24,393)</b>	<b>(3,958,000)</b>
<b>Other Changes in Net Assets</b>	<b>7,843,860</b>	<b>-</b>	<b>7,843,860</b>
<b>Total Change in Net Assets</b>	<b>3,910,253</b>	<b>(24,393)</b>	<b>3,885,860</b>
<b>Net Assets, Beginning of Year</b>	<b>94,695,756</b>	<b>1,879,157</b>	<b>96,574,913</b>
<b>Net Assets, End of Year</b>	<b>\$ 98,606,009</b>	<b>\$ 1,854,764</b>	<b>\$ 100,460,773</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statement of Activities**  
**For the Year Ended June 30, 2024**

	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenue, Support, and Gains</b>			
Public Support Received Directly			
Contributions and Special Events	\$ 1,866,586	\$ 196,158	\$ 2,062,744
Contributions of Nonfinancial Assets	240,495	-	240,495
Public Support Received Indirectly			
United Way Allocations	126,356	-	126,356
Net Assets Released from Restrictions	208,318	(208,318)	-
<b>Total Public Support</b>	<b>2,441,755</b>	<b>(12,160)</b>	<b>2,429,595</b>
<b>Revenues and Grants from Governmental Agencies</b>	<b>28,991,792</b>	<b>-</b>	<b>28,991,792</b>
<b>Other Revenue</b>			
Program Service Fees	3,436,441	-	3,436,441
Rental Income	9,768,576	-	9,768,576
Other Operating Income	832,628	-	832,628
<b>Total Other Revenue</b>	<b>14,037,645</b>	<b>-</b>	<b>14,037,645</b>
<b>Total Revenue, Support, and Gains</b>	<b>45,471,192</b>	<b>(12,160)</b>	<b>45,459,032</b>
<b>Operating Expenses</b>			
<b>Program Services</b>			
Encouraging Positive Development	2,772,539	-	2,772,539
Fostering Independence	11,075,694	-	11,075,694
Promoting Self-Sufficiency	31,886,423	-	31,886,423
<b>Total Program Services</b>	<b>45,734,656</b>	<b>-</b>	<b>45,734,656</b>
<b>Supporting Services</b>			
Management and General	5,769,678	-	5,769,678
Fundraising	1,142,521	-	1,142,521
<b>Total Supporting Services</b>	<b>6,912,199</b>	<b>-</b>	<b>6,912,199</b>
<b>Total Operating Expenses</b>	<b>52,646,855</b>	<b>-</b>	<b>52,646,855</b>
<b>Deficit from Operations</b>	<b>(7,175,663)</b>	<b>(12,160)</b>	<b>(7,187,823)</b>
<b>Other Activities</b>			
Net Investment Return	1,160,363	-	1,160,363
Income Tax Benefit	2,209	-	2,209
Other Non-Operating Gains	331,323	-	331,323
<b>Surplus from Other Activities</b>	<b>1,493,895</b>	<b>-</b>	<b>1,493,895</b>
<b>Change in Net Assets</b>	<b>(5,681,768)</b>	<b>(12,160)</b>	<b>(5,693,928)</b>
<b>Other Changes in Net Assets</b>	<b>9,626,513</b>	<b>-</b>	<b>9,626,513</b>
<b>Total Change in Net Assets</b>	<b>3,944,745</b>	<b>(12,160)</b>	<b>3,932,585</b>
<b>Net Assets, Beginning of Year</b>	<b>90,751,011</b>	<b>1,891,317</b>	<b>92,642,328</b>
<b>Net Assets, End of Year</b>	<b>\$ 94,695,756</b>	<b>\$ 1,879,157</b>	<b>\$ 96,574,913</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statement of Functional Expenses**  
**For the Year Ended June 30, 2025**

	Program Services				Supporting Services			Total
	Encouraging Positive Development	Fostering Independence	Promoting Self- Sufficiency	Subtotal	Management and General	Fundraising	Subtotal	
Salaries and Wages	\$ 985,981	\$ 6,403,833	\$ 9,012,691	\$ 16,402,505	\$ 2,097,148	\$ 384,115	\$ 2,481,263	\$ 18,883,768
Employee Benefits	146,069	919,504	1,452,936	2,518,509	370,396	68,456	438,852	2,957,361
Professional Services	185,567	556,818	5,176,584	5,918,969	2,305,829	206,482	2,512,311	8,431,280
Occupancy	150,628	756,140	2,475,082	3,381,850	341,597	697	342,294	3,724,144
Specific Assistance to Individuals	38,268	624,919	3,241,842	3,905,029	264	-	264	3,905,293
Program Supplies and Equipment	38,544	440,951	3,615,287	4,094,782	102,795	11,004	113,799	4,208,581
Office Supplies and Expenses	30,145	77,652	249,722	357,519	110,685	30,225	140,910	498,429
Travel, Conferences, and Meetings	13,432	248,551	174,969	436,952	81,102	10,391	91,493	528,445
Depreciation and Amortization	3,666	335,813	6,952,405	7,291,884	176,839	823	177,662	7,469,546
Interest	-	5,898	2,972,035	2,977,933	27,834	-	27,834	3,005,767
Other	15,693	58,204	590,760	664,657	585,417	352,461	937,878	1,602,535
<b>Total</b>	<b>\$ 1,607,993</b>	<b>\$ 10,428,283</b>	<b>\$ 35,914,313</b>	<b>\$ 47,950,589</b>	<b>\$ 6,199,906</b>	<b>\$ 1,064,654</b>	<b>\$ 7,264,560</b>	<b>\$ 55,215,149</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statement of Functional Expenses**  
**For the Year Ended June 30, 2024**

	Program Services				Supporting Services			Total
	Encouraging Positive Development	Fostering Independence	Promoting Self-Sufficiency	Subtotal	Management and General	Fundraising	Subtotal	
Salaries and Wages	\$ 1,355,041	\$ 6,863,287	\$ 7,828,909	\$ 16,047,237	\$ 2,283,915	\$ 429,580	\$ 2,713,495	\$ 18,760,732
Employee Benefits	194,280	952,057	1,209,896	2,356,233	379,887	69,144	449,031	2,805,264
Professional Services	251,152	612,685	6,389,422	7,253,259	2,038,527	299,106	2,337,633	9,590,892
Occupancy	272,070	676,802	2,489,011	3,437,883	384,657	5,075	389,732	3,827,615
Specific Assistance to Individuals	92,618	547,691	2,547,133	3,187,442	7,109	-	7,109	3,194,551
Program Supplies and Equipment	470,042	559,347	2,174,498	3,203,887	154,310	135,575	289,885	3,493,772
Office Supplies and Expenses	36,175	75,781	233,012	344,968	107,364	39,477	146,841	491,809
Travel, Conferences, and Meetings	53,328	332,525	167,013	552,866	110,732	21,288	132,020	684,886
Depreciation and Amortization	27,680	268,583	5,731,709	6,027,972	113,382	-	113,382	6,141,354
Interest	1,717	2,296	2,510,362	2,514,375	65,662	-	65,662	2,580,037
Other	18,436	184,640	605,458	808,534	124,133	143,276	267,409	1,075,943
<b>Total</b>	<b>\$ 2,772,539</b>	<b>\$ 11,075,694</b>	<b>\$ 31,886,423</b>	<b>\$ 45,734,656</b>	<b>\$ 5,769,678</b>	<b>\$ 1,142,521</b>	<b>\$ 6,912,199</b>	<b>\$ 52,646,855</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statements of Cash Flows**  
**For the Years Ended June 30, 2025 and 2024**

	2025	2024
<b>Cash Flows from Operating Activities</b>		
Change in Net Assets	\$ (3,958,000)	\$ (5,693,928)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation and Amortization	7,469,546	6,141,354
Amortization of Right-of-Use Assets	384,718	373,897
Gain on Investments	(462,489)	(615,567)
Loss on Disposition of Assets	944,139	-
Credit Loss Expense	362,395	194,355
Bad Debt Expense	465,100	106,364
Forgiveness of Debt Income	(83,222)	(83,222)
Deferred Tax (Benefit)	(878,145)	(2,209)
(Increase) Decrease in Operating Assets		
Accounts Receivable, Net	(1,805,941)	1,672,053
Pledges Receivable, Net	46,644	30,244
Prepaid Expenses	550,365	293,174
Due from Projects in Development	(119,871)	(186,053)
Other Current Assets	983,017	(37,663)
Investment in Joint Ventures	1,692	35,310
Increase (Decrease) in Operating Liabilities		
Accounts Payable	7,853,549	886,495
Accrued Expenses	417,115	249,617
Other Current Liabilities	195,723	(406,749)
Due to Projects in Development	39,470	(354,739)
Lease Liability - Operating Leases	(287,029)	(287,574)
<b>Net Cash Provided by Operating Activities</b>	<b>12,118,776</b>	<b>2,315,159</b>
<b>Cash Flows from Investing Activities</b>		
Proceeds from Sale of Investments	3,665,774	10,664,085
Purchases of Investments	(4,697,107)	(7,857,369)
Increase in Notes Receivable	(3,775,000)	78,042
Proceeds from Sale of Fixed Assets	-	239,026
Purchases of Fixed Assets	(14,744,794)	(5,810,063)
<b>Net Cash Used in Investing Activities</b>	<b>(19,551,127)</b>	<b>(2,686,279)</b>

The accompanying notes are an integral part of these consolidated financial statements.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidated Statements of Cash Flows (Continued)**  
**For the Years Ended June 30, 2025 and 2024**

	2025	2024
<b>Cash Flows from Financing Activities</b>		
Payments on Lines of Credit	-	(1,023,832)
Proceeds from Mortgages and Notes Payable	<b>37,942,752</b>	4,681,647
Principal Payments on Mortgages and Notes Payable	<b>(19,394,264)</b>	(4,231,465)
Payments of Debt Issuance Costs	<b>(2,257,914)</b>	(1,319,146)
Principal Payments on Finance Leases	<b>(103,470)</b>	(106,171)
Investor Contributions	<b>7,843,860</b>	9,626,513
	<hr/>	<hr/>
<b>Net Cash Provided by Financing Activities</b>	<b>24,030,964</b>	7,627,546
	<hr/>	<hr/>
<b>Net Increase in Cash, Cash Equivalents, and Restricted Cash</b>	<b>16,598,613</b>	7,256,426
	<hr/>	<hr/>
<b>Cash, Cash Equivalents, and Restricted Cash, Beginning of Year</b>	<b>16,849,816</b>	9,593,390
	<hr/>	<hr/>
<b>Cash, Cash Equivalents, and Restricted Cash, End of Year</b>	<b>\$ 33,448,429</b>	\$ 16,849,816
	<hr/>	<hr/>
<b>Supplemental Disclosure of Cash Flow Information</b>		
Cash Paid for Interest	<b>\$ 2,744,652</b>	\$ 2,309,145
	<hr/>	<hr/>
<b>Non-Cash Transactions</b>		
Financed Insurance Premiums	<b>\$ 786,062</b>	\$ 649,509
Purchases of Fixed Assets with Proceeds from Mortgages and Notes Payable	<b>\$ 21,726,135</b>	\$ 23,633,326
Refinance of Mortgages and Notes Payable	<b>\$ -</b>	\$ 84,205
Recognition of Operating Lease Right-of-Use Assets	<b>\$ 993,142</b>	\$ 975,253
Operating Lease Liability Arising from Right-of-Use Assets	<b>\$ 992,875</b>	\$ 975,253
Finance Lease Liability Arising from Right-of-Use Assets	<b>\$ 41,914</b>	\$ 32,666
	<hr/>	<hr/>

The accompanying notes are an integral part of these consolidated financial statements.

# **VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC. AND SUBSIDIARIES**

## **Notes to Consolidated Financial Statements**

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### **Note 1. Organization**

Volunteers of America Southeast Louisiana, Inc. (VOASELA) is a nonprofit spiritually based human services organization recognized as a church, incorporated in the State of Louisiana. VOASELA provides social services within the Southeast Louisiana and Greater New Orleans areas under a charter from Volunteers of America, Inc., a national nonprofit spiritually based organization providing human services programs and opportunities for individual and community involvement. VOASELA provides (a) services to children in order to encourage positive development; (b) services to individuals with mental health problems, developmentally disabled, and elderly members of the community to foster their independence; and (c) community corrections services, affordable housing, and homeless services to promote self-sufficiency for affected individuals. Affiliated organizations controlled by VOASELA include VOA Development, Inc., VOA Development 2, Inc., and Renaissance Neighborhood Development Corporation, which will be collectively referred to as the Organization.

VOA Development, Inc. is a nonprofit organization incorporated under the laws of the State of Louisiana and sponsored by VOASELA. No capital stock is authorized, issued, or outstanding. VOA Development, Inc. was formed as a 501(c)(3) corporation to acquire interest in real property. VOA Development, Inc. operates a single room occupancy and efficiency housing for the homeless and elderly (Project I). All leases between Project I and tenants are operating leases. Project I consist of eighty-two (82) units. Project I qualified for and has been allocated low-income housing tax credits pursuant to Internal Revenue Code (IRC), Section 42, which regulates the use of Project I as to occupant eligibility and unit gross rent, among other requirements.

VOA Development 2, Inc. is a nonprofit organization incorporated under the laws of the State of Louisiana and sponsored by VOASELA. No capital stock is authorized, issued, or outstanding. VOA Development 2, Inc. was formed as a 501(c)(3) corporation to acquire interest in real property.

