

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA

**AUDITED FINANCIAL STATEMENTS
AND SUPPLEMENTAL DATA**

TWELVE MONTHS ENDED SEPTEMBER 30, 2025

Mike Estes, P.C.
A Professional Accounting Corporation

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AUDIT QUALITY CENTER

Independent Auditor's Report

Board of Commissioners
Housing Authority of Rayville
Rayville, Louisiana

Report on the Audit of the Financial Statements

Opinion

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

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

Emphasis of Matter

Also included in Supplementary Information is an Agreed-Upon Procedures report, which reports on an Agreed-Upon Procedures engagement now required by the Louisiana Legislative Auditor. Our opinion is not modified in respect to this matter.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Town of Rayville, Louisiana's basic financial statements. The statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 23, 2026 on our consideration of the Housing Authority of the Town of Rayville, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Town of Rayville, Louisiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the Town of Rayville, Louisiana's internal control over financial reporting and compliance.

Mike Estes, P.C.

Mike Estes, P.C.
Fort Worth, Texas
March 23, 2026

Housing Authority of the Town of Rayville

Rayville, LA

Management's Discussion and Analysis

September 30, 2025

Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their *Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999.

Financial Highlights

The most significant changes on the 2025 financial statements were in Accrued Interest Payable, Construction – in – Progress, Unearned Revenue, Capital Grants, Liability Insurance.

Overview of the Financial Statements

The annual report includes a Management Discussion and Analysis report, the Basic Financial Statements, the Notes to the Financial Statements, and the Financial Data Schedule (FDS) as referenced in the section of Supplemental Information Required by HUD. The financial statements are presented as fund level financial statements because the Housing Authority only has proprietary funds.

The financial statements report information using accounting methods like those used by private sector companies. These statements offer short-term and long-term financial information about the Housing Authority's activities. The Statement of Net Position includes assets and liabilities plus provides information about the nature and amounts of investments in resources (assets) and obligations to creditors (liabilities). It also provides the basis for evaluating capital structure to include assessing liquidity and financial flexibility.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities like those found in the private business sector where the determination of net position is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which assets and liabilities, associated with the operation of these funds, are included on the balance sheet. Their focus is on income measurement which, together with the maintenance of equity, is an important financial indicator. Our discussion and analysis provide an overview of the financial activities and performance for year-end September 30, 2025.

All the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the ability of management to meet budgets, maintain property (meets HUD specifications and inspections), and determines whether the Housing Authority has successfully recovered costs through its rental fees and other charges. It can also be used to measure profitability and credit worthiness.

Housing Authority of the Town of Rayville
Management's Discussion and Analysis
September 30, 2025

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities. It also provides answers to such questions as the source, expenditures, and change in cash during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The section Supplemental Information Required by HUD contains the Financial Data Schedule (FDS). HUD has established Uniform Financial Reporting Standards that require the Housing Authority to submit financial information electronically to HUD using the FDS format.

Financial Analysis

One of the most important questions concerning finances is the following: "Is the Housing Authority as a whole better or worse because of the achievements of the reported fiscal year?" The purpose of the information presented in this Management's Discussion and Analysis is to assist the reader in answering this question.

The basic financial statements are the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position. The Statement of Net Position provides a summary of assets and liabilities as of the close of business on September 30, 2025. The Statement of Revenues, Expenses, and Changes in Fund Net Position summarize the revenues, and sources of those revenues generated, and the expenses incurred in operating the Housing Authority for the year-ended September 30, 2025.

The Housing Authority of the Town of Rayville has a low-rent program that provides housing for qualified tenants and a capital fund program for improvements to its low-rent property.

The following analysis focuses on the net position and the change in net position not the individual programs.

Housing Authority of the Town of Rayville
Management's Discussion and Analysis
September 30, 2025

Net Position

September 30,

| | <u>2025</u> | <u>2024</u> | <u>Change</u> | <u>% of Change</u> |
|------------------------------|----------------------------|----------------------------|--------------------------|----------------------|
| Current Assets | \$ 544,184 | \$ 569,470 | \$ (25,286) | -4.44% |
| Capital Assets, Net | <u>1,950,387</u> | <u>1,821,316</u> | <u>129,071</u> | <u>7.09%</u> |
| Total Assets | \$ <u>2,494,571</u> | \$ <u>2,390,786</u> | \$ <u>103,785</u> | <u>4.34%</u> |
| | | | | |
| Current Liabilities | 90,548 | 55,203 | 35,345 | 56.55% |
| Noncurrent Liabilities | <u>34,664</u> | <u>25,168</u> | <u>9,496</u> | <u>37.73%</u> |
| Total Liabilities | \$ <u>125,212</u> | \$ <u>80,371</u> | \$ <u>44,841</u> | <u>50.85%</u> |
| | | | | |
| Net Position: | | | | |
| Investment in Capital Assets | 1,950,387 | 1,818,933 | 131,454 | 7.22% |
| Unrestricted Net Position | <u>418,972</u> | <u>491,482</u> | <u>(72,510)</u> | <u>-14.75%</u> |
| Total Net Position | \$ <u>2,369,359</u> | \$ <u>2,310,415</u> | \$ <u>58,944</u> | <u>2.55%</u> |

Capital Assets

(Net of Accumulated Depreciation)

September 30,

| | <u>2025</u> | <u>2024</u> | <u>Change</u> | <u>% of Change</u> |
|-------------------------------|----------------------------|----------------------------|--------------------------|---------------------|
| Land | \$ 32,150 | \$ 32,150 | \$ 0 | 0.00% |
| Buildings | 6,081,093 | 6,081,093 | 0 | 0.00% |
| Furniture & Equipment - Dwell | 97,066 | 91,763 | 5,303 | 5.78% |
| Furniture & Equipment - Admin | 200,299 | 196,299 | 4,000 | 2.04% |
| Leasehold Improvements | 1,502,351 | 1,500,483 | 1,868 | 0.12% |
| Construction in progress | <u>361,279</u> | <u>48,949</u> | <u>312,330</u> | <u>638.07%</u> |
| Subtotal | 8,274,238 | 7,950,737 | 323,501 | 4.07% |
| Accumulated Depreciation | <u>(6,323,851)</u> | <u>(6,129,421)</u> | <u>(194,430)</u> | <u>3.17%</u> |
| Net Capital Assets | \$ <u>1,950,387</u> | \$ <u>1,821,316</u> | \$ <u>129,071</u> | <u>7.09%</u> |

Net Position

Total assets consist of current and capital assets. Current assets are resources that are reasonably expected, based on plans and intentions, to be converted into cash or its equivalent during the current operating cycle. Capital assets are long-term tangible assets obtained because of past transactions, events, or circumstances and include buildings, equipment, and improvements to buildings and land.

Housing Authority of the Town of Rayville
Management's Discussion and Analysis
September 30, 2025

Total liabilities consist of current and noncurrent payables. Current liabilities are current debts that are owed and due within 12 months. It is expected that current liabilities will consume current financial resources to satisfy debt. Noncurrent liabilities are debts that are owed but not due within 12 months. It is not expected that these liabilities will consume current financial resources to satisfy the debt.

The increase in total assets was due to Construction – in - Progress. Total liabilities increased due to Unearned Revenue.

Total Net Position

As of September 30, 2025, the Housing Authority had \$2,369,359 invested in total net position. Of this amount, \$418,972 of unrestricted net position may be used to meet the Authority's future ongoing expenses and obligations. The remainder of \$1,950,387 represents the investment in capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

Debt

The Authority had no long-term obligations such as notes or bonds payable.

Expendable Fund Balance

| | <u>2025</u> | <u>2024</u> | <u>Change</u> | <u>% of Change</u> |
|---|-------------------|-------------------|--------------------|--------------------|
| Expendable Fund Balance | \$ <u>438,379</u> | \$ <u>503,373</u> | \$ <u>(64,994)</u> | <u>-12.91%</u> |
| Number of Months Expendable Fund | <u>7.00</u> | <u>8.58</u> | <u>(1.58)</u> | <u>-18.44%</u> |

Expendable Fund Balance

If current assets, less materials inventory, were converted to cash and all current liabilities were paid, the Authority's cash balance (expendable fund balance) would be \$438,379 which decreased \$64,994.

Number of Months Expendable Fund Balance

The expendable fund balance is divided by average monthly expense (total expenses for the year, less depreciation, divided by twelve (12) to determine the number of months expendable fund balance. This factor indicates the number of months the entity could operate without relying on additional funding. As of the fiscal year-end, the Authority could continue operations for 7.00 months.

