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**EAST ST. TAMMANY**  
**HABITAT FOR HUMANITY, INC.**  
**SLIDELL, LOUISIANA**

**FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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RICHARD  CPAS

**EAST ST. TAMMANY**  
**HABITAT FOR HUMANITY, INC.**  
**SLIDELL, LOUISIANA**

**FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
East St. Tammany Habitat for Humanity, Inc.  
Slidell, Louisiana

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

#### **Opinion**

We have audited the accompanying financial statements of East St. Tammany Habitat for Humanity, Inc., (the Organization) which comprise the statements of financial position as of June 30, 2025, and 2024 and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of East St. Tammany Habitat for Humanity, Inc. as of June 30, 2025, and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### **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 East St. Tammany Habitat for Humanity, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about East St. Tammany Habitat for Humanity, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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 judgement 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 East St. Tammany Habitat for Humanity, Inc.'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 East St. Tammany Habitat for Humanity, Inc.'s ability to continue as a going concern for a reasonable period of time.

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

### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Schedule of Compensation, Benefits, and Other Payments to Agency Head on page 18, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Compensation, Benefits, and Other Payments to Agency Head is fairly stated, in all material respects, in relation to the financial statements as a whole.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 31, 2025, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 Organization's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.

*Richard CPAS*

Metairie, Louisiana  
December 31, 2025

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2025 AND 2024**

**ASSETS**

	2025	2024
<b><u>CURRENT ASSETS</u></b>		
Cash and cash equivalents	\$ 780,930	\$ 757,452
Cash and cash equivalents, reserved for homeowners and escrow	45,771	69,284
Grants receivable	144,765	84,296
Mortgage notes receivable, net	198,030	208,096
Certificates of deposit	210,027	200,000
Prepaid expenses and other assets	17,289	14,948
Total current assets	1,396,812	1,334,076
<b><u>NONCURRENT ASSETS</u></b>		
Investments	58,728	54,079
Mortgage notes receivable, net	665,821	761,342
Land and lot inventory	593,272	593,272
Construction in progress	583,636	340,453
Property and equipment, net	540,598	524,597
Total noncurrent assets	2,442,055	2,273,743
<b><u>TOTAL ASSETS</u></b>	\$ 3,838,867	\$ 3,607,819

**LIABILITIES AND NET ASSETS**

<b><u>CURRENT LIABILITIES</u></b>		
Accounts payable and accrued expenses	\$ 60,010	\$ 60,266
Due to homeowners	45,771	69,284
Escrow liability	214,157	166,067
Total current liabilities	319,938	295,617
<b><u>TOTAL LIABILITIES</u></b>	319,938	295,617
<b><u>NET ASSETS</u></b>		
Net assets without restrictions	3,441,779	3,302,202
Net assets with restrictions	77,150	10,000
Total net assets	3,518,929	3,312,202
<b><u>TOTAL LIABILITIES AND NET ASSETS</u></b>	\$ 3,838,867	\$ 3,607,819

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

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**  
**STATEMENTS OF ACTIVITIES**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	2025			2024		
	Without donor restrictions	With donor restrictions	Total	Without donor restrictions	With donor restrictions	Total
<b><u>SUPPORT AND OTHER REVENUE</u></b>						
State and federal grants	\$ 258,638	\$ 77,150	\$ 335,788	\$ 265,714	\$ -	\$ 265,714
Habitat International grants	-	164,649	164,649	-	100,610	100,610
Amortization of loan discount	130,696	-	130,696	137,984	-	137,984
Insurance income	72,846	-	72,846	-	-	-
Contributions	52,695	-	52,695	22,272	-	22,272
Special events, net	51,754	-	51,754	141,936	-	141,936
Sale of houses, net of unamortized discounts	18,354	-	18,354	85,049	-	85,049
Rental income	13,197	-	13,197	20,132	-	20,132
Investment return, net	4,652	-	4,652	5,775	-	5,775
Miscellaneous income	3,547	-	3,547	3,197	-	3,197
Interest income	11,509	-	11,509	17,563	-	17,563
	<u>617,888</u>	<u>241,799</u>	<u>859,687</u>	<u>699,622</u>	<u>100,610</u>	<u>800,232</u>
Net assets released from restrictions	174,649	(174,649)	-	90,610	(90,610)	-
Total support and other revenue	<u>792,537</u>	<u>67,150</u>	<u>859,687</u>	<u>790,232</u>	<u>10,000</u>	<u>800,232</u>
<b><u>EXPENSES</u></b>						
Program services:						
Housing	423,320	-	423,320	419,542	-	419,542
Supporting services:						
General and administrative	200,029	-	200,029	188,154	-	188,154
Fundraising expenses	29,611	-	29,611	51,412	-	51,412
Total expenses	<u>652,960</u>	<u>-</u>	<u>652,960</u>	<u>659,108</u>	<u>-</u>	<u>659,108</u>
<b><u>CHANGE IN NET ASSETS</u></b>	139,577	67,150	206,727	131,124	10,000	141,124
<b><u>NET ASSETS, BEGINNING OF THE YEAR</u></b>	<u>3,302,202</u>	<u>10,000</u>	<u>3,312,202</u>	<u>3,171,078</u>	<u>-</u>	<u>3,171,078</u>
<b><u>NET ASSETS, END OF THE YEAR</u></b>	<u>\$ 3,441,779</u>	<u>\$ 77,150</u>	<u>\$ 3,518,929</u>	<u>\$ 3,302,202</u>	<u>\$ 10,000</u>	<u>\$ 3,312,202</u>