On July 17, 2024, VOA Development 2, Inc. entered into an agreement with Stonehenge Community Development, LLC (SCD) to develop real estate for use as a health clinic as part of a New Market Tax Credit (NMTC) deal. SCD was allocated \$5 million for the NMTC deal and lent this to VOA Development 2, Inc. on July 17, 2024. VOA Development 2, Inc. will use the loan proceeds to redevelop 1801 Canal Street. VOA Development 2, Inc. is obligated to maintain compliance with the Louisiana New Markets Tax Credit program requirements, provide certifications with respect thereto, retain sufficient documentation to substantiate such compliance, and comply with ongoing financial and tax credit reporting requirements to SCD.

# **VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC. AND SUBSIDIARIES**

## **Notes to Consolidated Financial Statements**

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### **Note 1. Organization (Continued)**

Renaissance Neighborhood Development Corporation (RNDC) is a nonprofit corporation organized under the laws of the State of Louisiana exclusively for charitable, religious, educational, and scientific purposes within the meaning of Section 501(c)(3) of the IRC. This includes, without limitation, the ownership and operation of housing facilities on a nonprofit basis and the provision of housing-related services on a nonprofit basis and including for such purposes the making of distributions and contributions to organizations described in Section 501(c)(3) of the IRC and exempt from taxation under Section (a) of the IRC. RNDC was formed by Volunteers of America National Services and VOASELA to respond to the devastation of Hurricane Katrina so as to construct, rehabilitate, or acquire housing in the Southeast Louisiana area that is affordable to very low-, low-, and moderate-income families. Consolidation of RNDC into VOASELA, an entity with non-voting control and economic interest over RNDC, was accomplished in the 2013 fiscal year in the following manner: 1) the ownership criteria was met by establishing a 51-49 non-voting majority interest reflected in the by-laws, and 2) by establishing economic interest based on the fact that the housing department is headquartered within VOASELA, with full hiring, firing, and other budgetary authority with the benefit impacting the Southeast Louisiana and outlying regional areas.

The Organization operates and maintains programs to meet a wide variety of needs for individuals in the Organization's service areas. These programs provide numerous social services which are described as follows:

#### **Encouraging Positive Development**

The Organization provides services to promote healthy development of children, adolescents, and their families through a continuum of services from early prevention to intensive intervention approaches through the following program:

Children and Youth Services: This program provides services to children with developmental disabilities from birth to age eighteen, to enhance their functioning by living in small, typical homes in the community. The program also provides young women with viable positive alternatives when facing single parenthood by providing counseling for pregnant young women and providing adoption services.

#### **Fostering Independence**

The Organization provides services designed to provide care when needed, while supporting independence to the degree possible. These services are offered to the elderly and to those individuals with disabilities, mental illness, and HIV/AIDS through the following programs:

Disabilities Services: This program serves adults with developmental disabilities and mental illnesses by helping them maintain their own residence in the community and provides training in personal, vocational, and social skills and supportive counseling. The program also assists in meeting medical, employment, financial, recreational, and mobilization needs.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 1. Organization (Continued)**

**Fostering Independence (Continued)**

Elderly Services: This program fosters independent living with dignity and a sense of self-reliance for the elderly. The program also sponsors educational and health-related activities, homemaker services, repairs on wheels, and elderly protective services.

Mental Health Services: This program provides pre-vocational and vocational placement, employment support, and a day treatment program placement for adults with developmental disabilities in an effort to enhance their self-esteem and functional productivity in a small, community-based residential setting.

**Promoting Self-Sufficiency**

The Organization provides services to promote self-sufficiency to those who have experienced homelessness or other personal crises, including chemical dependency, involvement with the corrections system, and unemployment, through the following programs:

Correctional Services: This program re-establishes family relationships and support and gainful employment and drug abstinence for men and women who are being released from federal institutions.

Employment and Training Services: This program identifies, facilitates, and coordinates training to ensure that staff members are equipped to perform their jobs.

Homeless Services: This program provides shelter for homeless individuals.

Housing Services: This program provides housing management services for multi-family housing complexes.

**Management and General**

This supporting service facilitates and coordinates the operations of the Organization and is used to fund operations of the Organization that are not directly covered by specific programs administered by the Organization.

**Fundraising**

This supporting service facilitates and coordinates the fundraising activities of the Organization. Its activities primarily consist of fundraising activities and sales of automobiles donated to the Organization.

# VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC. AND SUBSIDIARIES

## Notes to Consolidated Financial Statements

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### Note 2. Summary of Significant Accounting Policies

#### **Basis of Accounting**

The accounting policies of the Organization conform to accounting principles generally accepted in the United States of America (U.S. GAAP) as applicable to voluntary health and welfare organizations.

#### **Basis of Presentation**

Financial statement presentation is in accordance with the *Not-for-Profit Entities* Topic of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC). Accordingly, the Organization is required to report information regarding its financial position and activities according to the existence or absence of donor-imposed restrictions.

Net assets and changes therein are classified and reported as follows:

*Net Assets Without Donor Restrictions* - Net assets available for general use and not subject to donor restrictions.

*Net Assets With Donor Restrictions* - Net assets whose use is limited by donor- or grantor-imposed time and/or purpose restrictions. Contributions with donor restrictions are reported as revenues with donor restrictions. Once funds are expended for their restricted purpose, these net assets with donor restrictions are released to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions.

As of June 30, 2025 and 2024, there was \$1,854,764 and \$1,879,157, respectively, of net assets with donor restrictions.

#### **Principles of Consolidation**

The accompanying financial statements include the accounts of Volunteers of America Southeast Louisiana, Inc., its wholly-owned nonprofit subsidiaries, VOA Development, Inc., VOA Development 2, Inc., and RNDC in which VOASELA has a controlling interest. All significant intercompany transactions have been eliminated.

#### **Non-Controlling Interest**

The financial statements include assets, liabilities, revenues, and expenses of entities that are controlled by the Organization and therefore consolidated. Non-controlling interests in the consolidated statements of financial position represent the portion of net assets owned by entities outside the Organization, for those entities in which the Organization's ownership interest is less than 100%.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Use of Estimates**

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

**Cash, Cash Equivalents, and Restricted Cash**

The Organization considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents, unless held for reinvestment as part of the investment portfolio, pledged to secure loan agreements, or otherwise designated or restricted. The carrying amount approximates fair value because of the short-term maturity of those instruments.

**Accounts Receivable**

Accounts receivable includes balances due related to exchange transactions and balances due related to non-exchange transactions.

Accounts receivable balances due related to non-exchange transactions are stated at the amount management expects to collect from outstanding balances. Management closely monitors outstanding accounts receivable and charges to expense any balances that are determined to be non-collectible or establishes an allowance for doubtful accounts. The accounts receivable allowance at June 30, 2025 and 2024 totaled \$77,930 and \$40,055, respectively. The accounts receivable balance related to non-exchange transactions as of June 30, 2025 and 2024 totaled \$3,616,059 and \$3,009,253, respectively. The opening accounts receivable balance related to non-exchange transactions at July 1, 2023 totaled \$4,047,061.

For accounts receivable balances due related to exchange transactions, management determines the allowance using an estimate of expected credit losses, applied to customer groupings with similar risk characteristics, based on historical experience, current economic conditions, and certain forward-looking information. Account balances are written-off against the established allowance when management determines it is probable the receivable will not be collected. There was no allowance for credit losses at June 30, 2025 or 2024. The accounts receivable balance related to exchange transactions as of June 30, 2025 and 2024 totaled \$855,724 and \$644,726, respectively. The opening accounts receivable balance related to exchange transactions at July 1, 2023 totaled \$1,901,136.

**Investments**

Investments in equity securities with readily determinable fair values and all investments in debt securities are measured at fair value in the consolidated statements of financial position. See Note 15 for discussion of fair value measurement. Net investment return (including realized and unrealized gains and losses on investments, interest, dividends, and expenses) is included in the change in net assets without donor restrictions.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Allowance for Credit Losses - Debt Securities**

Debt securities with a fair value less than its amortized cost basis is considered impaired. Management evaluates debt securities in an unrealized loss position on an annual basis, and more frequently when economic or market conditions warrant such evaluation. If the Organization has the intent to sell the security, or it is more likely than not that the Organization will be required to sell the security, the total impairment loss is recognized as an adjustment to the amortized cost basis of the of the investment and reflected in the consolidated statements of activities. The new amortized cost basis is not adjusted for subsequent recoveries in fair value.

If the Organization does not have the intent to sell and determines that it is not more likely than not that it will be required to sell the security, management evaluates whether the decline in fair value is the result of credit losses or other factors. In making the assessment, management may consider various factors including the extent to which fair value is less than amortized cost, performance on any underlying collateral, downgrades in the ratings of the security by a rating agency, the failure of the issuer to make scheduled interest or principal payments and adverse conditions specifically related to the security. If the assessment indicates that a credit loss exists, the present value of cash flows expected to be collected is compared to the amortized cost basis of the security. To the extent that the security's amortized cost basis exceeds the present value of cash flows expected to be collected, an allowance for credit losses is recorded. Recoveries of credit losses can be reversed in subsequent periods. At June 30, 2025 and 2024, there was no allowance for credit loss related to their debt securities.

**Investment in Joint Ventures**

The investment in joint ventures represents a 25% ownership by the Organization in two entities, Edgewater Ventures, LLC and Pixie, LLC, and is accounted for using the equity method of accounting. The investment is carried at cost plus equity in undistributed earnings or losses.

**Fixed Assets**

Land, buildings, building improvements, vehicles, furniture, and equipment purchased by the Organization are recorded at cost. VOASELA, VOA Development Inc., VOA Development 2, Inc., and the Pre-Development entities, within RNDC, follow the practice of capitalizing all expenditures for land, buildings, and equipment over \$5,000. The General and Limited Partnership entities, within RNDC, follow the practice of capitalizing all expenditures for land, buildings, and equipment over \$500. The fair value of donated fixed assets is similarly capitalized.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Fixed Assets (Continued)**

Depreciation and amortization are computed using the straight-line method based upon the following estimated useful lives of the assets:

Building and Improvements	10 - 30 Years
Vehicles	5 Years
Furniture and Equipment	3 - 8 Years

**Designated and Restricted Deposits**

Designated and restricted deposits represent the total of all assets that are encumbered by donor restrictions, legal agreements, Board of Directors' designation, or otherwise unavailable for general use by the Organization. This category generally includes assets such as client or custodial funds, escrow and reserve account funds, net assets with donor restrictions and net assets without donor restrictions, and securities that are pledged and held by the lender as collateral for financing.

**Leases**

The Organization determines if an arrangement is or contains a lease at inception, which is the date on which the terms of the contract are agreed to, and the agreement creates enforceable rights and obligations. A contract is or contains a lease when (i) explicitly or implicitly identified assets have been deployed in the contract, and (ii) the customer obtains substantially all of the economic benefits from the use of that underlying asset and directs how and for what purpose the assets are used during the term of the contract. The Organization also considers whether its service arrangements include the right to control the use of an asset.

The Organization recognizes most leases on its consolidated statements of financial position as a right-of-use (ROU) asset representing the right to use an underlying asset and a lease liability representing the obligation to make lease payments over the lease term, measured on a discounted basis. Leases are classified as either finance leases or operating leases based on certain criteria. Classification of the lease affects the pattern of expense recognition in the consolidated statements of activities.

The Organization made an accounting policy election available not to recognize ROU assets and lease liabilities for leases with a term of 12 months or less. For all other leases, ROU assets and lease liabilities are measured based on the present value of future lease payments over the lease term at the commencement date of the lease. The ROU assets also include any initial direct cost incurred and lease payments made at or before the commencement date and are reduced by any lease incentives received. To determine the present value of lease payments, the Organization made an account policy election available to non-public companies to utilize a risk-free borrowing rate, which is aligned with the lease term at the lease commencement date.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Leases (Continued)**

Future lease payments may include fixed-rent escalation clauses or payments that depend on an index (such as the consumer price index), which is initially measured using the index or rate at lease commencement. Subsequent changes of an index and other periodic market-rate adjustments to base rent are recorded in variable lease expense in the period incurred. Residual value guarantees or payments for terminating the lease are included in the lease payments only when it is probable they will be incurred.

The Organization has made an accounting policy election to account for lease and nonlease components in its contracts as a single lease component for its real estate, vehicle, and equipment asset classes. The nonlease components typically represent additional services transferred to the Organization, such as common areas maintenance for real estate which are variable in nature and recorded in variable lease expense in the period incurred.

**Operations**

The Organization defines operations as all program services and supporting activities undertaken. Revenues that result from these activities and their related expenses are reported as operations. Gains, losses, and other revenue that result from ancillary activities are reported as non-operating.

**Revenue Recognition**

The Organization's revenue is derived primarily from contributions, grants, rental income, and program service fees.

In May 2014, the FASB issued ASC Topic 606, *Revenue from Contracts with Customers*, which introduced a five-step model to recognize revenue from customer contracts in an effort to increase consistency and comparability throughout global capital markets and across industries. The model identifies the contract, any separate performance obligations in the contract, determines the transaction price, allocates the transaction price, and recognizes revenue when the performance obligations are satisfied. However, this standard does not affect revenue streams that are addressed by other standards such as leases under Topic 842 and Contributions under Topic 958. Consequently, the new standard did not impact the timing of revenue recognition for contributions, grants, and rental income. Management determined that the standard applies to revenues from program service fees.