Housing Authority of the Town of Rayville
Management's Discussion and Analysis
September 30, 2025

Changes in Net Position
For the Year Ended September 30

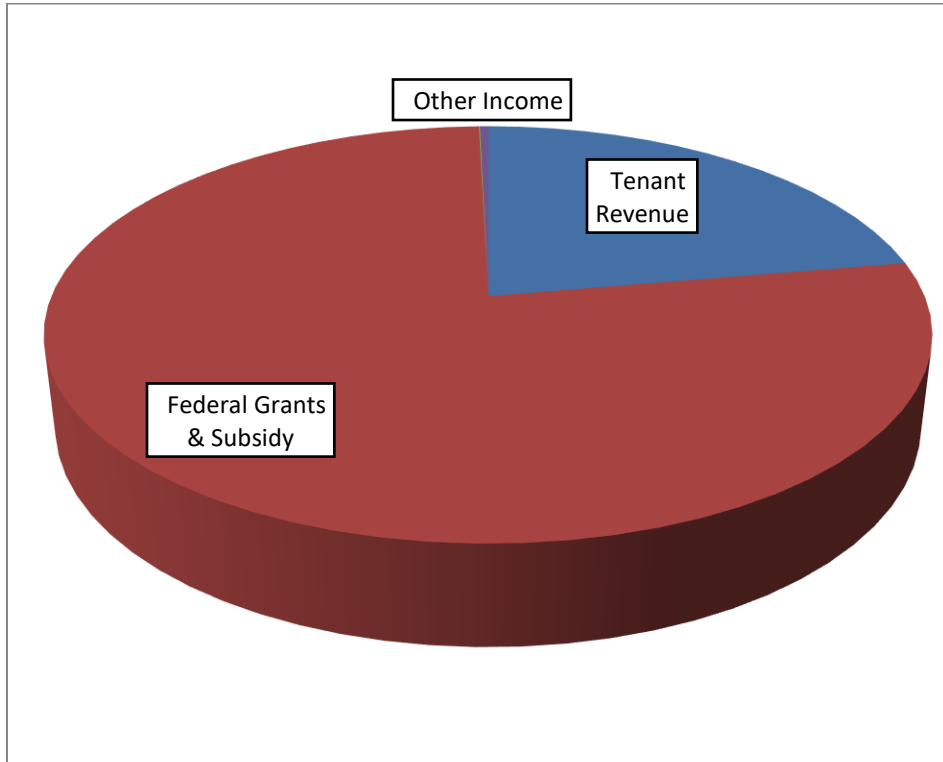
| | <u>2025</u> | <u>2024</u> | <u>Change</u> | <u>% of Change</u> |
|--|-------------------------|----------------------------|--------------------------|------------------------|
| Revenue: | | | | |
| Tenant Revenue | \$ 226,976 | \$ 219,022 | \$ 7,954 | 3.63% |
| Federal Grants & Subsidy | 786,829 | 534,105 | 252,724 | 47.32% |
| Investment | 500 | 3,135 | (2,635) | -84.05% |
| Other Income | 3,752 | 9,501 | (5,749) | -60.51% |
| Loss on the sale of capital assets | 0 | 25,000 | (25,000) | -100.00% |
| Total Revenue | <u>1,018,057</u> | <u>790,763</u> | <u>252,294</u> | <u>31.91%</u> |
| Expenses: | | | | |
| Administrative | 239,360 | 229,383 | 9,977 | 4.35% |
| Tenant Services | 0 | 500 | (500) | -100.00% |
| Utilities | 56,992 | 46,014 | 10,978 | 23.86% |
| Routine Maintenance | 328,296 | 298,342 | 29,954 | 10.04% |
| Protective Services | 203 | 323 | (120) | -37.15% |
| Interest Expense | 148 | 123 | 25 | 20.33% |
| General | 115,839 | 116,166 | (327) | -0.28% |
| Nonroutine | 2,910 | 9,685 | (6,775) | -69.95% |
| Casualty Losses | 8,200 | 0 | 8,200 | 100.00% |
| Depreciation | 207,165 | 202,073 | 5,092 | 2.52% |
| Total Operating Expenses | <u>959,113</u> | <u>902,609</u> | <u>56,504</u> | <u>6.26%</u> |
| Increase (Decrease) in Net Position | <u>\$ 58,944</u> | <u>\$ (111,846)</u> | <u>\$ 195,790</u> | <u>-175.05%</u> |

Changes in Net Position

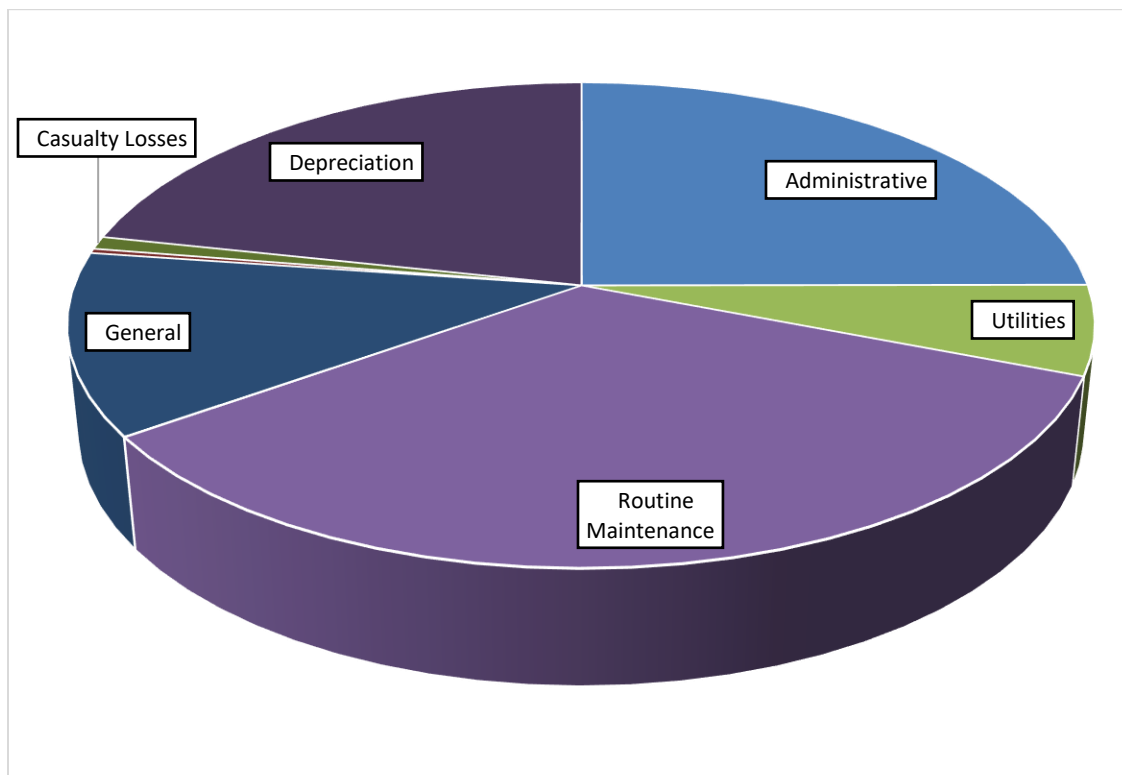
Total revenue increased due to Federal Grants and Subsidy. Total operating expenses increased due to Routine Maintenance. The net effect was an increase in changes in net position.

Housing Authority of the Town of Rayville
Management's Discussion and Analysis
September 30, 2025

2025 Total Revenue



2025 Total Operating Expenses



Housing Authority of the Town of Rayville
Management's Discussion and Analysis
September 30, 2025

Economic Factors

The Housing Authority is primarily dependent upon HUD for the funding of operations. The entity is affected by both federal budgetary decisions and by local economic conditions.

Contacting the Housing Authority's Financial Management

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Authority's finances and to show accountability for money it receives. If you have questions or need further clarification regarding the financial statements, contact Donna Ellis, Executive Director, Housing Authority of the Town of Rayville, 202 Waldorf St., Rayville, LA 71269, telephone number (318) 728-5217.

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

ASSETS

Current assets

| | |
|---|------------|
| Cash and cash equivalents | \$ 441,646 |
| Accounts receivable net | 8,572 |
| Interest receivable | 294 |
| Prepaid items and other assets | 63,545 |
| Inventory | 15,257 |
| Restricted assets - cash and cash equivalents | 14,870 |

| | |
|----------------------|---------|
| Total Current Assets | 544,184 |
|----------------------|---------|

Capital Assets, net

| | |
|--|-----------|
| Land and other non-depreciated assets | 393,429 |
| Other capital assets - net of depreciation | 1,556,958 |

| | |
|---------------------------|-----------|
| Total Capital Assets, net | 1,950,387 |
|---------------------------|-----------|

| | |
|--------------|--------------|
| Total Assets | \$ 2,494,571 |
|--------------|--------------|

LIABILITIES

Current Liabilities

| | |
|------------------------------|-----------|
| Accounts payable | \$ 22,173 |
| Unearned income | 31,136 |
| Compensated absences payable | 2,819 |
| Subscription payable | 4,022 |
| Deposits due others | 14,870 |
| Accrued PILOT | 15,528 |

| | |
|---------------------------|--------|
| Total Current Liabilities | 90,548 |
|---------------------------|--------|

Noncurrent Liabilities

| | |
|------------------------------|--------|
| Compensated absences payable | 25,370 |
| Subscription payable | 9,294 |

| | |
|-------------------|---------|
| Total Liabilities | 125,212 |
|-------------------|---------|

NET POSITION

| | |
|----------------------------------|-----------|
| Net investment in capital assets | 1,950,387 |
| Unrestricted | 418,972 |

| | |
|--------------|--------------|
| Net Position | \$ 2,369,359 |
|--------------|--------------|

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

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

FOR THE YEAR ENDED SEPTEMBER 30, 2025

| | |
|---|--------------|
| OPERATING REVENUES | |
| Dwelling rental | \$ 212,268 |
| Governmental operating grants | 474,499 |
| Tenant revenue-other | 14,708 |
| Other | 3,752 |
| Total Operating Revenues | 705,227 |
| OPERATING EXPENSES | |
| Administration | 239,563 |
| Utilities | 56,992 |
| Ordinary maintenance & operations | 328,296 |
| General expenses | 115,839 |
| Depreciation | 207,165 |
| Casualty losses | 8,200 |
| Extraordinary maintenance | 2,910 |
| Total Operating Expenses | 958,965 |
| Income (Loss) from Operations | (253,738) |
| Non Operating Revenues (Expenses) | |
| Interest earnings | 500 |
| Gain on sale of capital assets | (148) |
| Total Non-Operating Revenues (Expenses) | 352 |
| Income (Loss) before contribution | (253,386) |
| Capital Contribution | 312,330 |
| Change in net position | 58,944 |
| Total net position - beginning | 2,310,415 |
| Total net position - ending | \$ 2,369,359 |

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

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

| | |
|---|---------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | |
| Rental receipts | \$ 236,781 |
| Other receipts | 25,789 |
| Federal grants | 476,307 |
| Payments to vendors | (362,105) |
| Payments to employees – net | (389,130) |
| | (12,358) |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | |
| Purchase of capital assets | (323,501) |
| Federal Capital Grants | 312,330 |
| Interest expense | (148) |
| Subscription payable | (15,119) |
| | (26,438) |
| CASH FLOWS FROM INVESTING ACTIVITIES | |
| Interest income | 371 |
| | 371 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS | (38,425) |
| CASH AND CASH EQUIVALENTS | |
| Beginning of Fiscal Year | 494,941 |
| CASH AND CASH EQUIVALENTS | End of Fiscal Year |
| | \$ 456,516 |

Continued

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

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

| | |
|--|---------------------------|
| Operating income (loss) | \$ (253,738) |
| Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities: | |
| Depreciation Expense | 207,165 |
| Provision of uncollectible accounts | (630) |
| Change in assets and liabilities: | |
| Receivables | 1,167 |
| Inventories | (4,363) |
| Prepaid items | (9,183) |
| Account payables | 20,643 |
| Unearned income | 26,945 |
| Deposits due others | (364) |
| Net cash provided (used) by operations | \$ <u><u>(12,358)</u></u> |

Concluded

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

SEPTEMBER 30, 2025

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

SEPTEMBER 30, 2025

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

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

The Housing Authority has the following units:

| | | |
|-------------------|---------|-----|
| PHA Owned Housing | FW 1279 | 100 |
|-------------------|---------|-----|

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

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

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

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

SEPTEMBER 30, 2025

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

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

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

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

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

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

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

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

SEPTEMBER 30, 2025

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

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$456,516. This is comprised of cash and cash equivalents of \$441,646 and restricted assets – cash of \$14,870, on the statement of net position.