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

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**  
**STATEMENTS OF FUNCTIONAL EXPENSES**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	2025					2024						
	Program Services	Supporting Services			Cost of Direct Benefits to Donors	Total	Program Services	Supporting Services			Cost of Direct Benefits to Donors	Total
	Housing	General and Administrative	Fundraising				Housing	General and Administrative	Fundraising			
Salaries and wages	\$ 117,203	\$ 70,540	\$ 14,000	\$ -	\$ 201,743	\$ 125,230	\$ 65,717	\$ 13,116	\$ -	\$ 204,063		
Impairment on construction in progress	72,846	-	-	-	72,846	-	-	-	-	-		
Payroll taxes and benefits	43,738	16,939	3,857	-	64,534	33,271	16,239	3,817	-	53,327		
Direct construction costs for sale of houses	58,075	-	-	-	58,075	20,947	325	-	-	21,272		
Repairs and maintenance	51,866	474	-	-	52,340	62,460	455	-	-	62,915		
Office expense	24,682	25,851	-	-	50,533	21,496	23,426	500	-	45,422		
Professional fees	3,666	41,836	-	-	45,502	6,196	35,663	-	-	41,859		
Insurance	87	34,809	-	-	34,896	58	25,778	1,807	-	27,643		
Special event expenses	-	-	-	29,394	29,394	-	-	-	66,234	66,234		
Advertising	15,116	1,593	8,383	-	25,092	4,712	-	23,728	-	28,440		
Travel and entertainment	10,028	-	-	-	10,028	1,583	12,928	-	-	14,511		
Depreciation	9,541	-	-	-	9,541	6,562	-	-	-	6,562		
Utilities	4,045	4,443	-	-	8,488	5,013	5,163	-	-	10,176		
Habitat International fees	5,500	1,905	-	-	7,405	7,500	-	-	-	7,500		
Other expense	2,296	1,639	3,371	-	7,306	2,756	2,460	8,444	-	13,660		
Volunteer costs	4,631	-	-	-	4,631	9,578	-	-	-	9,578		
Bad debt expense	-	-	-	-	-	112,180	-	-	-	112,180		
Total expenses by function	423,320	200,029	29,611	29,394	682,354	419,542	188,154	51,412	66,234	725,342		
Less expenses included with revenues on the statement of activities												
Cost of Direct Benefit to Donors	-	-	-	(29,394)	(29,394)	-	-	-	(66,234)	(66,234)		
Total expenses included in expense section on the statement of activities	<u>\$ 423,320</u>	<u>\$ 200,029</u>	<u>\$ 29,611</u>	<u>\$ -</u>	<u>\$ 652,960</u>	<u>\$ 419,542</u>	<u>\$ 188,154</u>	<u>\$ 51,412</u>	<u>\$ -</u>	<u>\$ 659,108</u>		

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

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	2025	2024
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES</u></b>		
Change in net assets	\$ 206,727	\$ 141,124
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Bad debt expense	-	112,180
Impairment (loss) on construction in progress	72,846	-
Insurance proceeds related to impairment of construction in progress	(72,846)	-
Depreciation	9,542	6,562
Amortizations of loan discounts (imputed interest)	(130,696)	(137,984)
Realized and unrealized (gain) loss on investments	(14,677)	(5,369)
Changes in operating assets and liabilities:		
Grants receivable	(60,469)	46,040
Mortgage notes receivable	236,283	263,189
Prepaid expenses and other assets	(2,341)	2,654
Construction in progress	(316,029)	(246,985)
Accounts payable and accrued expenses	(256)	(2,461)
Due to homeowners	(23,513)	16,468
Escrow liability	48,091	14,937
Net cash provided by (used in) operating activities	(47,338)	210,355
<b><u>CASH FLOWS FROM INVESTING ACTIVITIES</u></b>		
Purchase of certificates of deposit	-	(200,000)
Maturity of certificates of deposits	-	500,000
Purchase of land lot inventory	-	(22,000)
Purchase of property and equipment	(25,543)	-
Insurance proceeds from damaged construction in progress	72,846	-
Net cash provided by (used in) investing activities	47,303	278,000
Net change in cash and cash equivalents	(35)	488,355
Cash and cash equivalents, beginning of year	826,736	338,381
Cash and cash equivalents, end of year	\$ 826,701	\$ 826,736
<b><u>RECONCILIATION TO THE FINANCIAL STATEMENTS</u></b>		
Cash and cash equivalents	\$ 780,930	\$ 757,452
Cash and cash equivalents, reserved for homeowners and escrow	45,771	69,284
Cash and cash equivalents, total	\$ 826,701	\$ 826,736
<b><u>NON-CASH INVESTING ACTIVITIES</u></b>		
Directly issued mortgage notes receivable from the Organization to homeowners for the sale of new homes	\$ 18,354	\$ 85,049