Rental income is derived from the leasing of commercial and residential properties under leases with durations of less than one year. The Organization records revenue for such leases at gross potential rent. The rental value of vacancies and other concessions are stated separately to present net rental income on the accrual basis.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Revenue Recognition (Continued)**

Contributions are generally recorded only upon receipt unless evidence of an unconditional promise to give (pledge) has been received. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of the amounts expected to be collected. Conditional promises to give are not included as support until such time as the conditions are substantially met. All contributions are considered available for use to meet general expenditures unless specifically restricted by the donor.

A significant portion of the Organization's revenue is derived from cost-reimbursable federal and state contracts and grants, which are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the consolidated statements of financial position. As of June 30, 2025 and 2024, there have been no cost reimbursable grants received in advance of qualifying expenditures.

Included in program service fees are development fees and property management fees. RNDC earns a development fee under the development services agreement entered with the third-party investors to develop a qualified affordable housing project (QAHP), which upon the completion is qualified for a certain tax credit. The performance obligation associated with the development services agreement is the combination of necessary actions RNDC should take to enable the QAHP to be eligible for a tax credit. The transaction price is the fixed fee specified in the development service agreement, subject to any contract adjustments contemplated in the agreement with the third-party investor. The revenue is recognized over the period of the agreement using the output measurement method, which measures progress toward completion based on project phases as specified in the development service agreement.

Property management fees are earned for managing the operations of real estate assets and are generally based on a fixed percentage of the revenues generated from the respective real estate assets. Property management fees are recorded based on a percentage of collected rents at the properties under management, and not on a straight-line basis, because such fees are contingent upon the collection of rents.

**Income Taxes**

Under provisions of Section 501(c)(3) of the IRC and the applicable income tax regulations of the State of Louisiana, the Organization is exempt from income taxes, except for net income from unrelated business income, as a subordinate unit of Volunteers of America, Inc. Volunteers of America, Inc. is exempt from federal income taxes under Section 501(a) of the IRC as a religious organization described in Section 501(c)(3). There was no material unrelated business net income in fiscal years ended June 30, 2025 and 2024.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Income Taxes (Continued)**

One of RNDC's subsidiaries, Millenium Properties, Inc., is a for profit entity and is not exempt from income taxes. Income taxes are accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for the future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases and operating loss and tax credit carryforwards. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the period that includes the enactment date.

The Organization recognizes the effect of income tax positions only if those positions are more likely than not of being sustained. Recognized income tax positions are measured at the largest amount that is greater than 50% likely of being realized. Changes in recognition or measurement are reflected in the period in which the change in judgment occurs.

Accounting principles generally accepted in the United States of America provide accounting and disclosure guidance about positions taken by an entity in its tax returns that might be uncertain. The Organization believes that it has appropriate support for any tax positions taken, and management has determined that there are no uncertain tax positions that are material to the financial statements.

Penalties and interest assessed by income taxing authorities, if any, would be included in income tax expense.

**Advertising Expenses**

The Organization expenses the costs of advertising as incurred. Advertising expense totaled \$323,149 and \$364,113 for the years ended June 30, 2025 and 2024, respectively.

**Functional Allocation of Expenses**

The costs of providing the various programs and activities have been summarized on a functional basis in the consolidated statements of activities. The consolidated statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs, management and general, and fundraising expenses. Certain costs not directly attributable to a function, including telecommunications, information technology, and general liability insurance, have been allocated among the programs and supporting services benefitted. These expenses are allocated to function based on headcount. Property insurance is allocated based on the total value of buildings and contents insured.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 2. Summary of Significant Accounting Policies (Continued)**

**Summary Financial Information for 2024**

The financial statements and supplementary information for the year ended June 30, 2025 contain certain prior-year summarized comparative information in total, but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with U.S GAAP. Accordingly, such information should be read in conjunction with the Organization's financial statements and related notes or the financial statements for the year ended June 30, 2024, from which the summarized information was derived.

**Note 3. Liquidity and Availability**

The Organization regularly monitors liquidity required to meet its operating needs and other contractual commitments. The Organization manages its cash available to meet general expenditures using the following:

- Operating within a prudent range of financial soundness and stability;
- Maintaining adequate liquid assets;
- Maintaining sufficient reserves to provide reasonable assurance of sustainability; and
- Having a line of credit available for times of unforeseen events or delays in payment of receivables by resource provider.

Assets not available to meet general expenditures within one year of the consolidated statements of financial position date include amounts in nonspendable form.

As of June 30, 2025 and 2024, financial assets available for general operating purposes within one year of the consolidated statements of financial position dates comprise the following:

	<b>2025</b>	<b>2024</b>
Cash and Cash Equivalents	\$ 9,581,701	\$ 11,990,063
Accounts Receivable, Net	5,113,695	4,076,842
Investments	3,700,919	2,750,041
<b>Total</b>	<b>\$ 18,396,315</b>	<b>\$ 18,816,946</b>

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 4. Pledges Receivable**

At June 30, 2025 and 2024, amounts included in pledges receivable were as follows:

	<b>2025</b>	<b>2024</b>
Pledges Receivable	\$ 1,325,377	\$ 1,590,908
Less: Discount of Long-Term Pledges	(106,969)	(150,421)
Less: Allowance for Doubtful Accounts	(176,812)	(293,840)
<b>Pledges Receivable, Net</b>	<b>\$ 1,041,596</b>	<b>\$ 1,146,647</b>

Amounts due are as follows:

<b>Year Ending June 30,</b>	<b>Amount</b>
2026	\$ 520,082
2027	243,895
2028	219,320
2029	114,020
2030	48,820
Thereafter	179,240
<b>Total</b>	<b>\$ 1,325,377</b>

Pledges receivable due in more than one year are discounted at 3.75%.

**Note 5. Cash, Cash Equivalents, and Restricted Cash**

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the consolidated statements of financial position that sum to the total of the same such amounts shown in the consolidated statements of cash flows as of June 30, 2025 and 2024.

	<b>2025</b>	<b>2024</b>
Cash and Cash Equivalents	\$ 9,581,701	\$ 11,990,063
Designated and Restricted Deposits	23,866,728	4,859,753
<b>Total</b>	<b>\$ 33,448,429</b>	<b>\$ 16,849,816</b>

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 5. Cash, Cash Equivalents, and Restricted Cash (Continued)**

The Organization has agreements with agencies that require funded reserves and the restriction of certain deposits which are custodial in nature. At June 30, 2025 and 2024, designated and restricted deposits were as follows:

	2025	2024
Escrow	\$ 8,738,889	\$ 2,134,148
Security Deposits	376,618	337,338
Replacement Reserve Funds	14,751,221	2,388,267
<b>Total</b>	<b>\$ 23,866,728</b>	<b>\$ 4,859,753</b>

**Note 6. Fixed Assets**

At June 30, 2025 and 2024, fixed assets consisted of the following:

	2025	2024
Land	\$ 16,617,173	\$ 10,781,466
Buildings and Improvements	187,685,617	169,348,195
Vehicles	441,720	1,009,569
Furniture and Equipment	13,145,016	13,024,402
Construction in Progress	37,510,544	29,536,385
	<b>255,400,070</b>	<b>223,700,017</b>
Less: Accumulated Depreciation	<b>(47,143,231)</b>	<b>(43,887,344)</b>
<b>Total Fixed Assets, Net</b>	<b>\$ 208,256,839</b>	<b>\$ 179,812,673</b>

Depreciation expense was \$6,574,095 and \$5,868,744 for the years ended June 30, 2025 and 2024, respectively.

**Note 7. Notes Receivable**

As part of the NMTC deal with VOA Development 2, Inc., on July 17, 2024, VOASELA entered into a note receivable promissory note with SCD 168 Sub-Fund, LLC totaling \$3,775,000. Interest accrues on this note at the rate of one percent and is due and payable quarterly with a maturity date of June 17, 2054. The balance at June 30, 2025 totaled \$3,775,000.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 8. Lines of Credit**

VOASELA has a \$995,000 line of credit. The line has an interest rate based on the one Month Term SOFR. This line of credit matures on June 30, 2026. There was no balance on this line of credit at June 30, 2025 or 2024. VOASELA is subject to a restrictive financial covenant under this agreement. At June 30, 2025 and 2024, the Organization was in compliance with this covenant.

VOASELA has a \$500,000 line of credit agreement with an interest rate of 3.00% plus the one Month Term SOFR. There is no maturity on this line of credit. There was no balance on this line of credit at June 30, 2025 and 2024.

On July 17, 2024, VOA Development 2, Inc. entered into a construction line of credit agreement with Rehealth Collaborative, Inc. totaling \$1,000,000, with an interest rate of 5% which matures 5 years from the first payment date. There was no balance on this line of credit as of June 30, 2025.

On September 18, 2024, RNDC renewed its line of credit agreement with Home Bank totaling \$1,000,000, with an interest rate of 8.5% and a maturity date of September 30, 2026. There was no balance on this line of credit as of June 30, 2025 and 2024.

**Note 9. Mortgages and Notes Payable**

The following is a summary of mortgages and notes payable at June 30, 2025 and 2024:

	2025	2024
Two (2) notes payable to the Louisiana Housing Finance Agency, secured by CDBG Piggyback Program Leasehold Mortgage, with interest rates of -0-%, and maturity dates of August 31, 2044 and May 20, 2045, for Chateau Carre' and New Covington.	<b>\$ 15,394,908</b>	\$ 15,394,908
One (1) note payable to the Louisiana Housing Corporation, secured by CDBG Piggyback Program Leasehold Mortgage, with interest rates of 2.16%, and maturity dates of May 1, 2066 for Benoit Townhomes, LLC.	<b>13,000,000</b>	-
One (1) note payable to Home Bank, secured by second mortgage, with an interest rate of 6.95%, maturing December 31, 2025, for Denham Townhomes, LLC (Martin Landing).	<b>12,739,001</b>	7,644,378
One (1) note payable to CDBG, with an interest rate of 0.50%, maturing December 31, 2040, for Denham Townhomes, LLC (Martin Landing).	<b>11,700,000</b>	11,702,108

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 9. Mortgages and Notes Payable (Continued)**

	<b>2025</b>	<b>2024</b>
One (1) note payable to Lument Capital, with an interest rate of 2.85%, maturing May 1, 2062, for Valencia Park.	<b>10,629,615</b>	10,850,377
One (1) note payable to Hancock Whitney Bank, secured by the Multifamily Housing Revenue Bond (issued by the Louisiana Housing Corporation) with an interest rate of 3.75% through August 1, 2026, then a variable Remarketing Rate, maturing August 1, 2027 for Benoit Townhomes, LLC.	<b>9,747,524</b>	-
One (1) note payable to the Louisiana Housing Finance Agency with an interest rate of -0-%, maturing on May 1, 2058, for RNDC BR, LLC.	<b>9,077,530</b>	8,623,654
One (1) bond payable to Regions Bank, secured by the first on the property, with an interest rate of 4.64%, maturing December 1, 2038, for RNDC BR, LLC.	<b>7,075,700</b>	10,814,886
One (1) note payable to Home Bank, with SOFR Index Rate plus 2.50% maturing February 20, 2027, for Millenium Place LLC.	<b>6,712,420</b>	-
One (1) note payable to CDBG, with an interest rate of 0.35%, maturing May 1, 2062, for Valencia Park.	<b>6,000,000</b>	6,000,000
One (1) note payable to Terrebonne Parish Consolidated Government, secured by land and buildings, with an interest rate of -0-%, maturing June 1, 2049, for Bayou Cane Apartments.	<b>5,547,413</b>	5,547,413
One (1) note payable to Terrebonne Council on Aging, Inc., with an interest rate of -0-%, maturing March 29, 2066, for Houma School Apartments.	<b>5,467,089</b>	5,467,089
One (1) note payable to Capital One, National Association, with an interest rate of ABR plus 1.9%, maturing September 21, 2025, for Celeste Landing.	<b>6,982,362</b>	4,360,473
One (1) note payable to Louisiana Housing Corporation, with an interest rate of 4.00%, maturing February 20, 2047, for Millenium Place LLC.	<b>3,543,874</b>	-
One (1) note payable to City of New Orleans under HOME Investment Partnership program, with an interest rate of 1.79%, maturing January 1, 2070, for Celeste Landing.	<b>3,500,000</b>	3,325,000
One (1) note payable to Capital One Multifamily Finance, secured by land and buildings, with an interest rate of 4.28%, maturing July 1, 2031, for Bayou Cane Apartments.	<b>3,018,687</b>	3,077,180
One (1) note payable to Bellwether Enterprise Real Estate, secured by the mortgage on the property, with an interest rate of 4.17%, maturing April 1, 2063, for FSJ I.	<b>2,609,785</b>	2,637,566

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 9. Mortgages and Notes Payable (Continued)**