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

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

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

H. CAPITAL ASSETS Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$500. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful live is management’s estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

| | |
|-------------------------|-------------|
| Site improvements | 15 years |
| Buildings | 15-40 years |
| Building improvements | 15 years |
| Furniture and equipment | 5-7 years |
| Computers | 3 years |

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

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

SEPTEMBER 30, 2025

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

K. POST EMPLOYMENT BENEFITS The Authority does not recognize or pay any post employment benefits. Accordingly, Governmental Accounting Standards Board (GASB) Statement Number 45 does not apply.

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

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

Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

M. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS The Authority determines if an arrangement is or contains a subscription-based information technology arrangement (subscription) at contract inception and recognizes an intangible subscription asset and a subscription liability at the commencement date. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. The subscription term may include renewal or extension options to the extent they are reasonably certain to be exercised. The Authority uses its estimated incremental borrowing rate of 3% as the discount rate for subscriptions.

The Authority monitors for events or changes in circumstances that require a reassessment of its subscriptions. When a reassessment results in the remeasurement of a subscription liability, a corresponding adjustment is made to the carrying amount of the subscription asset.

During fiscal year 2024, the Authority adopted GASB No. 96, *Subscription-Based Information Technology Arrangements*, using a full-retrospective approach. GASB 96 requires a recognition of an intangible subscription asset and a subscription liability, thereby enhancing the relevance and reliability of information regarding subscription activities. Accordingly, the accompanying financial statements, as of and for the year ended September 30, 2025, the Authority reflects total subscription assets of \$12,700, net of amortization and recognized total subscription liabilities of \$13,316.

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

SEPTEMBER 30, 2025

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

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

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

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

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

Restricted Cash: \$14,870 is restricted in the General Fund for security deposits.

At September 30, 2025, the Housing Authority's carrying amount of deposits was \$456,466 and the bank balance was \$458,508. Petty cash consists of \$50. \$373,608 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$84,900 was covered by pledged securities. However, this \$84,900 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

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

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

SEPTEMBER 30, 2025

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

| <u>Class of Receivables</u> | |
|-----------------------------|-------------|
| Local sources: | |
| Tenants | \$ 8,572 |
| | <hr/> |
| Total | \$ 8,572 |
| | <hr/> <hr/> |

The tenants account receivables is net of an allowance for doubtful accounts of \$382

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

| | Beginning Balance | Additions | Deletions | Ending Balance |
|--------------------------------|----------------------|------------|-----------|-------------------|
| Non-depreciable assets | | | | |
| Land and buildings | \$ 32,150 | \$ 0 | \$ 0 | \$ 32,150 |
| Construction in progress | 48,949 | 312,330 | 0 | 361,279 |
| Depreciable assets: | | | | |
| Buildings | 7,581,576 | 14,603 | 0 | 7,596,179 |
| Furniture and equipment | 288,062 | 9,303 | 0 | 297,365 |
| Total capital assets | 7,950,737 | 336,236 | 0 | 8,286,973 |
| Less: accumulated depreciation | | | | |
| Buildings | 5,975,527 | 178,097 | 0 | 6,153,624 |
| Furniture and equipment | 153,894 | 29,068 | 0 | 182,962 |
| Total accumulated depreciation | 6,129,421 | 207,165 | 0 | 6,336,586 |
| Total capital assets, net | \$ 1,821,316 | \$ 129,071 | \$ 0 | \$ 1,950,387 |

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

SEPTEMBER 30, 2025

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

| | | |
|--|----|--------|
| Vendors | \$ | 11,508 |
| Payroll taxes & Retirement withheld | | 8,857 |
| Account payable HUD | | 1,808 |
| Total | \$ | 22,173 |

NOTE 6 – COMPENSATED ABSENCES At September 30, 2025, employees of the Housing Authority have accumulated and vested \$28,189 of employee leave computed in accordance with GASB, Codification Section C60.

NOTE 7 – SUBSCRIPTION-BASED INFORMATION TECHNOLOGY AGREEMENT LIABILITIES – CONTINUED The Authority has subscription-based information technology agreements (SBITAs) which grant noncancelable rights to use underlying information technology software. The term of the agreement is five years and contain fixed and variable payment terms. Certain SBITAs contain the option for renewal, which has been considered in the SBITA liability when the Authority is reasonably certain to exercise the renewal option.

| | | Year Ending September 30, 2025 |
|--------------------------------------|----|-----------------------------------|
| Subscription expense | | |
| Amortization expense | \$ | 3,889 |
| Interest on subscription liabilities | | 148 |
| Total | \$ | 4,037 |

| | Year Ending September 30, 2024 | | Additions | | Subtractions | Year Ending September 30, 2025 | Amount due within one year |
|-------------------|-----------------------------------|----|-----------|----|--------------|-----------------------------------|-------------------------------|
| SBITA Liabilities | \$ 2,072 | \$ | 14,604 | \$ | 3,360 | \$ 13,316 | \$ 4,022 |
| | 2,072 | \$ | 14,604 | \$ | 3,360 | \$ 13,316 | \$ 4,022 |

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

SEPTEMBER 30, 2025

Maturities and future interest requirements related to the balances of SBITA liabilities outstanding as of September 30, 2025, are summarized as follows:

| | | Principal | | Interest | | Total Payment |
|------|----|-----------|----|----------|----|---------------|
| 2026 | \$ | 4,022 | \$ | 300 | \$ | 4,322 |
| 2027 | | 4,439 | | 300 | | 4,739 |
| 2028 | | 4,855 | | 300 | | 5,155 |
| | \$ | 13,316 | \$ | 900 | \$ | 14,216 |

NOTE 8 – LONG – TERM OBLIGATIONS The following is a summary of the long – term obligation transactions for the year ended September 30, 2025.

| | | Compensated Absences | | SBITA | | Total |
|-------------------------|----|-------------------------|----|---------|----|---------|
| Balance, beginning | \$ | 27,964 | \$ | 2,072 | \$ | 30,036 |
| Additions | | 2,256 | | 14,604 | | 16,860 |
| Deletions | | (2,031) | | (3,360) | | (5,391) |
| Balance, ending | | 28,189 | | 13,316 | | 41,505 |
| Amounts due in one year | \$ | 2,819 | \$ | 4,022 | \$ | 6,841 |

NOTE 9 – RETIREMENT SYSTEM The Housing Authority participates in the Great American Insurance Group Plan, which administers a defined contribution plan. Through this plan, the Housing Authority provides pension benefits for all of its full-time employees. All full-time employees are eligible to participate in the plan on the first day after completing one month of continuous and uninterrupted employment.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The employer is required to make monthly contributions equal to 8% of each participant’s effective compensation. Participants do not contribute.

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

SEPTEMBER 30, 2025

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

The Housing Authority has the right to establish or amend retirement plan provisions. The Housing Authority's Joinder Agreement with the Retirement Plan may be amended or modified by Board Resolution. Amendment of the Joinder Agreement is limited to provisions affecting plan specifications.

The Housing Authority made the required contributions of \$13,439 for the year ended September 30, 2025, of which \$13,439 was paid by the Housing Authority. No payments were made out of the forfeiture account.

NOTE 10 – COMMITMENTS AND CONTINGENCIES

Commitments On November 29, 2022, the Authority entered into an Employment Agreement with the new Executive Director. The agreement was for five years, starting January 1, 2023. It may be renewed for an additional five years. The Agreement may be terminated by the Executive Director upon ninety days written notice to the Authority.

Litigation The Housing Authority is not presently involved in litigation.

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

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

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

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

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

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

SEPTEMBER 30, 2025

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

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

NOTE 11 – ECONOMIC DEPENDENCE The Department of Housing and Urban Development provided \$786,829 to the Housing Authority, which represents approximately 77% of the Housing Authority's total revenue and capital contributions for the year.

NOTE 12 - SUBSEQUENT EVENTS Management has evaluated events and transactions subsequent to the statement of net position date through, March 23, 2026, of the independent auditor's report for potential recognition or disclosure in the financial statements.



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AUDIT QUALITY CENTER

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

Independent Auditor's Report

Housing Authority of Rayville
Rayville, Louisiana

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, of the Housing Authority of the Town of Rayville, Louisiana, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Rayville, Louisiana's basic financial statements, and have issued our report thereon dated March 23, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Rayville, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mike Estes, P.C.

Mike Estes, P.C.
Fort Worth, Texas
March 23, 2026

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

YEAR ENDED YEAR ENDED SEPTEMBER 30, 2025

Section I – Summary of the Auditor’s Results

Financial Statement Audit

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

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

YEAR ENDED SEPTEMBER 30, 2025

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

None

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2025

There were no audit findings.

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

YEAR ENDED SEPTEMBER 30, 2025

The following prior audit finding was a significant deficiency, required to be reported, in the prior year in accordance with *Governmental Auditing Standards* generally accepted in the United States of America:

There were no prior audit findings.

SUPPLEMENTARY INFORMATION

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

YEAR ENDED SEPTEMBER 30, 2025

CASH BASIS

| | 2022 Capital Fund | 2023 Capital Fund | 2024 Capital Fund | 2025 Capital Fund |
|---------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Funds approved | \$ 245,986 | \$ 247,704 | \$ 264,150 | \$ 273,579 |
| Funds expended | 241,175 | 222,557 | 0 | 0 |
| Excess of funds approved | \$ 4,811 | \$ 25,147 | \$ 264,150 | \$ 273,579 |
| Funds advanced | \$ 245,986 | \$ 247,704 | \$ 0 | \$ 0 |
| Funds expended | 241,175 | 222,557 | 0 | 0 |
| Excess (Deficiency) of funds advanced | \$ 4,811 | \$ 25,147 | \$ 0 | \$ 0 |

See accountants' report

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

YEAR ENDED SEPTEMBER 30, 2025

Agency Head Name: Donna Ellis, Executive Director

| Purpose | Amount |
|--|--------------------------------|
| Salary | 69,694 |
| Benefits-insurance | 30,583 |
| Benefits-retirement | 5,069 |
| Benefits-<list any other here> | 5,332 |
| Car allowance | |
| Vehicle provided by government | <enter amount reported on W-2> |
| Per diem | |
| Reimbursements | |
| Travel | |
| Registration fees | |
| Conference travel | |
| Continuing professional education fees | |
| Housing | |
| Unvouchered expenses* | |
| Special meals | |
| Total | 110,678 |

See accountants' report

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

YEAR ENDED SEPTEMBER 30, 2025

| FEDERAL GRANTOR PROGRAM TITLE | ALN NO. | PROGRAM EXPENDITURES |
|---|------------|-------------------------|
| | <hr/> | <hr/> |
| U. S. Department of Housing and Urban Development Direct Programs: | | |
| Low-Income Housing Operating Subsidy | 14.850a | \$ 434,207 |
| Capital Fund Program | 14.872 | 352,622 |
| | | <hr/> |
| Total United States Department of Housing and Urban Development | | \$ 786,829 |
| | | <hr/> <hr/> |
| Total Expenditures of Federal Awards | | \$ 786,829 |
| | | <hr/> <hr/> |

The accompanying notes are an integral part of this schedule.

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

YEAR ENDED SEPTEMBER 30, 2025

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

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

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

| | | Federal Sources |
|-------------------------------|----|-----------------|
| Enterprise Funds | | |
| Governmental operating grants | \$ | 434,207 |
| Capital contributions | | 352,622 |
| Total | \$ | 786,829 |

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

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



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AGREED UPON PROCEDURES REPORT

Independent Accountant’s Report
 On Applying Agreed-Upon Procedures

To the Board of Directors of the Rayville Housing Authority and the Louisiana Legislative Auditor:

We have performed the procedures enumerated below, which were agreed to by the Rayville Housing Authority and the Louisiana Legislative Auditor (LLA) on the control and compliance (C/C) areas identified in the LLA’s Statewide Agreed-Upon Procedures (SAUPs) for the fiscal period October 1, 2024 through September 30, 2025. The Rayville Housing Authority’s management is responsible for those C/C areas identified in the SAUPs.

The Rayville Housing Authority has agreed to an 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 LLA’s SAUPs for the fiscal period October 1, 2024 through September 30, 2025. Additionally, LLA has agreed 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:

1) Written Policies and Procedures

1. Obtain and inspect the entity’s written policies and procedures and observe whether they address each of the following categories and subcategories if applicable to public funds and the entity’s operations:
 - i. **Budgeting**, including preparing, adopting, monitoring, and amending the budget.
 - ii. **Purchasing**, including (1) how purchases are initiated, (2) how vendors are added to the vendor list, (3) the preparation and approval process of purchase requisitions and purchase orders, (4) controls to ensure compliance with the Public Bid Law, and (5) documentation required to be maintained for all bids and price quotes.
 - iii. **Disbursements**, including processing, reviewing, and approving.
 - iv. **Receipts/Collections**, including receiving, recording, and preparing deposits. Also, policies and procedures should include management’s actions to determine the completeness of all collections for each type of revenue or agency fund additions (e.g.,

periodic confirmation with outside parties, reconciliation to utility billing after cutoff procedures, reconciliation of traffic ticket number sequences, agency fund forfeiture monies confirmation).

- v. **Payroll/Personnel**, including (1) payroll processing, (2) reviewing and approving time and attendance records, including leave and overtime worked, and (3) approval process for employee rates of pay or approval and maintenance of pay rate schedules.
- vi. **Contracting**, including (1) types of services requiring written contracts, (2) standard terms and conditions, (3) legal review, (4) approval process, and (5) monitoring process.
- vii. **Travel and Expense Reimbursement**, including (1) allowable expenses, (2) dollar thresholds by category of expense, (3) documentation requirements, and (4) required approvers.
- viii. **Credit Cards (and debit cards, fuel cards, purchase cards, if applicable)**, including (1) how cards are to be controlled, (2) allowable business uses, (3) documentation requirements, (4) required approvers of statements, and (5) monitoring card usage (e.g., determining the reasonableness of fuel card purchases).
- ix. **Ethics**, including (1) the prohibitions as defined in Louisiana Revised Statute (R.S.) 42:1111-1121, (2) actions to be taken if an ethics violation takes place, (3) system to monitor possible ethics violations, and (4) a requirement that documentation is maintained to demonstrate that all employees and officials were notified of any changes to the entity's ethics policy.
- x. **Debt Service**, including (1) debt issuance approval, (2) continuing disclosure/EMMA reporting requirements, (3) debt reserve requirements, and (4) debt service requirements.
- xi. **Information Technology Disaster Recovery/Business Continuity**, including (1) identification of critical data and frequency of data backups, (2) storage of backups in a separate physical location isolated from the network, (3) periodic testing/verification that backups can be restored, (4) use of antivirus software on all systems, (5) timely application of all available system and software patches/updates, and (6) identification of personnel, processes, and tools needed to recover operations after a critical event.
- xii. **Prevention of Sexual Harassment**, including R.S. 42:342-344 requirements for (1) agency responsibilities and prohibitions, (2) annual employee training, and (3) annual reporting.

Results of Testing:

All of the policies were adopted before the beginning of the audit year, except Debt Service, which is not applicable.

2) Board or Finance Committee

- A. Obtain and inspect the board/finance committee minutes for the fiscal period, as well as the board's enabling legislation, charter, bylaws, or equivalent document in effect during the fiscal period, and
 - i. Observe that the board/finance committee met with a quorum at least monthly, or on a frequency in accordance with the board's enabling legislation, charter, bylaws, or other equivalent document.
 - ii. For those entities reporting on the governmental accounting model, review the minutes from all regularly scheduled board/finance committee meetings held during the fiscal year and observe whether the minutes from at least one meeting each month referenced or included monthly budget-to-actual comparisons on the general fund, quarterly budget-to-

actual comparisons, at a minimum, on all proprietary funds, and semi-annual budget-to-actual comparisons, at a minimum, on all special revenue funds. *Alternatively, for those entities reporting on the not-for-profit accounting model, observe that the minutes referenced or included financial activity relating to public funds if those public funds comprised more than 10% of the entity's collections during the fiscal period.*

- iii. For governmental entities, obtain the prior year audit report and observe the unassigned fund balance in the general fund. If the general fund had a negative ending unassigned fund balance in the prior year audit report, observe that the minutes for at least one meeting during the fiscal period referenced or included a formal plan to eliminate the negative unassigned fund balance in the general fund.
- iv. Observe whether the board/finance committee received written updates of the progress of resolving audit finding(s), according to management's corrective action plan at each meeting until the findings are considered fully resolved.

Results of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

3) Bank Reconciliations

- 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 or 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 of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

4) Collections (excluding electronic funds transfers)

- A. Obtain a listing of deposit sites for the fiscal period where deposits for cash/checks/money orders (cash) are prepared and management's representation that the listing is complete. Randomly select 5 deposit sites (or all deposit sites if less than 5).

Results of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

- B. For each deposit site selected, obtain a listing of collection locations and management's representation that the listing is complete. Randomly select one collection location for each deposit site (e.g., 5 collection locations for 5 deposit sites), obtain and inspect written policies and procedures relating to employee job duties (if there are no written policies or procedures, then inquire of employees about their job duties) at each collection location, and observe that job duties are properly segregated at each collection location such that
- i. Employees responsible for cash collections do not share cash drawers/registers;
 - ii. Each employee responsible for collecting cash is not also responsible for preparing/making bank deposits, unless another employee/official is responsible for reconciling collection documentation (e.g., pre-numbered receipts) to the deposit;
 - iii. Each employee responsible for collecting cash is not also responsible for posting collection entries to the general ledger or subsidiary ledgers, unless another employee/official is responsible for reconciling ledger postings to each other and to the deposit; and
 - iv. The employee(s) responsible for reconciling cash collections to the general ledger and/or subsidiary ledgers, by revenue source and/or custodial fund additions, is (are) not also responsible for collecting cash, unless another employee/official verifies the reconciliation.

Results of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

- C. Obtain from management a copy of the bond or insurance policy for theft covering all employees who have access to cash. Observe that the bond or insurance policy for theft was in force during the fiscal period.

Results of Testing:

A fidelity bond was in force for the entire year that covered all employees that handle cash.