	<b>2025</b>	<b>2024</b>
One (1) note payable to Bellwether Enterprise Real Estate, secured by the mortgage on the property, with an interest rate of 4.17%, maturing April 1, 2063, for FSJ II.	<b>2,609,785</b>	2,637,566
One (1) note payable to Capital One, National Association, secured by land and buildings, with an interest rate of 5.05%, maturing on November 1, 2033, for Houma School Apartments.	<b>2,395,029</b>	2,447,554
One (1) deferred payment loan to the Louisiana Housing Corporation, an interest rate of -0%, maturing on December 31, 2026, \$83,222 annual forgiveness of debt recognized for New Covington.	<b>2,307,252</b>	2,390,474
One (1) note payable to Lument Real Estate LLC, insured by HUD under the provisions of the National Housing Act, secured by the first mortgage on the property, with an interest rate of 5.99%, maturing February 1, 2066, for Benoit Townhomes LLC.	<b>2,275,000</b>	-
One (1) note payable to Capital One, National Association, secured by land and buildings, with an interest rate of 7.0%, maturing June 16, 2026, for RNDC Elysian, Inc.	<b>2,116,203</b>	2,184,868
One (1) note payable to Home Bank, secured by cash collateral pledge of \$114,000, with an interest rate of 4.60%, maturing May 28, 2037, for Embassy Apartments Shreveport.	<b>1,108,512</b>	1,130,208
One (1) note payable to Louisiana Housing Corporation, with an interest rate of -0%, maturing July 1, 2058, for Valencia Park.	<b>1,122,000</b>	1,122,000
One (1) note payable to Dougherty Mortgage LLC, insured by HUD under section 207/223(f) of the National Housing Act, with an interest rate of 3.20%, maturing May 1, 2045, for New Covington Apartments.	<b>1,021,626</b>	1,057,737
One (1) note payable to the Louisiana Housing Corporation under Declared Disaster Recovery Fund Program, secured by the first mortgage on the Celeste Landing property, with an interest rate of -0%, maturing on June 1, 2058.	<b>923,985</b>	923,985
One (1) note payable to Federal Home Loan Bank of Atlanta, secured by property and the rents, profits, issues, products, and income from the property, with an interest rate of -0%, maturing on October 4, 2037.	<b>500,000</b>	500,000
One (1) note payable to the Louisiana Housing Corporation under National Housing Trust Fund Program, with an interest rate of -0%, maturing on April 1, 2063, for FSJ I.	<b>500,000</b>	500,000
One (1) note payable to the Louisiana Housing Corporation under National Housing Trust Fund Program, with an interest rate of -0%, maturing on April 1, 2063, for FSJ II.	<b>500,000</b>	500,000

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 9. Mortgages and Notes Payable (Continued)**

	2025	2024
One (1) note payable to Federal Home Bank Dallas secured by land and buildings, with an interest rate of -0-%, maturing August 31, 2065.	410,000	410,000
One (1) note payable to PNC Bank, National Association, secured by land and buildings, with an interest rate of 4.60%, maturing on October 1, 2033, for The Cottages at Mile Branch.	227,980	233,020
One (1) note payable to the City of Shreveport, with an interest rate of -0-%, forgivable at a rate of 6.67% per year over the 15 year affordability period.	198,054	198,054
One (1) note payable to Volunteers of America National Services, unsecured, with an interest rate of -0-%, with annual payments of \$5,433 due from net cash flow as defined by the promissory note beginning on September 25, 2019, and the remaining balance due at maturity on May 1, 2051, for Embassy Apartments Shreveport.	163,000	163,000
One (1) note payable to Home Bank, secured by land and buildings (326 Buckeye Lane), with an interest rate of 8.00%, maturing November 15, 2028.	81,515	83,234
One (1) note payable to Home Bank, secured by a first mortgage on 1746-1770 Tchoupitoulas Street, with an interest rate of 4.5%, matured on September 27, 2024, for 1770 Tchoupitoulas, Inc.	-	4,062,715
Financed insurance premium with monthly installments of \$57,147 including interest at 7.59%, matured June 30, 2025.	-	719,406
Financed insurance premium with monthly installments of \$57,147 including interest at 6.90%, maturing June 30, 2026.	785,767	-
One (1) note payable to Capital One, National Association, secured by property, with an interest rate of 4.92%, maturing on July 14, 2027.	109,650	161,949
One (1) note payable to Capital One, National Association, secured by property, with an interest rate of 4.92%, maturing on May 24, 2028.	45,909	60,170
One (1) note payable to Home Bank, National Association, with an interest rate of 7.75%, maturing on July 17, 2026.	261,260	-
Two (2) notes payable to SCD 168, LLC, with an interest rate of 1.548%, maturing on July 17, 2054.	5,000,000	-
	<b>157,408,435</b>	116,930,972
Less: Debt Issuance Costs, Net of Amortization	<b>(4,573,494)</b>	(3,099,983)
<b>Total</b>	<b>\$ 152,834,941</b>	<b>\$ 113,830,989</b>

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 9. Mortgages and Notes Payable (Continued)**

Scheduled principal payments due on the above mortgages and notes payable subsequent to June 30, 2024 are as follows:

<b>Year Ending June 30,</b>	<b>Amount</b>
2026	\$ 18,584,411
2027	935,378
2028	905,767
2029	979,469
2030	926,079
Thereafter	<u>135,077,331</u>
<b>Total</b>	<b><u>\$ 157,408,435</u></b>

Interest expense totaled \$3,005,767 and \$2,580,037 for the years ended June 30, 2025 and 2024, respectively.

**Note 10. Related-Party Transactions**

The Organization is affiliated with Volunteers of America, Inc., which provides supporting services to the Organization for a fee. Affiliate fees totaled \$714,780 and \$616,381 for the years ended June 30, 2025 and 2024, respectively. Amounts payable to Volunteers of America, Inc. totaled \$59,565 and \$54,774 at June 30, 2025 and 2024, respectively.

Volunteers of America National Services is a guarantor of the debt of RNDC and has outstanding loans to RNDC. See Note 9 for further details.

There are various intercompany receivables and payables in the normal course of business which are eliminated in consolidation.

**Note 11. Leases**

The Organization leases real estate under operating lease agreements that have initial terms ranging from 1 to 75 years. Some leases include one or more options to renew, generally at the Organization's sole discretion, with renewal terms that can extend the lease term up to 50 years. In addition, certain leases contain termination options, where the rights to terminate are held by either the Organization, the lessor or both parties. These options to extend or terminate a lease are included in the lease terms when it is reasonably certain that the Organization will exercise that option. The Organization's operating leases generally do not contain any material restrictive covenants or residual value guarantees.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
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**Notes to Consolidated Financial Statements**

**Note 11. Leases (Continued)**

The Organization also leases certain real estate and equipment under finance lease agreements with terms ranging from 1 to 4 years and interest rates ranging from 0.83% to 4.22%. The Organization's finance leases generally do not contain any material restrictive covenants or residual value guarantees.

Operating lease cost is recognized on a straight-line basis over the lease term. Finance lease cost is recognized as a combination of the amortization expense for the ROU assets and interest expense for the outstanding lease liabilities, and results in a front-loaded expense pattern over the lease term. The components of lease expense are as follows for the years ended June 30, 2025 and 2024:

	2025	2024
Operating Lease Cost	\$ 308,865	\$ 312,348
Finance Lease Cost - Amortization of Right-of-Use Assets	111,048	119,558
Finance Lease Cost - Interest on Lease Liabilities	5,874	8,914
Short-Term Lease Cost	19,200	16,000
<b>Total Lease Cost</b>	<b>\$ 444,987</b>	<b>\$ 456,820</b>

Supplemental consolidated statement of financial position information related to leases is as follows as of June 30, 2025 and 2024:

	2025	2024
<b>Finance Leases</b>		
Copiers	\$ 52,347	\$ 51,518
Vehicles	91,819	159,499
<b>Total Finance Lease Right-of-Use Assets, Net</b>	<b>\$ 144,166</b>	<b>\$ 211,017</b>

**Other Information**

**Weighted Average Remaining Lease Term (in Years)**

Operating Leases	46.61	52.97
Finance Leases	2.35	2.66

**Weighted Average Discount Rate**

Operating Leases	2.94%	2.80%
Finance Leases	3.43%	3.57%

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
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**Notes to Consolidated Financial Statements**

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**Note 11. Leases (Continued)**

Future undiscounted cash flows for each of the next five years and thereafter and a reconciliation to the lease liabilities recognized on the consolidated statement of financial position are as follows as of June 30, 2025:

Year Ending June 30,	Operating	Finance
2026	\$ 249,103	\$ 71,805
2027	174,782	45,933
2028	168,922	25,806
2029	90,436	1,656
2030	63,836	-
Thereafter	2,959,825	-
Total Lease Payments	3,706,904	145,200
Less: Imputed Interest	(1,404,571)	(4,438)
<b>Total Present Value of Lease Liabilities</b>	<b>\$ 2,302,333</b>	<b>\$ 140,762</b>

**Note 12. Pension Plan for Ministers**

The Organization participates in a non-contributory defined benefit pension and retirement plan. The plan is administered through a commercial insurance company and covers all ministers commissioned through December 31, 1999. Pension plan expenses totaled \$50,866 and \$39,997 for the years ended June 30, 2025 and 2024, respectively.

**Note 13. Employee Benefit Plans**

The Organization offers a Section 403(b) plan to all eligible employees. Employees are eligible to participate at employment. Under the terms of the plan, after completing twelve (12) months of service, the Organization matches up to 5% of employee contributions. The Organization contributed \$300,807 and \$241,015 for the years ended June 30, 2025 and 2024, respectively.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 14. Fair Value of Financial Instruments**

The following methods and assumptions were used by the Organization in estimating the fair value of its financial instruments:

*Current Assets and Liabilities:* The Organization considers the carrying amounts of financial instruments classified as current assets and liabilities to be a reasonable estimate of their fair values.

*Investments:* The fair values of the Organization's marketable equity securities are based on quoted market prices in an active market. The carrying amounts of other investments approximate fair value. See Note 15 for further details.

*Long-Term Debt:* When practicable to estimate, the fair values of the Organization's long-term financial instruments are based on (a) currently traded values of similar financial instruments, or (b) discounted cash flow methodologies utilizing currently available borrowing rates.

**Note 15. Fair Value Measurements**

The fair value measurements are based on a framework that provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 15. Fair Value Measurements (Continued)**

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques maximize the use of observable inputs and minimize the use of unobservable inputs.

A description of the valuation methodologies used for assets measured at fair value is as follows:

- Money market funds, equity funds, common stocks, corporate bonds, fixed income funds, government bonds, government agencies, and real estate funds, when present, are valued at the closing price reported on the active market on which the individual securities are traded.

The following tables set forth, by level within the fair value hierarchy, the Organization's assets at fair value as of June 30, 2025 and 2024:

<b>June 30, 2025</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
<b>Money Market Funds</b>	\$ 59,195	\$ 562,956	\$ -	\$ 622,151
<b>Equity Funds</b>	6,437,702	5,407	-	6,443,109
<b>Common Stocks</b>	697,995	-	-	697,995
<b>Corporate Bonds</b>	826,182	10,000	-	836,182
<b>Fixed Income Funds</b>	154,521	-	-	154,521
<b>Government Bonds</b>	149,423	-	-	149,423
<b>Government Agencies</b>	179,117	-	-	179,117
<b>Real Estate Funds</b>	115,338	86,913	-	202,251
<b>Investments, at Fair Value</b>	<b>\$ 8,619,473</b>	<b>\$ 665,276</b>	<b>\$ -</b>	<b>\$ 9,284,749</b>
<b>June 30, 2024</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
Money Market Funds	\$ 41,135	\$ 538,010	\$ -	\$ 579,145
Equity Funds	5,043,475	3,628	-	5,047,103
Common Stocks	723,005	-	-	723,005
Corporate Bonds	748,181	-	-	748,181
Fixed Income Funds	366,133	-	-	366,133
Government Bonds	60,932	-	-	60,932
Government Agencies	98,227	-	-	98,227
Real Estate Funds	91,657	76,544	-	168,201
<b>Investments, at Fair Value</b>	<b>\$ 7,172,745</b>	<b>\$ 618,182</b>	<b>\$ -</b>	<b>\$ 7,790,927</b>

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 16. Commitments and Contingencies**

The Organization receives fees and grants from federal, state, and local governmental agencies. The programs sponsored by these agencies are subject to discretionary audits by the granting agencies. Any adjustments from an audit performed by a granting agency would flow through the financial statements during the year of the audit as a change in accounting estimate.

The Organization is a defendant in various lawsuits. However, in the opinion of management, based on consultation with legal counsel, the amount of potential loss, if any, will not materially impact these financial statements.

VOA Development 2, Inc. entered into a contract with a construction company totaling \$5.4 million and \$4.6 million, for 2025 and 2024. At June 30, 2025 and 2024, the amount remaining on the contracts totaled \$1.7 million and \$4.6 million, respectively. Included in other current liabilities is retainage due to these construction companies totaling \$317,491 and \$-0- as of June 30, 2025 and 2024, respectively.

RNDC entered into several contracts with construction companies totaling \$33.7 million and \$28.2 million, for 2025 and 2024, respectively. At June 30, 2025 and 2024, the amount remaining on the contracts totaled \$21.2 million and \$9.0 million, respectively. Included in other current liabilities is retainage due to these construction companies totaling \$1,239,878 and \$1,565,218 as of June 30, 2025 and 2024, respectively.