- D. Randomly select two deposit dates for each of the 5 bank accounts selected for Bank Reconciliations procedure #3A (select the next deposit date chronologically if no deposits were made on the dates randomly selected and randomly select a deposit if multiple deposits are made on the same day). *Alternatively, the practitioner may use a source document other than bank statements when selecting the deposit dates for testing, such as a cash collection log, daily revenue report, receipt book, etc.* Obtain supporting documentation for each of the 10 deposits and
- i. Observe that receipts are sequentially pre-numbered.
 - ii. Trace sequentially pre-numbered receipts, system reports, and other related collection documentation to the deposit slip.
 - iii. Trace the deposit slip total to the actual deposit per the bank statement.
 - iv. Observe that the deposit was made within one business day of receipt at the collection location (within one week if the depository is more than 10 miles from the collection location or the deposit is less than \$100 and the cash is stored securely in a locked safe or drawer).
 - v. Trace the actual deposit per the bank statement to the general ledger.

Results of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

5) Non-Payroll Disbursements (excluding card purchases, travel reimbursements, and petty cash purchases)

- A. Obtain a listing of locations that process payments for the fiscal period and management's representation that the listing is complete. Randomly select 5 locations (or all locations if less than 5).

Results of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

- B. For each location selected under procedure #5A above, obtain a listing of those employees involved with non-payroll purchasing and payment functions. Obtain written policies and procedures relating to employee job duties (if the agency has no written policies and procedures, then inquire of employees about their job duties), and observe that job duties are properly segregated such that
- a) At least two employees are involved in initiating a purchase request, approving a purchase, and placing an order or making the purchase;
 - b) At least two employees are involved in processing and approving payments to vendors;
 - c) The employee responsible for processing payments is prohibited from adding/modifying vendor files, unless another employee is responsible for periodically reviewing changes to vendor files;
 - d) Either the employee/official responsible for signing checks mails the payment or gives the signed checks to an employee to mail who is not responsible for processing payments; and
 - e) Only employees/officials authorized to sign checks approve the electronic disbursement (release) of funds, whether through automated clearinghouse (ACH), electronic funds transfer (EFT), wire transfer, or some other electronic means.

[Note: Findings related to controls that constrain the legal authority of certain public officials (e.g., mayor of a Lawrason Act municipality) should not be reported.]

Results of Testing:

There were no exceptions in the prior year. Therefore, no tests are necessary this year.

- C. For each location selected under procedure #5A above, obtain the entity's non-payroll disbursement transaction population (excluding cards and travel reimbursements) and obtain management's representation that the population is complete. Randomly select 5 disbursements for each location, obtain supporting documentation for each transaction, and
- i. Observe whether the disbursement, whether by paper or electronic means, matched the related original itemized invoice and supporting documentation indicates that deliverables included on the invoice were received by the entity, and
 - ii. Observe whether the disbursement documentation included evidence (e.g., initial/date, electronic logging) of segregation of duties tested under procedure #5B above, as applicable.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- D. Using the entity's main operating account and the month selected in Bank Reconciliations procedure #3A, randomly select 5 non-payroll-related electronic disbursements (or all electronic disbursements if less than 5) and observe that each electronic disbursement was (a) approved by only those persons authorized to disburse funds (e.g., sign checks) per the entity's policy, and (b) approved by the required number of authorized signers per the entity's policy. *Note: If no electronic payments were made from the main operating account during the month selected the practitioner should select an alternative month and/or account for testing that does include electronic disbursements.*

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

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

- 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.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- 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
- a) Observe whether there is evidence that the monthly statement or combined statement and supporting documentation (e.g., itemized 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
 - b) Observe that finance charges and late fees were not assessed on the selected statements.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- 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 of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

7) *Travel and Travel-Related Expense Reimbursements (excluding card transactions)*

- A. Obtain from management a listing of all travel and travel-related expense reimbursements during the fiscal period and management’s representation that the listing or general ledger is complete. Randomly select 5 reimbursements and obtain the related expense reimbursement forms/prepaid expense documentation of each selected reimbursement, as well as the supporting documentation. For each of the 5 reimbursements selected
- i. If reimbursed using a per diem, observe that the approved reimbursement rate is no more than those rates established either by the State of Louisiana (doa.la.gov/doa/ost/ppm-49-travel-guide/) or the U.S. General Services Administration (www.gsa.gov);
 - ii. If reimbursed using actual costs, observe that the reimbursement is supported by an original itemized receipt that identifies precisely what was purchased;
 - iii. Observe that each reimbursement is supported by documentation of the business/public purpose (for meal charges, observe that the documentation includes the names of those individuals participating) and other documentation required by Written Policies and Procedures procedure #1A(vii); and
 - iv. Observe that each reimbursement was reviewed and approved, in writing, by someone other than the person receiving reimbursement.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

8) *Contracts*

- A. Obtain from management a listing of all agreements/contracts for professional services, materials and supplies, leases, and construction activities that were initiated or renewed during the fiscal period. *Alternatively, the practitioner may use an equivalent selection source, such as an active vendor list.* Obtain management’s representation that the listing is complete. Randomly select 5 contracts (or all contracts if less than 5) from the listing, excluding the practitioner’s contract, and
- i. Observe whether the contract was bid in accordance with the Louisiana Public Bid Law (e.g., solicited quotes or bids, advertised), if required by law;
 - ii. Observe whether the contract was approved by the governing body/board, if required by policy or law (e.g., Lawrason Act, Home Rule Charter);
 - iii. If the contract was amended (e.g., change order), observe that the original contract terms provided for such an amendment and that amendments were made in compliance with the contract terms (e.g., if approval is required for any amendment, the documented approval); and

- iv. Randomly select one payment from the fiscal period for each of the 5 contracts, obtain the supporting invoice, agree the invoice to the contract terms, and observe that the invoice and related payment agreed to the terms and conditions of the contract.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

9) Payroll and Personnel

- A. Obtain a listing of employees and officials employed during the fiscal period and management's representation that the listing is complete. Randomly select 5 employees or officials, obtain related paid salaries and personnel files, and agree paid salaries to authorized salaries/pay rates in the personnel files.

Results of Testing:

Minor exceptions were noted for two employees in the prior year. In the current year, those small underpayments were made and the salaries were correctly adjusted.

- B. Randomly select one pay period during the fiscal period. For the 5 employees or officials selected under procedure #9A above, obtain attendance records and leave documentation for the pay period, and
 - i. Observe that all selected employees or officials documented their daily attendance and leave (e.g., vacation, sick, compensatory);
 - ii. Observe whether supervisors approved the attendance and leave of the selected employees or officials;
 - iii. Observe that any leave accrued or taken during the pay period is reflected in the entity's cumulative leave records; and
 - iv. Observe the rate paid to the employees or officials agrees to the authorized salary/pay rate found within the personnel file.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- C. Obtain a listing of those employees or officials that received termination payments during the fiscal period and management's representation that the list is complete. Randomly select two employees or officials and obtain related documentation of the hours and pay rates used in management's termination payment calculations and the entity's policy on termination payments. Agree the hours to the employee's or official's cumulative leave records, agree the pay rates to the employee's or official's authorized pay rates in the employee's or official's personnel files, and agree the termination payment to entity policy.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- D. Obtain management's representation that employer and employee portions of third-party payroll related amounts (e.g., payroll taxes, retirement contributions, health insurance premiums, garnishments, workers' compensation premiums) have been paid, and any associated forms have been filed, by required deadlines.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

10) Ethics

- A. Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #9A obtain ethics documentation from management, and
 - a. Observe whether the documentation demonstrates that each employee/official completed one hour of ethics training during the calendar year as required by R.S. 42:1170; and
 - b. Observe whether the entity maintains documentation which demonstrates that each employee and official were notified of any changes to the entity's ethics policy during the fiscal period, as applicable.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- B. Inquire and/or observe whether the agency has appointed an ethics designee as required by R.S. 42:1170.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

11) Debt Service

- A. Obtain a listing of bonds/notes and other debt instruments issued during the fiscal period and management's representation that the listing is complete. Select all debt instruments on the listing, obtain supporting documentation, and observe that State Bond Commission approval was obtained for each debt instrument issued as required by Article VII, Section 8 of the Louisiana Constitution.

Results of Testing:

Not applicable

- B. Obtain a listing of bonds/notes outstanding at the end of the fiscal period and management's representation that the listing is complete. Randomly select one bond/note, inspect debt covenants, obtain supporting documentation for the reserve balance and payments, and agree actual reserve balances and payments to those required by debt covenants (including contingency funds, short-lived asset funds, or other funds required by the debt covenants).

Results of Testing:

Not applicable.

12) Fraud Notice

- A. Obtain a listing of misappropriations of public funds and assets during the fiscal period and management's representation that the listing is complete. Select all misappropriations on the

listing, obtain supporting documentation, and observe that the entity reported the misappropriation(s) to the legislative auditor and the district attorney of the parish in which the entity is domiciled as required by R.S. 24:523.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- B. Observe that the entity has posted, on its premises and website, the notice required by R.S. 24:523.1 concerning the reporting of misappropriation, fraud, waste, or abuse of public funds.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

13) Information Technology Disaster Recovery/Business Continuity

Perform the following procedures, **verbally discuss the results with management, and report “We performed the procedure and discussed the results with management”**:

- A. Obtain and inspect the entity’s most recent documentation that it has backed up its critical data (if there is no written documentation, then inquire of personnel responsible for backing up critical data) and observe evidence that such backup (a) occurred within the past week, (b) was not stored on the government’s local server or network, and (c) was encrypted.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- B. Obtain and inspect the entity’s most recent documentation that it has tested/verified that its backups can be restored (if there is no written documentation, then inquire of personnel responsible for testing/verifying backup restoration) and observe evidence that the test/verification was successfully performed within the past 3 months.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- C. Obtain a listing of the entity’s computers currently in use and their related locations, and management’s representation that the listing is complete. Randomly select 5 computers and observe while management demonstrates that the selected computers have current and active antivirus software and that the operating system and accounting system software in use are currently supported by the vendor.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- D. Randomly select 5 terminated employees (or all terminated employees if less than 5) using the list of terminated employees obtained in Payroll and Personnel procedure #9C. Observe evidence that the selected terminated employees have been removed or disabled from the network.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- E. Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #9A, obtain cybersecurity training documentation from management, and observe that the documentation demonstrates that the following employees/officials with access to the agency's information technology assets have completed cybersecurity training as required by R.S. 42:1267. The requirements are as follows:

1. Hired before June 9, 2020 - completed the training; and
2. Hired on or after June 9, 2020 - completed the training within 30 days of initial service or employment.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

14) Prevention of Sexual Harassment

- A. Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #9A, obtain sexual harassment training documentation from management, and observe that the documentation demonstrates each employee/official completed at least one hour of sexual harassment training during the calendar year as required by R.S. 42:343.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- B. Observe that the entity has posted its sexual harassment policy and complaint procedure on its website (or in a conspicuous location on the entity's premises if the entity does not have a website).