**Note 17. Net Assets With Donor Restrictions**

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose by occurrence of the passage of time or other events specified by the donors as follows for the years ended June 30, 2025 and 2024:

	2025	2024
<b>Expiration of Purpose and Time Restrictions</b>		
Tolmas Charitable Trust Pledge	\$ 100,000	\$ 100,000
<b>Satisfaction of Purpose Restrictions</b>		
Adoption	50,909	18,750
Supportive Living Services Grant	9,123	41,300
Veterans Program Grant	-	2,522
Supportive Services	25,000	-
Mentoring Children of Promise	24,043	45,746
<b>Total Net Assets Released From Restrictions</b>	<b>\$ 209,075</b>	<b>\$ 208,318</b>

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 17. Net Assets With Donor Restrictions (Continued)**

At June 30, 2025 and 2024, net assets with donor restrictions comprised of donor-imposed stipulations that expire when the purpose restriction and the passage of time is accomplished, were as follows:

	2025	2024
<b>With Donor Restrictions - Purpose and Time</b>		
Tolmas Charitable Trust Pledge	\$ 282,446	\$ 368,753
<b>With Donor Restrictions - Purpose</b>		
Repairs on Wheels Grant	3,570	3,570
Adoption	139,966	140,875
Supportive Living Services Grant	985	9,122
Veterans Program Grant	32,268	32,268
Supportive Services	-	25,000
Strategic Initiatives	1,293,149	1,213,145
Mentoring Children of Promise	102,380	86,424
<b>Total Net Assets With Donor Restrictions as to Purpose and Time</b>	<b>\$ 1,854,764</b>	<b>\$ 1,879,157</b>

**Note 18. Changes in Consolidated Net Assets**

Changes in consolidated net assets that are attributable to VOASELA and the non-controlling interests in subsidiaries are as follows:

	Attributable to VOASELA	Attributable to Non-Controlling Interests	Total Net Assets
<b>Balance, June 30, 2023</b>	\$ 40,656,326	\$ 51,986,002	\$ 92,642,328
Change in Net Assets from Operations and Other Activities	(149,536)	(5,544,392)	(5,693,928)
Other Changes in Net Assets	-	9,626,513	9,626,513
<b>Balance, June 30, 2024</b>	40,506,790	56,068,123	96,574,913
Change in Net Assets from Operations and Other Activities	3,396,566	(7,354,566)	(3,958,000)
Other Changes in Net Assets	-	7,843,860	7,843,860
<b>Balance, June 30, 2025</b>	<b>\$ 43,903,356</b>	<b>\$ 56,557,417</b>	<b>\$ 100,460,773</b>

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 19. Other Changes in Net Assets**

Other changes in net assets primarily consist of amounts related to distributions and contributions for the years ended June 30, 2025 and 2024.

**Note 20. Contributed Non-Financial Assets**

For the years ended June 30, 2025 and 2024, contributed nonfinancial assets recognized within the consolidated statements of activities include:

	<b>2025</b>	<b>2024</b>
Miscellaneous	\$ 49,273	\$ 758
Vehicles	23,300	75,000
Food	13,521	52,561
Furnishings and Art	-	112,176
<b>Total</b>	<b>\$ 86,094</b>	<b>\$ 240,495</b>

VOASELA recognized contributed nonfinancial assets within revenue, including contributed furnishings and art, vehicles, food and miscellaneous items. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions.

It is VOASELA's policy to sell contributed vehicles immediately upon receipt at auction or for salvage. No vehicles received during the period were restricted for use. All vehicles were initially recorded based on historical average values for non-running vehicles, running vehicles and above average vehicles. The vehicles sold and the gain or loss on the sale is recorded according to the actual cash proceeds.

Contributed furnishings and art, food and miscellaneous items were valued using estimated average U.S. prices of identical or similar products or services using pricing data of similar products or services under a "like-kind" methodology, considering the utility of the goods or services at the time of the contribution.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

**Note 21. Concentration of Credit Risk**

The Organization maintains deposits in financial institutions that at times exceed the insured amount of \$250,000 by the U.S. Federal Deposit Insurance Corporation (FDIC). The Organization believes it is not exposed to any significant credit risk to cash.

At June 30, 2025 and 2024, the Organization had approximately \$5,540,000 and \$7,340,000, respectively, in excess of the FDIC insured limit.

**Note 22. Income Taxes**

The provision for income taxes consisted of the following for the years ended June 30, 2025 and 2024:

	2025	2024
Total Current Tax Expense	\$ 2,534	\$ -
Deferred Income Tax (Benefit)	(878,145)	(2,209)
<b>Total</b>	<b>\$ (875,611)</b>	<b>\$ (2,209)</b>

The components of deferred tax assets consist of the following at June 30, 2025 and 2024:

	2025	2024
<b>Deferred Tax Assets</b>		
Net Operating Loss	\$ 1,093,216	\$ 291,446
Fixed Assets	76,375	-
<b>Total Deferred Tax Asset</b>	<b>\$ 1,169,591</b>	<b>\$ 291,446</b>

RNDC has income tax net operating loss carryforwards related to Millennium Properties, Inc. of approximately \$4.4 million available for carryforward to future years. These operating losses begin to expire in 2035.

In assessing the realizability of deferred tax assets, management considers whether it is more-likely-than-not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers the scheduled reversal of deferred tax liabilities (including the impact of available carryback and carryforward periods), projected future taxable income, and tax planning strategies in making this assessment. Based upon the level of historical taxable income and projections for future taxable income over the periods in which the deferred tax assets are deductible, management believes it is more-likely-than-not that RNDC will realize the benefits of these deductible differences. The amount of the deferred tax asset is considered realizable; however, it could be reduced in the near-term if estimates of future taxable income during the carryforward period are reduced.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Notes to Consolidated Financial Statements**

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**Note 23. Subsequent Events**

Management has evaluated subsequent events through the date that the financial statements were available to be issued, October 21, 2025, and determined that the following event occurred that requires disclosure:

In July 2025, the project financing closed for Imperial Terraces, LLC. This includes a bridge loan totaling \$4,300,000, bond proceeds totaling \$21,000,000 and a mortgage totaling \$6,146,000.

No other subsequent events occurring after October 21, 2025 have been evaluated for inclusion in these financial statements.

## **SUPPLEMENTARY INFORMATION**

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Schedule of Compensation, Benefits, and Other Payments  
to Agency Head**  
**For the Year Ended June 30, 2025**

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Louisiana Revised Statute (R.S.) 24:513(A)(3) as amended by Act 706 of the 2014 Regular Legislative Session requires that the total compensation, reimbursements, and benefits of an agency head or political subdivision head or chief executive officer related to the position, including but not limited to travel, housing, unvouchered expense, per diem, and registration fees, be reported as a supplemental report within the financial statements of local governmental and quasi-public auditees. In 2015, Act 462 of the 2015 Regular Session of the Louisiana Legislature further amended R.S. 24:513(A)(3) to clarify that non-governmental entities or not-for-profit entities that receive public funds shall report only the use of public funds for the expenditures itemized in the supplementary report.

**Agency Head**

Voris Vigee, President/CEO

<b>Purpose</b>	<b>Compensation and Benefits Funded by Use of Public Funds</b>
Salary	\$227,299
Bonus	\$52,500
Benefits - Insurance	\$6,725
Benefits - Retirement	\$37,798
Benefits - Other	\$757
Car Allowance (Lease, Insurance, Gasoline)	\$9,000
Per Diem	\$0
Reimbursements (Electronic Devices)	\$675
Local Entertainment/Sales	\$0
Registration Fees	\$0
Conference/Sales Mission Travel	\$0
Local Transportation/Parking	\$0
Continuing Professional Education Fees	\$0
Housing	\$0
Unvouchered Expenses	\$0
Dues and Subscriptions	\$1,270

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidating Statement of Financial Position**  
**June 30, 2025**  
**With Summarized Comparative Information at June 30, 2024**

**Schedule I**

	Consolidated VOASELA, Inc.	Consolidated RNDC	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
<b>Assets</b>						
<b>Current Assets</b>						
Cash and Cash Equivalents	\$ 3,970,571	\$ 5,611,130	\$ 9,581,701	\$ -	\$ 9,581,701	\$ 11,990,063
Accounts Receivable, Net of Allowance for Doubtful Accounts of \$77,930 at 2025 and \$40,055 at 2024	4,260,854	855,724	5,116,578	(2,883)	5,113,695	4,076,842
Pledges Receivable, Net	390,239	-	390,239	-	390,239	475,042
Prepaid Expenses	916,738	1,448,360	2,365,098	-	2,365,098	2,129,401
Due from Projects in Development	-	381,818	381,818	-	381,818	261,947
Investments	3,700,919	-	3,700,919	-	3,700,919	2,750,041
Other Current Assets	430,679	820,732	1,251,411	-	1,251,411	2,234,428
<b>Total Current Assets</b>	<b>13,670,000</b>	<b>9,117,764</b>	<b>22,787,764</b>	<b>(2,883)</b>	<b>22,784,881</b>	<b>23,917,764</b>
<b>Fixed Assets, Net</b>	<b>15,391,815</b>	<b>192,865,024</b>	<b>208,256,839</b>		<b>208,256,839</b>	<b>179,812,673</b>
<b>Other Assets</b>						
Designated and Restricted Deposits	300,790	23,565,938	23,866,728	-	23,866,728	4,859,753
Due from Projects in Development	-	838,709	838,709	-	838,709	838,709
Long-Term Investments	3,283,070	2,300,760	5,583,830	-	5,583,830	5,040,886
Pledges Receivable, Net	651,357	-	651,357	-	651,357	671,605
Notes Receivable and Due from Related Parties	6,412,955	-	6,412,955	(2,637,955)	3,775,000	-
Investment in Joint Ventures	383,576	-	383,576	-	383,576	385,268
Investment in Subsidiaries	14,096,431	-	14,096,431	(14,096,431)	-	-
Deferred Tax Assets	-	1,169,591	1,169,591	-	1,169,591	291,446
Right-of-Use Assets - Operating Leases	444,765	4,170,526	4,615,291	-	4,615,291	3,986,168
Right-of-Use Assets - Finance Leases	144,166	-	144,166	-	144,166	211,017
<b>Total Other Assets</b>	<b>25,717,110</b>	<b>32,045,524</b>	<b>57,762,634</b>	<b>(16,734,386)</b>	<b>41,028,248</b>	<b>16,284,852</b>
<b>Total Assets</b>	<b>\$ 54,778,925</b>	<b>\$ 234,028,312</b>	<b>\$ 288,807,237</b>	<b>\$ (16,737,269)</b>	<b>\$ 272,069,968</b>	<b>\$ 220,015,289</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
Consolidating Statement of Financial Position (Continued)  
June 30, 2025  
With Summarized Comparative Information at June 30, 2024

Schedule I

	Consolidated VOASELA, Inc.	Consolidated RNDC	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
<b>Liabilities and Net Assets</b>						
<b>Current Liabilities</b>						
Accounts Payable	\$ 2,075,394	\$ 9,310,502	\$ 11,385,896	\$ (182,061)	\$ 11,203,835	\$ 3,350,286
Mortgages and Notes Payable	1,113,224	17,471,187	18,584,411	-	18,584,411	27,961,051
Accrued Expenses	1,485,152	1,059,205	2,544,357	-	2,544,357	2,127,242
Lease Liability - Operating Leases	198,539	50,564	249,103	-	249,103	254,984.00
Lease Liability - Finance Leases	71,805	-	71,805	-	71,805	98,325.00
Other Current Liabilities	522,232	1,790,643	2,312,875	-	2,312,875	2,117,152
Due to Projects in Development	-	270,092	270,092	-	270,092	230,622
<b>Total Current Liabilities</b>	<b>5,466,346</b>	<b>29,952,193</b>	<b>35,418,539</b>	<b>(182,061)</b>	<b>35,236,478</b>	<b>36,139,662</b>
<b>Other Liabilities</b>						
Due to VOASELA, Inc.	-	2,458,777	2,458,777	(2,458,777)	-	-
Mortgages and Notes Payable, Less Unamortized Debt Issuance Costs	5,089,362	129,161,168	134,250,530	-	134,250,530	85,869,938
Lease Liability - Operating Leases	250,904	1,802,326	2,053,230	-	2,053,230	1,324,500
Lease Liability - Finance Leases	68,957	-	68,957	-	68,957	106,276
<b>Total Other Liabilities</b>	<b>5,409,223</b>	<b>133,422,271</b>	<b>138,831,494</b>	<b>(2,458,777)</b>	<b>136,372,717</b>	<b>87,300,714</b>
<b>Total Liabilities</b>	<b>10,875,569</b>	<b>163,374,464</b>	<b>174,250,033</b>	<b>(2,640,838)</b>	<b>171,609,195</b>	<b>123,440,376</b>
<b>Net Assets</b>						
Net Assets Without Donor Restrictions	42,048,592	70,653,848	112,702,440	(14,096,431)	98,606,009	94,695,756
Net Assets With Donor Restrictions	1,854,764	-	1,854,764	-	1,854,764	1,879,157
<b>Total Net Assets</b>	<b>43,903,356</b>	<b>70,653,848</b>	<b>114,557,204</b>	<b>(14,096,431)</b>	<b>100,460,773</b>	<b>96,574,913</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 54,778,925</b>	<b>\$ 234,028,312</b>	<b>\$ 288,807,237</b>	<b>\$ (16,737,269)</b>	<b>\$ 272,069,968</b>	<b>\$ 220,015,289</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule II**

**Consolidating Statement of Activities**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	Consolidated VOASELA, Inc.	Consolidated RNDC	Subtotal	Elimination	2025 Consolidated	2024 Consolidated
<b>Revenues, Support, and Gains</b>						
<b>Without Donor Restrictions</b>						
Public Support Received Directly						
Contributions and Special Events	\$ 1,148,074	\$ -	\$ 1,148,074	\$ -	\$ 1,148,074	\$ 1,866,586
Contributions of Nonfinancial Assets	86,094	-	86,094	-	86,094	240,495
Public Support Received Indirectly						
United Way Allocations	77,074	-	77,074	-	77,074	126,356
Net Assets Released from Restrictions	209,075	-	209,075	-	209,075	208,318
<b>Total Public Support</b>	<b>1,520,317</b>	<b>-</b>	<b>1,520,317</b>	<b>-</b>	<b>1,520,317</b>	<b>2,441,755</b>
<b>Revenues and Grants from Governmental Agencies</b>	<b>33,240,959</b>	<b>-</b>	<b>33,240,959</b>	<b>-</b>	<b>33,240,959</b>	<b>28,991,792</b>
<b>Other Revenue</b>						
Program Service Fees	5,588,851	1,820,185	7,409,036	(4,103,990)	3,305,046	3,436,441
Rental Income	750,757	10,287,853	11,038,610	-	11,038,610	9,768,576
Other Operating Income	186,541	772,570	959,111	(24,000)	935,111	832,628
<b>Total Other Revenue</b>	<b>6,526,149</b>	<b>12,880,608</b>	<b>19,406,757</b>	<b>(4,127,990)</b>	<b>15,278,767</b>	<b>14,037,645</b>
<b>Total Revenue, Support, and Gains Without Donor Restrictions</b>	<b>41,287,425</b>	<b>12,880,608</b>	<b>54,168,033</b>	<b>(4,127,990)</b>	<b>50,040,043</b>	<b>45,471,192</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule II**