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

- C. Obtain the entity's annual sexual harassment report for the current fiscal period, observe that the report was dated on or before February 1, and observe that the report includes the applicable requirements of R.S. 42:344:
- i. Number and percentage of public servants in the agency who have completed the training requirements;
 - ii. Number of sexual harassment complaints received by the agency;
 - iii. Number of complaints which resulted in a finding that sexual harassment occurred;
 - iv. Number of complaints in which the finding of sexual harassment resulted in discipline or corrective action; and
 - v. Amount of time it took to resolve each complaint.

Results of Testing:

No exceptions were noted in the prior year. Therefore, no tests are necessary this year.

We were engaged by the Rayville Housing Authority 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 Rayville Housing Authority 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 performed on those C/C areas identified in the SAUPs, and the result 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 LLA as a public document.

Mike Estes, P.C.

Mike Estes, P.C.
Fort Worth, Texas
March 23, 2026

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Entity Wide Balance Sheet Summary | | | | |
|---|---------------|--------------|------|--------------|
| | Project Total | Subtotal | ELIM | Total |
| 111 Cash - Unrestricted | \$441,646 | \$441,646 | | \$441,646 |
| 112 Cash - Restricted - Modernization and Development | \$0 | \$0 | | \$0 |
| 113 Cash - Other Restricted | \$0 | \$0 | | \$0 |
| 114 Cash - Tenant Security Deposits | \$14,870 | \$14,870 | | \$14,870 |
| 115 Cash - Restricted for Payment of Current Liabilities | \$0 | \$0 | | \$0 |
| 100 Total Cash | \$456,516 | \$456,516 | | \$456,516 |
| 121 Accounts Receivable - PHA Projects | \$0 | \$0 | | \$0 |
| 122 Accounts Receivable - HUD Other Projects | \$0 | \$0 | | \$0 |
| 124 Accounts Receivable - Other Government | \$0 | \$0 | | \$0 |
| 125 Accounts Receivable - Miscellaneous | \$0 | \$0 | | \$0 |
| 126 Accounts Receivable - Tenants | \$8,954 | \$8,954 | | \$8,954 |
| 126.1 Allowance for Doubtful Accounts - Tenants | -\$382 | -\$382 | | -\$382 |
| 126.2 Allowance for Doubtful Accounts - Other | \$0 | \$0 | | \$0 |
| 127 Notes, Loans, & Mortgages Receivable - Current | \$0 | \$0 | | \$0 |
| 128 Fraud Recovery | \$0 | \$0 | | \$0 |
| 128.1 Allowance for Doubtful Accounts - Fraud | \$0 | \$0 | | \$0 |
| 129 Accrued Interest Receivable | \$294 | \$294 | | \$294 |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | \$8,866 | \$8,866 | | \$8,866 |
| 131 Investments - Unrestricted | \$0 | \$0 | | \$0 |
| 132 Investments - Restricted | \$0 | \$0 | | \$0 |
| 135 Investments - Restricted for Payment of Current Liability | \$0 | \$0 | | \$0 |
| 142 Prepaid Expenses and Other Assets | \$63,545 | \$63,545 | | \$63,545 |
| 143 Inventories | \$15,764 | \$15,764 | | \$15,764 |
| 143.1 Allowance for Obsolete Inventories | -\$507 | -\$507 | | -\$507 |
| 144 Inter Program Due From | \$0 | \$0 | | \$0 |
| 145 Assets Held for Sale | \$0 | \$0 | | \$0 |
| 150 Total Current Assets | \$544,184 | \$544,184 | | \$544,184 |
| 161 Land | \$32,150 | \$32,150 | | \$32,150 |
| 162 Buildings | \$6,081,093 | \$6,081,093 | | \$6,081,093 |
| 163 Furniture, Equipment & Machinery - Dwellings | \$97,066 | \$97,066 | | \$97,066 |
| 164 Furniture, Equipment & Machinery - Administration | \$200,299 | \$200,299 | | \$200,299 |
| 165 Leasehold Improvements | \$1,502,351 | \$1,502,351 | | \$1,502,351 |
| 166 Accumulated Depreciation | -\$6,323,851 | -\$6,323,851 | | -\$6,323,851 |
| 167 Construction in Progress | \$361,279 | \$361,279 | | \$361,279 |
| 168 Infrastructure | \$0 | \$0 | | \$0 |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$1,950,387 | \$1,950,387 | | \$1,950,387 |
| 171 Notes, Loans and Mortgages Receivable - Non-Current | \$0 | \$0 | | \$0 |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due | \$0 | \$0 | | \$0 |
| 173 Grants Receivable - Non Current | \$0 | \$0 | | \$0 |
| 174 Other Assets | \$0 | \$0 | | \$0 |
| 176 Investments in Joint Ventures | \$0 | \$0 | | \$0 |
| 180 Total Non-Current Assets | \$1,950,387 | \$1,950,387 | | \$1,950,387 |
| 200 Deferred Outflow of Resources | \$0 | \$0 | | \$0 |
| 290 Total Assets and Deferred Outflow of Resources | \$2,494,571 | \$2,494,571 | | \$2,494,571 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Entity Wide Balance Sheet Summary | | | | |
|---|---------------|-------------|------|-------------|
| | Project Total | Subtotal | ELIM | Total |
| 311 Bank Overdraft | \$0 | \$0 | | \$0 |
| 312 Accounts Payable <= 90 Days | \$11,508 | \$11,508 | | \$11,508 |
| 313 Accounts Payable >90 Days Past Due | \$0 | \$0 | | \$0 |
| 321 Accrued Wage/Payroll Taxes Payable | \$8,857 | \$8,857 | | \$8,857 |
| 322 Accrued Compensated Absences - Current Portion | \$2,819 | \$2,819 | | \$2,819 |
| 324 Accrued Contingency Liability | \$0 | \$0 | | \$0 |
| 325 Accrued Interest Payable | \$0 | \$0 | | \$0 |
| 331 Accounts Payable - HUD PHA Programs | \$1,808 | \$1,808 | | \$1,808 |
| 332 Account Payable - PHA Projects | \$0 | \$0 | | \$0 |
| 333 Accounts Payable - Other Government | \$15,528 | \$15,528 | | \$15,528 |
| 341 Tenant Security Deposits | \$14,870 | \$14,870 | | \$14,870 |
| 342 Unearned Revenue | \$31,136 | \$31,136 | | \$31,136 |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue | \$0 | \$0 | | \$0 |
| 344 Current Portion of Long-term Debt - Operating Borrowings | \$0 | \$0 | | \$0 |
| 345 Other Current Liabilities | \$4,022 | \$4,022 | | \$4,022 |
| 346 Accrued Liabilities - Other | \$0 | \$0 | | \$0 |
| 347 Inter Program - Due To | \$0 | \$0 | | \$0 |
| 348 Loan Liability - Current | \$0 | \$0 | | \$0 |
| 310 Total Current Liabilities | \$90,548 | \$90,548 | | \$90,548 |
| | | | | |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue | \$0 | \$0 | | \$0 |
| 352 Long-term Debt, Net of Current - Operating Borrowings | \$0 | \$0 | | \$0 |
| 353 Non-current Liabilities - Other | \$9,294 | \$9,294 | | \$9,294 |
| 354 Accrued Compensated Absences - Non Current | \$25,370 | \$25,370 | | \$25,370 |
| 355 Loan Liability - Non Current | \$0 | \$0 | | \$0 |
| 356 FASB 5 Liabilities | \$0 | \$0 | | \$0 |
| 357 Accrued Pension and OPEB Liabilities | \$0 | \$0 | | \$0 |
| 350 Total Non-Current Liabilities | \$34,664 | \$34,664 | | \$34,664 |
| | | | | |
| 300 Total Liabilities | \$125,212 | \$125,212 | | \$125,212 |
| | | | | |
| 400 Deferred Inflow of Resources | \$0 | \$0 | | \$0 |
| | | | | |
| 508.4 Net Investment in Capital Assets | \$1,950,387 | \$1,950,387 | | \$1,950,387 |
| 511.4 Restricted Net Position | \$0 | \$0 | | \$0 |
| 512.4 Unrestricted Net Position | \$418,972 | \$418,972 | | \$418,972 |
| 513 Total Equity - Net Assets / Position | \$2,369,359 | \$2,369,359 | | \$2,369,359 |
| | | | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - Net | \$2,494,571 | \$2,494,571 | | \$2,494,571 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Single Project Revenue and Expense | | | |
|---|-----------|--------------|---------------|
| | Low Rent | Capital Fund | Total Project |
| 70300 Net Tenant Rental Revenue | \$212,268 | \$0 | \$212,268 |
| 70400 Tenant Revenue - Other | \$14,708 | \$0 | \$14,708 |
| 70500 Total Tenant Revenue | \$226,976 | \$0 | \$226,976 |
| 70600 HUD PHA Operating Grants | \$434,207 | \$40,292 | \$474,499 |
| 70610 Capital Grants | \$0 | \$312,330 | \$312,330 |
| 70710 Management Fee | | | |
| 70720 Asset Management Fee | | | |
| 70730 Book Keeping Fee | | | |
| 70740 Front Line Service Fee | | | |
| 70750 Other Fees | | | |
| 70700 Total Fee Revenue | | | |
| 70800 Other Government Grants | \$0 | \$0 | \$0 |
| 71100 Investment Income - Unrestricted | \$500 | \$0 | \$500 |
| 71200 Mortgage Interest Income | \$0 | \$0 | \$0 |
| 71300 Proceeds from Disposition of Assets Held for Sale | \$0 | \$0 | \$0 |
| 71310 Cost of Sale of Assets | \$0 | \$0 | \$0 |
| 71400 Fraud Recovery | \$0 | \$0 | \$0 |
| 71500 Other Revenue | \$3,752 | \$0 | \$3,752 |
| 71600 Gain or Loss on Sale of Capital Assets | \$0 | \$0 | \$0 |
| 72000 Investment Income - Restricted | \$0 | \$0 | \$0 |
| 70000 Total Revenue | \$665,435 | \$352,622 | \$1,018,057 |
| 91100 Administrative Salaries | \$130,335 | \$0 | \$130,335 |
| 91200 Auditing Fees | \$12,905 | \$0 | \$12,905 |
| 91300 Management Fee | \$0 | \$0 | \$0 |
| 91310 Book-keeping Fee | \$0 | \$0 | \$0 |
| 91400 Advertising and Marketing | \$343 | \$0 | \$343 |
| 91500 Employee Benefit contributions - Administrative | \$54,856 | \$0 | \$54,856 |
| 91600 Office Expenses | \$13,074 | \$0 | \$13,074 |
| 91700 Legal Expense | \$249 | \$0 | \$249 |
| 91800 Travel | \$23 | \$0 | \$23 |
| 91810 Allocated Overhead | \$0 | \$0 | \$0 |
| 91900 Other | \$26,725 | \$850 | \$27,575 |
| 91000 Total Operating - Administrative | \$238,510 | \$850 | \$239,360 |
| 92000 Asset Management Fee | \$0 | \$0 | \$0 |
| 92100 Tenant Services - Salaries | \$0 | \$0 | \$0 |
| 92200 Relocation Costs | \$0 | \$0 | \$0 |
| 92300 Employee Benefit Contributions - Tenant Services | \$0 | \$0 | \$0 |
| 92400 Tenant Services - Other | \$0 | \$0 | \$0 |
| 92500 Total Tenant Services | \$0 | \$0 | \$0 |
| 93100 Water | \$23,725 | \$0 | \$23,725 |
| 93200 Electricity | \$4,959 | \$0 | \$4,959 |
| 93300 Gas | \$1,583 | \$0 | \$1,583 |
| 93400 Fuel | \$0 | \$0 | \$0 |
| 93500 Labor | \$0 | \$0 | \$0 |
| 93600 Sewer | \$26,725 | \$0 | \$26,725 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Single Project Revenue and Expense | | | |
|---|-----------|--------------|---------------|
| | Low Rent | Capital Fund | Total Project |
| 93700 Employee Benefit Contributions - Utilities | \$0 | \$0 | \$0 |
| 93800 Other Utilities Expense | \$0 | \$0 | \$0 |
| 93000 Total Utilities | \$56,992 | \$0 | \$56,992 |
| 94100 Ordinary Maintenance and Operations - Labor | \$160,006 | \$0 | \$160,006 |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$57,517 | \$4,442 | \$61,959 |
| 94300 Ordinary Maintenance and Operations Contracts | \$56,818 | \$0 | \$56,818 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | \$49,513 | \$0 | \$49,513 |
| 94000 Total Maintenance | \$323,854 | \$4,442 | \$328,296 |
| 95100 Protective Services - Labor | \$0 | \$0 | \$0 |
| 95200 Protective Services - Other Contract Costs | \$203 | \$0 | \$203 |
| 95300 Protective Services - Other | \$0 | \$0 | \$0 |
| 95500 Employee Benefit Contributions - Protective Services | \$0 | \$0 | \$0 |
| 95000 Total Protective Services | \$203 | \$0 | \$203 |
| 96110 Property Insurance | \$69,848 | \$0 | \$69,848 |
| 96120 Liability Insurance | \$4,668 | \$0 | \$4,668 |
| 96130 Workmen's Compensation | \$1,168 | \$0 | \$1,168 |
| 96140 All Other Insurance | \$19,707 | \$0 | \$19,707 |
| 96100 Total insurance Premiums | \$95,391 | \$0 | \$95,391 |
| 96200 Other General Expenses | \$1,951 | \$0 | \$1,951 |
| 96210 Compensated Absences | \$0 | \$0 | \$0 |
| 96300 Payments in Lieu of Taxes | \$15,528 | \$0 | \$15,528 |
| 96400 Bad debt - Tenant Rents | \$2,969 | \$0 | \$2,969 |
| 96500 Bad debt - Mortgages | \$0 | \$0 | \$0 |
| 96600 Bad debt - Other | \$0 | \$0 | \$0 |
| 96800 Severance Expense | \$0 | \$0 | \$0 |
| 96000 Total Other General Expenses | \$20,448 | \$0 | \$20,448 |
| 96710 Interest of Mortgage (or Bonds) Payable | \$148 | \$0 | \$148 |
| 96720 Interest on Notes Payable (Short and Long Term) | \$0 | \$0 | \$0 |
| 96730 Amortization of Bond Issue Costs | \$0 | \$0 | \$0 |
| 96700 Total Interest Expense and Amortization Cost | \$148 | \$0 | \$148 |
| 96900 Total Operating Expenses | \$735,546 | \$5,292 | \$740,838 |
| 97000 Excess of Operating Revenue over Operating Expenses | -\$70,111 | \$347,330 | \$277,219 |
| 97100 Extraordinary Maintenance | \$2,910 | \$0 | \$2,910 |
| 97200 Casualty Losses - Non-capitalized | \$8,200 | \$0 | \$8,200 |
| 97300 Housing Assistance Payments | \$0 | \$0 | \$0 |
| 97350 HAP Portability-In | \$0 | \$0 | \$0 |
| 97400 Depreciation Expense | \$207,165 | \$0 | \$207,165 |
| 97500 Fraud Losses | \$0 | \$0 | \$0 |
| 97600 Capital Outlays - Governmental Funds | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | |
| 97800 Dwelling Units Rent Expense | \$0 | \$0 | \$0 |
| 90000 Total Expenses | \$953,821 | \$5,292 | \$959,113 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Single Project Revenue and Expense | | | |
|---|-------------|--------------|---------------|
| | Low Rent | Capital Fund | Total Project |
| 10010 Operating Transfer In | \$35,000 | \$0 | \$35,000 |
| 10020 Operating transfer Out | \$0 | -\$35,000 | -\$35,000 |
| 10030 Operating Transfers from/to Primary Government | \$0 | \$0 | \$0 |
| 10040 Operating Transfers from/to Component Unit | \$0 | \$0 | \$0 |
| 10050 Proceeds from Notes, Loans and Bonds | | | |
| 10060 Proceeds from Property Sales | | | |
| 10070 Extraordinary Items, Net Gain/Loss | \$0 | \$0 | \$0 |
| 10080 Special Items (Net Gain/Loss) | \$0 | \$0 | \$0 |
| 10091 Inter Project Excess Cash Transfer In | \$0 | \$0 | \$0 |
| 10092 Inter Project Excess Cash Transfer Out | \$0 | \$0 | \$0 |
| 10093 Transfers between Program and Project - In | \$0 | \$0 | \$0 |
| 10094 Transfers between Project and Program - Out | \$0 | \$0 | \$0 |
| 10100 Total Other financing Sources (Uses) | \$35,000 | -\$35,000 | \$0 |
| | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | -\$253,386 | \$312,330 | \$58,944 |
| | | | |
| 11020 Required Annual Debt Principal Payments | \$0 | \$0 | \$0 |
| 11030 Beginning Equity | \$2,310,415 | \$0 | \$2,310,415 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | \$312,330 | -\$312,330 | \$0 |
| 11050 Changes in Compensated Absence Balance | | | |
| 11060 Changes in Contingent Liability Balance | | | |
| 11070 Changes in Unrecognized Pension Transition Liability | | | |
| 11080 Changes in Special Term/Severance Benefits Liability | | | |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents | | | |
| 11100 Changes in Allowance for Doubtful Accounts - Other | | | |
| 11170 Administrative Fee Equity | \$0 | \$0 | \$0 |
| | | | |
| 11180 Housing Assistance Payments Equity | | | |
| 11190 Unit Months Available | 1200 | | 1200 |
| 11210 Number of Unit Months Leased | 1190 | | 1190 |
| 11270 Excess Cash | \$313,539 | | \$313,539 |
| 11610 Land Purchases | \$0 | \$0 | \$0 |
| 11620 Building Purchases | \$0 | \$312,330 | \$312,330 |
| 11630 Furniture & Equipment - Dwelling Purchases | \$0 | \$0 | \$0 |
| 11640 Furniture & Equipment - Administrative Purchases | \$0 | \$0 | \$0 |
| 11650 Leasehold Improvements Purchases | \$0 | \$0 | \$0 |
| 11660 Infrastructure Purchases | \$0 | \$0 | \$0 |
| 13510 CFFP Debt Service Payments | \$0 | \$0 | \$0 |
| 13901 Replacement Housing Factor Funds | \$0 | \$0 | \$0 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Entity Wide Revenue and Expense Summary | | | | |
|---|---------------|-------------|------|-------------|
| | Project Total | Subtotal | ELIM | Total |
| 70300 Net Tenant Rental Revenue | \$212,268 | \$212,268 | | \$212,268 |
| 70400 Tenant Revenue - Other | \$14,708 | \$14,708 | | \$14,708 |
| 70500 Total Tenant Revenue | \$226,976 | \$226,976 | \$0 | \$226,976 |
| 70600 HUD PHA Operating Grants | \$474,499 | \$474,499 | | \$474,499 |
| 70610 Capital Grants | \$312,330 | \$312,330 | | \$312,330 |
| 70710 Management Fee | | | | |
| 70720 Asset Management Fee | | | | |
| 70730 Book Keeping Fee | | | | |
| 70740 Front Line Service Fee | | | | |
| 70750 Other Fees | | | | |
| 70700 Total Fee Revenue | | \$0 | \$0 | \$0 |
| 70800 Other Government Grants | \$0 | \$0 | | \$0 |
| 71100 Investment Income - Unrestricted | \$500 | \$500 | | \$500 |
| 71200 Mortgage Interest Income | \$0 | \$0 | | \$0 |
| 71300 Proceeds from Disposition of Assets Held for Sale | \$0 | \$0 | | \$0 |
| 71310 Cost of Sale of Assets | \$0 | \$0 | | \$0 |
| 71400 Fraud Recovery | \$0 | \$0 | | \$0 |
| 71500 Other Revenue | \$3,752 | \$3,752 | | \$3,752 |
| 71600 Gain or Loss on Sale of Capital Assets | \$0 | \$0 | | \$0 |
| 72000 Investment Income - Restricted | \$0 | \$0 | | \$0 |
| 70000 Total Revenue | \$1,018,057 | \$1,018,057 | \$0 | \$1,018,057 |
| 91100 Administrative Salaries | \$130,335 | \$130,335 | | \$130,335 |
| 91200 Auditing Fees | \$12,905 | \$12,905 | | \$12,905 |
| 91300 Management Fee | \$0 | \$0 | | \$0 |
| 91310 Book-keeping Fee | \$0 | \$0 | | \$0 |
| 91400 Advertising and Marketing | \$343 | \$343 | | \$343 |
| 91500 Employee Benefit contributions - Administrative | \$54,856 | \$54,856 | | \$54,856 |
| 91600 Office Expenses | \$13,074 | \$13,074 | | \$13,074 |
| 91700 Legal Expense | \$249 | \$249 | | \$249 |
| 91800 Travel | \$23 | \$23 | | \$23 |
| 91810 Allocated Overhead | \$0 | \$0 | | \$0 |
| 91900 Other | \$27,575 | \$27,575 | | \$27,575 |
| 91000 Total Operating - Administrative | \$239,360 | \$239,360 | \$0 | \$239,360 |
| 92000 Asset Management Fee | \$0 | \$0 | | \$0 |
| 92100 Tenant Services - Salaries | \$0 | \$0 | | \$0 |
| 92200 Relocation Costs | \$0 | \$0 | | \$0 |
| 92300 Employee Benefit Contributions - Tenant Services | \$0 | \$0 | | \$0 |
| 92400 Tenant Services - Other | \$0 | \$0 | | \$0 |
| 92500 Total Tenant Services | \$0 | \$0 | \$0 | \$0 |
| 93100 Water | \$23,725 | \$23,725 | | \$23,725 |
| 93200 Electricity | \$4,959 | \$4,959 | | \$4,959 |
| 93300 Gas | \$1,583 | \$1,583 | | \$1,583 |
| 93400 Fuel | \$0 | \$0 | | \$0 |
| 93500 Labor | \$0 | \$0 | | \$0 |
| 93600 Sewer | \$26,725 | \$26,725 | | \$26,725 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Entity Wide Revenue and Expense Summary | | | | |
|---|---------------|-----------|------|-----------|
| | Project Total | Subtotal | ELIM | Total |
| 93700 Employee Benefit Contributions - Utilities | \$0 | \$0 | | \$0 |
| 93800 Other Utilities Expense | \$0 | \$0 | | \$0 |
| 93000 Total Utilities | \$56,992 | \$56,992 | \$0 | \$56,992 |
| | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | \$160,006 | \$160,006 | | \$160,006 |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$61,959 | \$61,959 | | \$61,959 |
| 94300 Ordinary Maintenance and Operations Contracts | \$56,818 | \$56,818 | | \$56,818 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | \$49,513 | \$49,513 | | \$49,513 |
| 94000 Total Maintenance | \$328,296 | \$328,296 | \$0 | \$328,296 |
| | | | | |
| 95100 Protective Services - Labor | \$0 | \$0 | | \$0 |
| 95200 Protective Services - Other Contract Costs | \$203 | \$203 | | \$203 |
| 95300 Protective Services - Other | \$0 | \$0 | | \$0 |
| 95500 Employee Benefit Contributions - Protective Services | \$0 | \$0 | | \$0 |
| 95000 Total Protective Services | \$203 | \$203 | \$0 | \$203 |
| | | | | |
| 96110 Property Insurance | \$69,848 | \$69,848 | | \$69,848 |
| 96120 Liability Insurance | \$4,668 | \$4,668 | | \$4,668 |
| 96130 Workmen's Compensation | \$1,168 | \$1,168 | | \$1,168 |
| 96140 All Other Insurance | \$19,707 | \$19,707 | | \$19,707 |
| 96100 Total insurance Premiums | \$95,391 | \$95,391 | \$0 | \$95,391 |
| | | | | |
| 96200 Other General Expenses | \$1,951 | \$1,951 | | \$1,951 |
| 96210 Compensated Absences | \$0 | \$0 | | \$0 |
| 96300 Payments in Lieu of Taxes | \$15,528 | \$15,528 | | \$15,528 |
| 96400 Bad debt - Tenant Rents | \$2,969 | \$2,969 | | \$2,969 |
| 96500 Bad debt - Mortgages | \$0 | \$0 | | \$0 |
| 96600 Bad debt - Other | \$0 | \$0 | | \$0 |
| 96800 Severance Expense | \$0 | \$0 | | \$0 |
| 96000 Total Other General Expenses | \$20,448 | \$20,448 | \$0 | \$20,448 |
| | | | | |
| 96710 Interest of Mortgage (or Bonds) Payable | \$148 | \$148 | | \$148 |
| 96720 Interest on Notes Payable (Short and Long Term) | \$0 | \$0 | | \$0 |
| 96730 Amortization of Bond Issue Costs | \$0 | \$0 | | \$0 |
| 96700 Total Interest Expense and Amortization Cost | \$148 | \$148 | \$0 | \$148 |
| | | | | |
| 96900 Total Operating Expenses | \$740,838 | \$740,838 | \$0 | \$740,838 |
| | | | | |
| 97000 Excess of Operating Revenue over Operating Expenses | \$277,219 | \$277,219 | \$0 | \$277,219 |
| | | | | |
| 97100 Extraordinary Maintenance | \$2,910 | \$2,910 | | \$2,910 |
| 97200 Casualty Losses - Non-capitalized | \$8,200 | \$8,200 | | \$8,200 |
| 97300 Housing Assistance Payments | \$0 | \$0 | | \$0 |
| 97350 HAP Portability-In | \$0 | \$0 | | \$0 |
| 97400 Depreciation Expense | \$207,165 | \$207,165 | | \$207,165 |
| 97500 Fraud Losses | \$0 | \$0 | | \$0 |
| 97600 Capital Outlays - Governmental Funds | | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | | |
| 97800 Dwelling Units Rent Expense | \$0 | \$0 | | \$0 |
| 90000 Total Expenses | \$959,113 | \$959,113 | \$0 | \$959,113 |