**Consolidating Statement of Activities (Continued)**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	Consolidated VOASELA, Inc.	Consolidated RNDC	Subtotal	Elimination	2025 Consolidated	2024 Consolidated
<b>Operating Expenses</b>						
<b>Program Services</b>						
Encouraging Positive Development	1,607,993	-	1,607,993	-	1,607,993	2,772,539
Fostering Independence	10,428,283	-	10,428,283	-	10,428,283	11,075,694
Promoting Self-Sufficiency	20,213,575	18,113,691	38,327,266	(2,412,953)	35,914,313	31,886,423
<b>Total Program Services</b>	<b>32,249,851</b>	<b>18,113,691</b>	<b>50,363,542</b>	<b>(2,412,953)</b>	<b>47,950,589</b>	<b>45,734,656</b>
<b>Supporting Services</b>						
Management and General	5,180,619	2,755,605	7,936,224	(1,736,318)	6,199,906	5,769,678
Fundraising	1,064,654	-	1,064,654	-	1,064,654	1,142,521
<b>Total Supporting Services</b>	<b>6,245,273</b>	<b>2,755,605</b>	<b>9,000,878</b>	<b>(1,736,318)</b>	<b>7,264,560</b>	<b>6,912,199</b>
<b>Total Operating Expenses</b>	<b>38,495,124</b>	<b>20,869,296</b>	<b>59,364,420</b>	<b>(4,149,271)</b>	<b>55,215,149</b>	<b>52,646,855</b>
<b>Surplus (Deficit) from Operations</b>	<b>2,792,301</b>	<b>(7,988,688)</b>	<b>(5,196,387)</b>	<b>21,281</b>	<b>(5,175,106)</b>	<b>(7,175,663)</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule II**

**Consolidating Statement of Activities (Continued)**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	Consolidated VOASELA, Inc.	Consolidated RNDC	Subtotal	Elimination	2025 Consolidated	2024 Consolidated
<b>Other Activities</b>						
Loss on Disposition of Assets	(17,362)	(926,777)	(944,139)	-	(944,139)	-
Net Investment Return	647,019	369,535	1,016,554	(21,281)	995,273	1,160,363
Income Tax (Benefit)	-	875,611	875,611	-	875,611	2,209
Loss from Investment in Subsidiaries	(270,726)	-	(270,726)	270,726	-	-
Other Non-Operating Gains	269,727	45,027	314,754	-	314,754	331,323
<b>Surplus from Other Activities</b>	<b>628,658</b>	<b>363,396</b>	<b>992,054</b>	<b>249,445</b>	<b>1,241,499</b>	<b>1,493,895</b>
<b>Change in Net Assets from Operations and Other Activities</b>	<b>3,420,959</b>	<b>(7,625,292)</b>	<b>(4,204,333)</b>	<b>270,726</b>	<b>(3,933,607)</b>	<b>(5,681,768)</b>
<b>Other Changes in Net Assets</b>	<b>-</b>	<b>7,843,860</b>	<b>7,843,860</b>	<b>-</b>	<b>7,843,860</b>	<b>9,626,513</b>
<b>Change in Net Assets Without Donor Restrictions</b>	<b>3,420,959</b>	<b>218,568</b>	<b>3,639,527</b>	<b>270,726</b>	<b>3,910,253</b>	<b>3,944,745</b>
<b>Net Assets With Donor Restrictions</b>						
Public Support Received Directly						
Contributions and Special Events	184,682	-	184,682	-	184,682	196,158
Net Assets Released from Restrictions	(209,075)	-	(209,075)	-	(209,075)	(208,318)
<b>Change in Net Assets With Donor Restrictions</b>	<b>(24,393)</b>	<b>-</b>	<b>(24,393)</b>	<b>-</b>	<b>(24,393)</b>	<b>(12,160)</b>
<b>Total Change in Net Assets</b>	<b>3,396,566</b>	<b>218,568</b>	<b>3,615,134</b>	<b>270,726</b>	<b>3,885,860</b>	<b>3,932,585</b>
<b>Net Assets, Beginning of Year</b>	<b>40,506,790</b>	<b>70,435,280</b>	<b>110,942,070</b>	<b>(14,367,157)</b>	<b>96,574,913</b>	<b>92,642,328</b>
<b>Net Assets, End of Year</b>	<b>\$ 43,903,356</b>	<b>\$ 70,653,848</b>	<b>\$ 114,557,204</b>	<b>\$ (14,096,431)</b>	<b>\$ 100,460,773</b>	<b>\$ 96,574,913</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule III**

**Consolidating Statement of Functional Expenses**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	<b>Consolidated VOASELA, Inc.</b>	<b>Consolidated RNDC</b>	<b>Subtotal</b>	<b>Eliminations</b>	<b>2025 Consolidated</b>	<b>2024 Consolidated</b>
Salaries and Wages	\$ 18,883,768	\$ -	\$ 18,883,768	\$ -	\$ 18,883,768	\$ 18,760,732
Employee Benefits	2,957,361	-	2,957,361	-	2,957,361	2,805,264
Professional Services	6,443,283	5,957,679	12,400,962	(3,969,682)	8,431,280	9,590,892
Occupancy	2,148,835	1,609,774	3,758,609	(34,465)	3,724,144	3,827,615
Specific Assistance to Individuals	3,905,293	-	3,905,293	-	3,905,293	3,194,551
Program Supplies and Equipment	1,065,427	3,173,945	4,239,372	(30,791)	4,208,581	3,493,772
Office Supplies and Expenses	397,940	137,680	535,620	(37,191)	498,429	491,809
Travel, Conferences, and Meetings	507,791	59,281	567,072	(38,627)	528,445	684,886
Depreciation and Amortization	879,745	6,598,330	7,478,075	(8,529)	7,469,546	6,141,354
Interest	332,732	2,696,784	3,029,516	(23,749)	3,005,767	2,580,037
Other	972,949	635,823	1,608,772	(6,237)	1,602,535	1,075,943
<b>Total</b>	<b>\$ 38,495,124</b>	<b>\$ 20,869,296</b>	<b>\$ 59,364,420</b>	<b>\$ (4,149,271)</b>	<b>\$ 55,215,149</b>	<b>\$ 52,646,855</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidating Statement of Financial Position - VOASELA, Inc.**  
**June 30, 2025**  
**With Summarized Comparative Information at June 30, 2024**

**Schedule IV**

	VOASELA, Inc.	Consolidated VOA Development, Inc.	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
<b>Assets</b>						
<b>Current Assets</b>						
Cash and Cash Equivalents	\$ 2,595,164	\$ 1,375,407	\$ 3,970,571	\$ -	\$ 3,970,571	\$ 7,611,820
Accounts Receivable, Net of Allowance for Doubtful Accounts of \$77,930 at 2025 and \$40,055 at 2024	4,259,949	905	4,260,854	-	4,260,854	3,653,979
Pledges Receivable, Net	390,239	-	390,239	-	390,239	475,042
Accounts Receivable, Limited Partnerships	881,217	-	881,217	(881,217)	-	-
Interest Receivable, VOA Development	59,586	-	59,586	(59,586)	-	-
Notes Receivable, VOA Development	176,439	-	176,439	(176,439)	-	-
Prepaid Expenses	916,738	-	916,738	-	916,738	794,621
Investments	3,700,919	-	3,700,919	-	3,700,919	2,750,041
Other Current Assets	408,558	22,121	430,679	-	430,679	257,711
<b>Total Current Assets</b>	<b>13,388,809</b>	<b>1,398,433</b>	<b>14,787,242</b>	<b>(1,117,242)</b>	<b>13,670,000</b>	<b>15,543,214</b>
<b>Fixed Assets, Net</b>	<b>7,866,930</b>	<b>7,524,885</b>	<b>15,391,815</b>	<b>-</b>	<b>15,391,815</b>	<b>7,506,455</b>
<b>Other Assets</b>						
Designated and Restricted Deposits	169,641	218,597	388,238	(87,448)	300,790	74,749
Long-Term Investments	3,283,070	-	3,283,070	-	3,283,070	2,973,525
Pledges Receivable, Net	651,357	-	651,357	-	651,357	671,605
Notes Receivable and Due from Related Parties	6,412,955	-	6,412,955	-	6,412,955	2,364,799
Investment in Joint Ventures	383,576	-	383,576	-	383,576	385,268
Investment in Subsidiaries	15,749,820	-	15,749,820	(1,653,389)	14,096,431	14,367,157
Right-of-Use Assets - Operating Leases	444,765	-	444,765	-	444,765	423,787
Right-of-Use Assets - Finance Leases	144,166	-	144,166	-	144,166	211,017
<b>Total Other Assets</b>	<b>27,239,350</b>	<b>218,597</b>	<b>27,457,947</b>	<b>(1,740,837)</b>	<b>25,717,110</b>	<b>21,471,907</b>
<b>Total Assets</b>	<b>\$ 48,495,089</b>	<b>\$ 9,141,915</b>	<b>\$ 57,637,004</b>	<b>\$ (2,858,079)</b>	<b>\$ 54,778,925</b>	<b>\$ 44,521,576</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidating Statement of Financial Position - VOASELA, Inc. (Continued)**  
**June 30, 2025**  
**With Summarized Comparative Information at June 30, 2024**

**Schedule IV**

	VOASELA, Inc.	Consolidated VOA Development, Inc.	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
<b>Liabilities and Net Assets</b>						
<b>Current Liabilities</b>						
Accounts Payable	\$ 1,152,787	\$ 1,092,092	\$ 2,244,879	\$ (169,485)	\$ 2,075,394	\$ 1,210,737
Accounts Payable, VOASELA, Inc.	-	799,180	799,180	(799,180)	-	-
Mortgages and Notes Payable	1,113,224	-	1,113,224	-	1,113,224	785,993
Note Payable, VOASELA, Inc.	-	176,439	176,439	(176,439)	-	-
Interest Payable, VOASELA, Inc.	-	59,586	59,586	(59,586)	-	-
Accrued Expenses	1,453,419	31,733	1,485,152	-	1,485,152	1,208,786
Lease Liability - Operating Leases	198,539	-	198,539	-	198,539	231,435
Lease Liability - Finance Leases	71,805	-	71,805	-	71,805	98,325
Other Current Liabilities	192,636	329,596	522,232	-	522,232	25,167
<b>Total Current Liabilities</b>	<b>4,182,410</b>	<b>2,488,626</b>	<b>6,671,036</b>	<b>(1,204,690)</b>	<b>5,466,346</b>	<b>3,560,443</b>
<b>Other Liabilities</b>						
Mortgages and Notes Payable, Less Unamortized Debt Issuance Costs	89,362	5,000,000	5,089,362	-	5,089,362	155,532
Lease Liability - Operating Leases	250,904	-	250,904	-	250,904	192,535
Lease Liability - Finance Leases	68,957	-	68,957	-	68,957	106,276
<b>Total Other Liabilities</b>	<b>409,223</b>	<b>5,000,000</b>	<b>5,409,223</b>	<b>-</b>	<b>5,409,223</b>	<b>454,343</b>
<b>Total Liabilities</b>	<b>4,591,633</b>	<b>7,488,626</b>	<b>12,080,259</b>	<b>(1,204,690)</b>	<b>10,875,569</b>	<b>4,014,786</b>
<b>Net Assets</b>						
Net Assets Without Donor Restrictions	42,048,692	1,653,289	43,701,981	(1,653,389)	42,048,592	38,627,633
Net Assets With Donor Restrictions	1,854,764	-	1,854,764	-	1,854,764	1,879,157
<b>Total Net Assets</b>	<b>43,903,456</b>	<b>1,653,289</b>	<b>45,556,745</b>	<b>(1,653,389)</b>	<b>43,903,356</b>	<b>40,506,790</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 48,495,089</b>	<b>\$ 9,141,915</b>	<b>\$ 57,637,004</b>	<b>\$ (2,858,079)</b>	<b>\$ 54,778,925</b>	<b>\$ 44,521,576</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule V**