HOUSING AUTHORITY OF RAYVILLE, LOUISIANA
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2025

| Entity Wide Revenue and Expense Summary | | | | |
|---|---------------|-------------|-----------|-------------|
| | Project Total | Subtotal | ELIM | Total |
| 10010 Operating Transfer In | \$35,000 | \$35,000 | -\$35,000 | \$0 |
| 10020 Operating transfer Out | -\$35,000 | -\$35,000 | \$35,000 | \$0 |
| 10030 Operating Transfers from/to Primary Government | \$0 | \$0 | | \$0 |
| 10040 Operating Transfers from/to Component Unit | \$0 | \$0 | | \$0 |
| 10050 Proceeds from Notes, Loans and Bonds | | | | |
| 10060 Proceeds from Property Sales | | | | |
| 10070 Extraordinary Items, Net Gain/Loss | \$0 | \$0 | | \$0 |
| 10080 Special Items (Net Gain/Loss) | \$0 | \$0 | | \$0 |
| 10091 Inter Project Excess Cash Transfer In | \$0 | \$0 | | \$0 |
| 10092 Inter Project Excess Cash Transfer Out | \$0 | \$0 | | \$0 |
| 10093 Transfers between Program and Project - In | \$0 | \$0 | | \$0 |
| 10094 Transfers between Project and Program - Out | \$0 | \$0 | | \$0 |
| 10100 Total Other financing Sources (Uses) | \$0 | \$0 | \$0 | \$0 |
| | | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | \$58,944 | \$58,944 | \$0 | \$58,944 |
| | | | | |
| 11020 Required Annual Debt Principal Payments | \$0 | \$0 | | \$0 |
| 11030 Beginning Equity | \$2,310,415 | \$2,310,415 | | \$2,310,415 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | \$0 | \$0 | | \$0 |
| 11050 Changes in Compensated Absence Balance | | | | |
| 11060 Changes in Contingent Liability Balance | | | | |
| 11070 Changes in Unrecognized Pension Transition Liability | | | | |
| 11080 Changes in Special Term/Severance Benefits Liability | | | | |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents | | | | |
| 11100 Changes in Allowance for Doubtful Accounts - Other | | | | |
| 11170 Administrative Fee Equity | \$0 | \$0 | | \$0 |
| | | | | |
| 11180 Housing Assistance Payments Equity | | | | |
| 11190 Unit Months Available | 1200 | 1200 | | 1200 |
| 11210 Number of Unit Months Leased | 1190 | 1190 | | 1190 |
| 11270 Excess Cash | \$313,539 | \$313,539 | | \$313,539 |
| 11610 Land Purchases | \$0 | \$0 | | \$0 |
| 11620 Building Purchases | \$312,330 | \$312,330 | | \$312,330 |
| 11630 Furniture & Equipment - Dwelling Purchases | \$0 | \$0 | | \$0 |
| 11640 Furniture & Equipment - Administrative Purchases | \$0 | \$0 | | \$0 |
| 11650 Leasehold Improvements Purchases | \$0 | \$0 | | \$0 |
| 11660 Infrastructure Purchases | \$0 | \$0 | | \$0 |
| 13510 CFFP Debt Service Payments | \$0 | \$0 | | \$0 |
| 13901 Replacement Housing Factor Funds | \$0 | \$0 | | \$0 |