**Consolidating Statement of Activities - VOASELA, Inc.**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	VOASELA, Inc.	Consolidated VOA Development, Inc.	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
<b>Revenue, Support, and Gains Without Donor Restrictions</b>						
<b>Revenues from Operations</b>						
Public Support Received Directly						
Contributions and Special Events	\$ 1,148,074	\$ -	\$ 1,148,074	\$ -	\$ 1,148,074	\$ 1,866,586
Contributions of Nonfinancial Assets	86,094	-	86,094	-	86,094	240,495
Public Support Received Indirectly						
United Way Allocations	77,074	-	77,074	-	77,074	126,356
Net Assets Released from Restrictions	209,075	-	209,075	-	209,075	208,318
<b>Total Public Support</b>	<b>1,520,317</b>	<b>-</b>	<b>1,520,317</b>	<b>-</b>	<b>1,520,317</b>	<b>2,441,755</b>
<b>Revenues and Grants from Governmental Agencies</b>	<b>32,851,939</b>	<b>389,020</b>	<b>33,240,959</b>	<b>-</b>	<b>33,240,959</b>	<b>28,991,792</b>
<b>Other Revenue</b>						
Program Service Fees	6,035,858	-	6,035,858	(447,007)	5,588,851	5,329,628
Rental Income	522,506	228,251	750,757	-	750,757	214,243
Other Operating Income	2,118	185,197	187,315	(774)	186,541	204,669
<b>Total Other Revenue</b>	<b>6,560,482</b>	<b>413,448</b>	<b>6,973,930</b>	<b>(447,781)</b>	<b>6,526,149</b>	<b>5,748,540</b>
<b>Total Revenue, Support, and Gains Without Donor Restrictions</b>	<b>40,932,738</b>	<b>802,468</b>	<b>41,735,206</b>	<b>(447,781)</b>	<b>41,287,425</b>	<b>37,182,087</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidating Statement of Activities - VOASELA, Inc. (Continued)**  
**For the Year Ended June 30, 2025**  
**With Summarized Comparative Information for the Year Ended June 30, 2024**

**Schedule V**

	<b>VOASELA, Inc.</b>	<b>Consolidated VOA Development, Inc.</b>	<b>Subtotal</b>	<b>Eliminations</b>	<b>2025 Consolidated</b>	<b>2024 Consolidated</b>
<b>Operating Expenses</b>						
<b>Program Services</b>						
Encouraging Positive Development	1,607,993	-	1,607,993	-	1,607,993	2,772,539
Fostering Independence	10,428,283	-	10,428,283	-	10,428,283	11,075,694
Promoting Self-Sufficiency	19,794,706	896,442	20,691,148	(477,573)	20,213,575	17,431,337
<b>Total Program Services</b>	<b>31,830,982</b>	<b>896,442</b>	<b>32,727,424</b>	<b>(477,573)</b>	<b>32,249,851</b>	<b>31,279,570</b>
<b>Supporting Services</b>						
Management and General	5,180,619	-	5,180,619	-	5,180,619	4,915,375
Fundraising	1,064,654	-	1,064,654	-	1,064,654	1,142,521
<b>Total Supporting Services</b>	<b>6,245,273</b>	<b>-</b>	<b>6,245,273</b>	<b>-</b>	<b>6,245,273</b>	<b>6,057,896</b>
<b>Total Operating Expenses</b>	<b>38,076,255</b>	<b>896,442</b>	<b>38,972,697</b>	<b>(477,573)</b>	<b>38,495,124</b>	<b>37,337,466</b>
<b>Surplus (Deficit) from Operations</b>	<b>2,856,483</b>	<b>(93,974)</b>	<b>2,762,509</b>	<b>29,792</b>	<b>2,792,301</b>	<b>(155,379)</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidating Statement of Activities - VOASELA, Inc. (Continued)**  
**For the Year Ended June 30, 2025**  
**With Summarized Comparative Information for the Year Ended June 30, 2024**

**Schedule V**

	VOASELA, Inc.	Consolidated VOA Development, Inc.	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
<b>Other Activities</b>						
Loss on Disposition of Assets	(17,362)	-	(17,362)	-	(17,362)	-
Net Investment Return	676,811	-	676,811	(29,792)	647,019	875,215
(Loss) from Investment in Subsidiaries	(364,600)	-	(364,600)	93,874	(270,726)	(1,105,658)
Other Non-Operating Gains	269,727	-	269,727	-	269,727	248,446
<b>Surplus from Other Activities</b>	<b>564,576</b>	<b>-</b>	<b>564,576</b>	<b>64,082</b>	<b>628,658</b>	<b>18,003</b>
<b>Change in Net Assets</b>						
<b>Without Donor Restrictions</b>	<b>3,421,059</b>	<b>(93,974)</b>	<b>3,327,085</b>	<b>93,874</b>	<b>3,420,959</b>	<b>(137,376)</b>
<b>Net Assets With Donor Restrictions</b>						
Public Support Received Directly						
Contributions and Special Events	184,682	-	184,682	-	184,682	196,158
Net Assets Released from Restrictions	(209,075)	-	(209,075)	-	(209,075)	(208,318)
<b>Change in Net Assets</b>	<b>(24,393)</b>	<b>-</b>	<b>(24,393)</b>	<b>-</b>	<b>(24,393)</b>	<b>(12,160)</b>
<b>With Donor Restrictions</b>						
<b>Total Change in Net Assets</b>	<b>3,396,666</b>	<b>(93,974)</b>	<b>3,302,692</b>	<b>93,874</b>	<b>3,396,566</b>	<b>(149,536)</b>
<b>Net Assets, Beginning of Year</b>	<b>40,506,790</b>	<b>1,747,263</b>	<b>42,254,053</b>	<b>(1,747,263)</b>	<b>40,506,790</b>	<b>40,656,326</b>
<b>Net Assets, End of Year</b>	<b>\$ 43,903,456</b>	<b>\$ 1,653,289</b>	<b>\$ 45,556,745</b>	<b>\$ (1,653,389)</b>	<b>\$ 43,903,356</b>	<b>\$ 40,506,790</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Consolidating Statement of Functional Expenses - VOASELA, Inc.**  
**For the Year Ended June 30, 2025**  
**With Summarized Comparative Information for the Year Ended June 30, 2024**

**Schedule VI**

	VOASELA, Inc.	Consolidated VOA Development, Inc.	Subtotal	Eliminations	2025 Consolidated	2024 Consolidated
Salaries and Wages	\$ 19,136,013	\$ -	\$ 19,136,013	\$ (252,245)	\$ 18,883,768	\$ 18,760,732
Employee Benefits	2,998,666	-	2,998,666	(41,305)	2,957,361	2,805,264
Professional Services	6,150,041	440,670	6,590,711	(147,428)	6,443,283	6,239,617
Occupancy	1,821,535	330,154	2,151,689	(2,854)	2,148,835	2,191,834
Specific Assistance	3,905,293	-	3,905,293	-	3,905,293	3,194,551
Program Supplies and Equipment	1,036,410	29,140	1,065,550	(123)	1,065,427	1,696,803
Office Supplies and Expenses	391,498	10,267	401,765	(3,825)	397,940	380,692
Travel, Conferences, and Meetings	507,532	259	507,791	-	507,791	651,598
Depreciation and Amortization	832,664	47,081	879,745	-	879,745	669,512
Interest	332,732	29,793	362,525	(29,793)	332,732	40,020
Other	963,871	9,078	972,949	-	972,949	706,843
<b>Total</b>	<b>\$ 38,076,255</b>	<b>\$ 896,442</b>	<b>\$ 38,972,697</b>	<b>\$ (477,573)</b>	<b>\$ 38,495,124</b>	<b>\$ 37,337,466</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
Consolidating Statement of Financial Position - VOA Development, Inc.  
June 30, 2025  
With Summarized Comparative Information at June 30, 2024

Schedule VII

	VOA Development, Inc.	VOA Development 2, Inc.	2025 Consolidated	2024 Consolidated
<b>Assets</b>				
<b>Current Assets</b>				
Cash and Cash Equivalents	\$ -	\$ 1,375,407	\$ 1,375,407	\$ 58,848
Accounts Receivable, Net of Allowance for Doubtful Accounts of \$5,174 at 2025 and \$5,174 at 2024	905	-	905	1,999
Other Current Assets	5,926	16,195	22,121	22,121
<b>Total Current Assets</b>	<b>6,831</b>	<b>1,391,602</b>	<b>1,398,433</b>	<b>82,968</b>
<b>Fixed Assets, Net</b>	<b>806,921</b>	<b>6,717,964</b>	<b>7,524,885</b>	<b>2,671,702</b>
<b>Other Assets</b>				
Designated and Restricted Deposits	7,668	210,929	218,597	7,318
<b>Total Other Assets</b>	<b>7,668</b>	<b>210,929</b>	<b>218,597</b>	<b>7,318</b>
<b>Total Assets</b>	<b>\$ 821,420</b>	<b>\$ 8,320,495</b>	<b>\$ 9,141,915</b>	<b>\$ 2,761,988</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

Schedule VII

**Consolidating Statement of Financial Position - VOA Development, Inc. (Continued)**

**June 30, 2025**

**With Summarized Comparative Information at June 30, 2024**

	VOA Development, Inc.	VOA Development 2, Inc.	2025 Consolidated	2024 Consolidated
<b>Liabilities and Net Assets</b>				
<b>Current Liabilities</b>				
Accounts Payable	\$ 100,718	\$ 991,374	\$ 1,092,092	\$ 18,633
Accounts Payable - VOASELA, Inc.	674,009	125,171	799,180	746,589
Note Payable - VOASELA, Inc.	176,439	-	176,439	176,439
Interest Payable - VOASELA, Inc.	59,586	-	59,586	29,793
Accrued Expenses	31,733	-	31,733	27,296
Other Current Liabilities	12,105	317,491	329,596	15,975
<b>Total Current Liabilities</b>	<b>1,054,590</b>	<b>1,434,036</b>	<b>2,488,626</b>	<b>1,014,725</b>
<b>Other Liabilities</b>				
Mortgages and Notes Payable, Less Unamortized Debt Issuance Costs	-	5,000,000	5,000,000	-
<b>Total Other Liabilities</b>	<b>-</b>	<b>5,000,000</b>	<b>5,000,000</b>	<b>-</b>
<b>Total Liabilities</b>	<b>1,054,590</b>	<b>6,434,036</b>	<b>7,488,626</b>	<b>1,014,725</b>
<b>Net Assets</b>				
Net Assets Without Donor Restrictions	(233,170)	1,886,459	1,653,289	1,747,263
<b>Total Net Assets</b>	<b>(233,170)</b>	<b>1,886,459</b>	<b>1,653,289</b>	<b>1,747,263</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 821,420</b>	<b>\$ 8,320,495</b>	<b>\$ 9,141,915</b>	<b>\$ 2,761,988</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule VIII**

**Consolidating Statement of Activities - VOA Development, Inc.**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	VOA Development, Inc.	VOA Development 2, Inc.	2025 Consolidated	2024 Consolidated
<b>Revenues and Grants from Governmental Agencies</b>	<b>\$ 389,020</b>	<b>\$ -</b>	<b>\$ 389,020</b>	<b>\$ 432,115</b>
<b>Other Revenue</b>				
Rental Income	228,251	-	228,251	214,243
Other Operating Income	-	185,197	185,197	203,350
<b>Total Other Revenue</b>	<b>228,251</b>	<b>185,197</b>	<b>413,448</b>	<b>417,593</b>
<b>Total Revenue, Support, and Gains Without Donor Restrictions</b>	<b>617,271</b>	<b>185,197</b>	<b>802,468</b>	<b>849,708</b>

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule VIII**

**Consolidating Statement of Activities - VOA Development, Inc. (Continued)**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	VOA Development, Inc.	VOA Development 2, Inc.	2025 Consolidated	2024 Consolidated
<b>Operating Expenses</b>				
<b>Program Services</b>				
Promoting Self-Sufficiency	769,847	126,595	896,442	775,972
<b>Total Program Services</b>	769,847	126,595	896,442	775,972
<b>Total Operating Expenses</b>	769,847	126,595	896,442	775,972
<b>(Deficit) Surplus from Operations</b>	(152,576)	58,602	(93,974)	73,736
<b>Change in Net Assets</b>				
Without Donor Restrictions	(152,576)	58,602	(93,974)	73,736
<b>Total Change in Net Assets</b>	(152,576)	58,602	(93,974)	73,736
<b>Net Assets, Beginning of Year</b>	(80,594)	1,827,857	1,747,263	1,673,527
<b>Net Assets, End of Year</b>	\$ (233,170)	\$ 1,886,459	\$ 1,653,289	\$ 1,747,263

See independent auditor's report.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

**Schedule IX**

**Consolidating Statement of Functional Expenses - VOA Development, Inc.**

**For the Year Ended June 30, 2025**

**With Summarized Comparative Information for the Year Ended June 30, 2024**

	VOA Development, Inc.	VOA Development 2, Inc.	2025 Consolidated	2024 Consolidated
Professional Services	\$ 344,012	\$ 96,658	\$ 440,670	\$ 312,330
Occupancy	303,557	26,597	330,154	350,570
Program Supplies and Equipment	29,140	-	29,140	54,132
Office Supplies and Expenses	10,267	-	10,267	7,287
Travel, Conferences, and Meetings	259	-	259	305
Depreciation and Amortization	47,081	-	47,081	30,309
Interest	29,793	-	29,793	17,402
Other	5,738	3,340	9,078	3,637
<b>Total</b>	<b>\$ 769,847</b>	<b>\$ 126,595</b>	<b>\$ 896,442</b>	<b>\$ 775,972</b>

See independent auditor's report.

**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

To the Board of Directors  
Volunteers of America Southeast Louisiana, Inc. and Subsidiaries  
New Orleans, 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 consolidated financial statements of Volunteers of America Southeast Louisiana, Inc. and Subsidiaries (the Organization), which comprise the consolidated statement of financial position as of June 30, 2025, the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated October 21, 2025.

**Report on Internal Control Over Financial Reporting**

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

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

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

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

As part of obtaining reasonable assurance about whether the Organization's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated 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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **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 Organization'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 Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

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

A handwritten signature in cursive script that reads "LaForte".

A Professional Accounting Corporation

Covington, LA  
October 21, 2025

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Schedule of Findings and Responses**  
**For the Year Ended June 30, 2025**

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**Section I - Summary of Auditor's Results**

Financial Statements

- |  |               |
|--|---------------|
| 1. Type of auditors' report issued:                          | Unmodified    |
| 2. Internal control over financial reporting:                |               |
| a. Material weaknesses identified?                           | No            |
| b. Significant deficiencies identified?                      | None Reported |
| 3. Noncompliance material to the financial statements noted? | No            |

**Section II - Financial Statement Findings**

None.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES  
Schedule of Prior Audit Findings  
For the Year Ended June 30, 2025**

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None.

**VOLUNTEERS OF AMERICA  
SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**

Single Audit Report

For the Year Ended June 30, 2025



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<b>Schedule of Expenditures of Federal Awards</b>	<b>5 - 6</b>
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<b>Schedule of Findings and Questioned Costs</b>	<b>8</b>
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<b>Schedule of Prior Audit Findings</b>	<b>9</b>
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**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
REQUIRED BY THE UNIFORM GUIDANCE**

**Independent Auditor's Report**

To the Board of Directors  
Volunteers of America Southeast Louisiana, Inc. and Subsidiaries

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

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

We have audited Volunteers of America Southeast Louisiana, Inc. and Subsidiaries (the Organization) 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 Organization's major federal programs for the year ended June 30, 2025. The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Organization complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

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

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); 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 Organization and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Organization's compliance with the compliance requirements referred to above.

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

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Organization'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 Organization'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 GAAS, *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 Organization's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess 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 Organization'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 Organization'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 Organization'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.

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

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

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

We have audited the consolidated financial statements of the Organization as of and for the year ended June 30, 2025, and have issued our report thereon dated October 21, 2025, which contained an unmodified opinion on those consolidated financial statements. Our audit was performed for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the consolidated 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 consolidated financial statements.

The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated 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 federal awards is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

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

A handwritten signature in cursive script that reads "LaForte".

A Professional Accounting Corporation

Covington, LA  
November 26, 2025

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES  
Schedule of Expenditures of Federal Awards  
For the Year Ended June 30, 2025**

<b>FEDERAL GRANTOR/ PASS-THROUGH AGENCY/ PROGRAM TITLE</b>	<b>Federal Assistance Listing Number</b>	<b>Agency Number</b>	<b>Federal Expenditures</b>	<b>Pass-Through to Subrecipients</b>
<b>U.S. Department of Housing and Urban Development</b>				
Direct Programs:				
Continuum of Care Program	14.267	LA0255L6H062207, LA0255L6H062308	\$ 247,582	\$ -
Continuum of Care Program	14.267	LA0121L6H062316	1,066,076	-
Continuum of Care Program	14.267	LA0350L6H062203, LA0350L6H062304	295,641	-
Continuum of Care Program	14.267	LA0076L6H032315	1,203,500	-
Passed through UNITY for the Homeless:				
Continuum of Care Program	14.267	Unity PASS THROUGH	652,982	-
			<u>3,465,781</u>	-
Passed through New Orleans Housing Authority:				
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	LA001SC0001, LA001SR001	389,020	-
Direct Programs:				
Section 8 Housing Assistance Payments Program	14.195	LA480000001	88,864	-
Section 8 Housing Assistance Payments Program	14.195	LA480000002	57,269	-
			<u>146,133</u>	-
Passed through Volunteers of America, Inc.:				
Multifamily Housing Service Coordinators	14.191	MFSC189849	128,232	-
Passed through State of Louisiana:				
Community Development Block Grant	14.218	735481	321,843	-
Passed through City of Kenner:				
Community Development Block Grant	14.218	4623/5016	67,288	-
Passed through Parish of Jefferson:				
Community Development Block Grant	14.218	55-21602/55-22358	178,494	-
Community Development Block Grant	14.218	55-00022164/55-00022740	543,862	-
			<u>1,111,487</u>	-
<b>Total U.S. Department of Housing and Urban Development</b>			<u>5,240,653</u>	-
<b>U.S. Department of Justice</b>				
Passed through Office of Juvenile Justice:				
Juvenile Mentoring Program	16.726	15PJDP-24-GG-03790-MENT	67,679	-
<b>Total U.S. Department of Justice</b>			<u>67,679</u>	-
<b>U.S. Department of Labor</b>				
Direct Programs:				
Reentry Employment Opportunities	17.270	YF-39534-23-60-A22	419,875	-
<b>Total U.S. Department of Labor</b>			<u>419,875</u>	-

See notes to schedule of expenditures of federal awards.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES  
Schedule of Expenditures of Federal Awards (Continued)  
For the Year Ended June 30, 2025**

FEDERAL GRANTOR/ PASS-THROUGH AGENCY/ PROGRAM TITLE	Federal Assistance		Federal	Pass-Through
	Listing Number	Agency Number	Expenditures	to Subrecipients
<b>U.S. Department of Veteran Affairs</b>				
Direct Programs:				
VA Homeless Providers Grant and Per Diem Program	64.024	VOAN750-5088-629-PD-24	865,598	-
VA Homeless Providers Grant and Per Diem Program	64.024	VOAN750-5088-629-PD-24	447,790	-
VA Homeless Providers Grant and Per Diem Program	64.024	VOAN750-2224-629-CM-24	117,612	-
			<u>1,431,000</u>	-
VA Supportive Services for Veteran Families Program	64.033	2012-LA-038-24	4,257,769	2,462,832
VA Supportive Services for Veteran Families Program	64.033	2012-LA-038-25	245,034	225,307
VA Supportive Services for Veteran Families Program	64.033	2012-LA-038-LT	302,420	174,224
			<u>4,805,223</u>	<u>2,862,363</u>
<b>Total U.S. Department of Veteran Affairs</b>			<u>6,236,223</u>	<u>2,862,363</u>
<b>U.S. Department of Health and Human Services</b>				
Direct Programs:				
Enhance Safety of Children Affected by Substance Abuse	93.087	90CU0122-02-00; 90CU0122-03-00	644,348	-
Special Projects of National Significance	93.928	20U90HA39767HEPC	32,941	-
Congressional Directives	93.493	1 CE1HS53793-01-00	3,564,449	-
Passed through City of New Orleans:				
HIV Emergency Relief Project Grant	93.914	H8900035	131,719	-
Ending the HIV Epidemic: A Plan for America				
Ryan White HIV/AIDS Program	93.686	UT833948	69,994	-
HIV Care Formula Grant	93.917	2000599162	1,299,439	-
Direct Programs:				
Substance Abuse and Mental Health Services Projects of Regional and National Significance	93.243	6H79SM084849-01, 5H79SM084849-02	417,643	-
Passed through Substance Abuse Mental Health Administration				
Substance Abuse and Mental Health Services Projects of Regional and National Significance	93.243	19TI82417A, 21SP82125A	678,872	-
			<u>1,096,515</u>	-
<b>Total U.S. Department of Health and Human Services</b>			<u>6,839,405</u>	-
<b>Corporation for National and Community Service</b>				
Direct Programs:				
AmeriCorps Seniors Retired and Senior Volunteer Program (RSVP)	94.002	22SRGLA001, 25SRGLA002	95,013	-
<b>Total Corporation for National and Community Service</b>			<u>95,013</u>	-
<b>Total Expenditures of Federal Awards</b>			<u>\$ 18,898,848</u>	<u>\$ 2,862,363</u>

See notes to schedule of expenditures of federal awards.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES**  
**Notes to Schedule of Expenditures of Federal Awards**  
**For the Year Ended June 30, 2025**

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**Note 1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Volunteers of America Southeast Louisiana, Inc. and Subsidiaries under programs of the federal government for the year ended June 30, 2025. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Organization, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Organization.

**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. De Minimis Cost Rate**

The Organization uses indirect cost rates negotiated and approved by the grant awarding agencies and has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES  
Schedule of Findings and Questioned Costs  
For the Year Ended June 30, 2025**

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**Section I. Summary of Auditor's Results**

**Financial Statements**

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weaknesses identified? No
- Significant deficiencies identified? None Reported

Noncompliance material to the financial statements noted? No

**Federal Awards**

Internal control over major programs:

- Material weaknesses identified? No
- Significant deficiencies identified? None Reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? No

Identification of major programs:

<u>AL Number</u>	<u>Name of Federal Program</u>
17.270	Reentry Employment Opportunities
93.493	Congressional Directives

Dollar threshold used to distinguish between Type A and B programs: \$750,000

Auditee qualified as low-risk auditee? Yes

**Section II. Findings - Financial Statement Audit**

None.

**Section III. Findings and Questioned Costs - Major Federal Award Programs Audit**

None.

**VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.  
AND SUBSIDIARIES  
Summary Schedule of Prior Audit Findings  
For the Year Ended June 30, 2025**

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None.

## **AGREED-UPON PROCEDURES REPORT**

Volunteers of America Southeast Louisiana, Inc. and Subsidiaries

Independent Accountant's Report  
On Applying Agreed-Upon Procedures

**For the Period July 1, 2024 - June 30, 2025**

To the Board of Directors  
Volunteers of America Southeast Louisiana, Inc. and Subsidiaries  
and the Louisiana Legislative Auditor:

We have performed the procedures enumerated below on the control and compliance (C/C) areas identified in the Louisiana Legislative Auditor's (LLA's) Statewide Agreed-Upon Procedures (SAUPs) for the fiscal period July 1, 2024 through June 30, 2025. Volunteers of America Southeast Louisiana, Inc. and Subsidiaries' (the Organization) management is responsible for those C/C areas identified in the SAUPs.

The Organization has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the engagement, which is to perform specified procedures on the C/C areas identified in the LLA's SAUPs for the fiscal period July 1, 2024 through June 30, 2025. Additionally, the LLA has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

### **3) *Bank Reconciliations***

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- A. Obtain a listing of entity bank accounts for the fiscal period from management and management's representation that the listing is complete. Ask management to identify the entity's main operating account. Select the entity's main operating account and randomly select 4 additional accounts (or all accounts if less than 5). Randomly select one month from the fiscal period, obtain and inspect the corresponding bank statement and reconciliation for each selected account, and observe that:
- i. Bank reconciliations include evidence that they were prepared within 2 months of the related statement closing date (e.g., initialed and dated or electronically logged);
  - ii. Bank reconciliations include written evidence that a member of management or a board member who does not handle cash, post ledgers, or issue checks has reviewed each bank reconciliation within 1 month of the date the reconciliation was prepared (e.g., initialed and dated, electronically logged); and

- iii. Management has documentation reflecting it has researched reconciling items that have been outstanding for more than 12 months from the statement closing date, if applicable.

**Results:** No exceptions were noted as a result of performing procedures #3A(i) and #3A(iii). Exceptions were noted for procedure #3A(ii). Out of 5 (five) tested 4 (four) bank reconciliations did not have evidence of review within one month of the reconciliations' preparation date.

**Management's Response:** Management, led by the CFO, believe strongly in the internal control review role. Unfortunately, the Organization had a transition of the Comptroller position that occurred on 09/30/2024 that directly impacted the requested sample. The CFO stepped into the review role and missed the 60-day requirement by three days. The delay also coincided with the Thanksgiving holiday. We have since hired for the Comptroller position in late March 2025 and aim to follow the guidelines as written.

## **6) Credit Cards/Debit Cards/Fuel Cards/Purchase Cards (Cards)**

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- A. Obtain from management a listing of all active credit cards, bank debit cards, fuel cards, and purchase cards (cards) for the fiscal period, including the card numbers and the names of the persons who maintained possession of the cards. Obtain management's representation that the listing is complete.
- B. Using the listing prepared by management, randomly select 5 cards (or all cards if less than 5) that were used during the fiscal period. Randomly select one monthly statement or combined statement for each card (for a debit card, randomly select one monthly bank statement). Obtain supporting documentation, and:
  - i. Observe whether there is evidence that the monthly statement or combined statement and supporting documentation (e.g., original receipts for credit/debit card purchases, exception reports for excessive fuel card usage) were reviewed and approved, in writing (or electronically approved) by someone other than the authorized card holder (those instances requiring such approval that may constrain the legal authority of certain public officials, such as the mayor of a Lawrason Act municipality, should not be reported); and
  - ii. Observe that finance charges and late fees were not assessed on the selected statements.
- C. Using the monthly statements or combined statements selected under procedure #6B above, excluding fuel cards, randomly select 10 transactions (or all transactions if less than 10) from each statement, and obtain supporting documentation for the transactions (e.g., each card should have 10 transactions subject to inspection). For each transaction, observe that it is supported by (1) an original itemized receipt that identifies precisely what was purchased, (2) written documentation of the business/public purpose, and (3) documentation of the individuals participating in meals (for meal charges only). For missing receipts, the practitioner should describe the nature of the transaction and observe whether management had a compensating control to address missing receipts, such as a "missing receipt statement" that is subject to increased scrutiny.

**Results:** No exceptions were noted as a result of these procedures.

We were engaged by the Organization to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and applicable standards of *Government Auditing Standards*. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on those C/C areas identified in the SAUPs. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely to describe the scope of testing on those C/C areas identified in the LLA's SAUPs, and the results of that testing, and not to provide an opinion on control or compliance. Accordingly, this report is not suitable for any other purpose. Under Louisiana Revised Statute 24:513, this report is distributed by the Louisiana Legislative Auditor as a public document.

A handwritten signature in cursive script that reads "LaForte".

A Professional Accounting Corporation

Covington, LA  
November 1, 2025