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

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**1. Summary of Significant Accounting Policies**

History and Organization

East St. Tammany Habitat for Humanity, Inc. (the Organization), a nonprofit organization, is a recognized affiliate of Habitat for Humanity International. The Organization helps provide housing for low-income families by identifying potential home sites, constructing new homes, and refurbishing existing structures. These homes, located in Eastern St. Tammany Parish, are financed to qualified families with mortgage notes carrying a zero percent interest rate. The Organization relies heavily on volunteer efforts and various contributions and sponsorships to complete the construction projects.

Basis of Presentation:

The accompanying statements of the Organization have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America and accordingly reflect all significant receivables, payables, and other liabilities. Under this method, revenues are recognized when earned, and expenses are recorded when incurred. Contributions are recognized when received or when unconditionally promised.

Financial Statement Presentation:

Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

Net assets without donor restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. The governing board may designate, from net assets without donor restrictions net assets for an operating reserve or board-designated endowment.

Net assets with donor restrictions – Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both. As of June 30, 2025, and 2024, the Organization held net assets with donor restrictions in the amount of \$77,150 and \$10,000, respectively.

Cash and Cash Equivalents

For purposes of the statements of cash flows, management considers all cash and highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purposes, to be cash and cash equivalents.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**1. Summary of Significant Accounting Policies (continued)**

Reserved Cash

The Organization services the mortgages on the homes it sells. Included in cash and cash equivalents are amounts received from homeowners for insurance and property taxes. Reserved cash for escrow deposits as of June 30, 2025, and 2024 is \$151 and \$8,173, respectively. Beginning in 2023, the Organization began administrating insurance claims related to hurricane damage on mortgaged homes to pay contractors to make repairs. As of June 30, 2025, and 2024, the amount due to homeowners for repairs to homes is \$45,771 and \$69,284, respectively.

Certificates of Deposit

Certificates of deposit are recorded at historical cost and have an original maturity of greater than three months. Interest income is recorded on an accrual basis. During the year ended June 30, 2025, the Organization has certificates of deposits (CDs) in the amount of \$210,027. The certificates of deposit mature on February 6, 2026. The certificates of deposit are recorded as current assets in the amount of \$200,000 on the Statements of Financial Position. During the year ended June 30, 2024, the Organization received \$500,000 from the maturity of certificates of deposits, and purchased a \$200,000 certificate of deposit with an original maturity of 12 months at an interest rate of 5%.

Investments

Investments include shares of investment pools which are valued at net asset value as a practical expedient for fair value. Unrealized gains and losses, interest income, and dividends are included in investment return, net on the statements of activities.

Receivables and Allowance of Credit Losses

Accounts receivable consists primarily of grants, mortgages, and contribution receivables. Management determines the allowance for uncollectible accounts receivable based on historical experience, an assessment of economic conditions, and a review of subsequent collections (CECL). An allowance for credit losses is an estimate based upon historical account write-off trends, facts about the current financial condition of the debtor, forecasts of future operating results based upon current trends and macroeconomic factors. Credit quality is monitored through the timing of payments compared to payment terms and known facts regarding the financial condition of debtors. Grants, mortgages, and contribution receivables balances are charged off against the allowance for credit losses after recovery efforts have ceased.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**1. Summary of Significant Accounting Policies (continued)**

Receivables and Allowance of Credit Losses (continued)

Mortgage notes receivable consists of non-interest-bearing mortgage notes, which are collateralized by real estate in the Eastern St. Tammany Parish, Louisiana area and payable in monthly installments over the life of the mortgage notes. The mortgage notes receivable is net of discounts, which represent the difference between the stated amount of the mortgage notes and the present values based on an imputed amount of interest. The discounts are amortized over the lives of the mortgage notes using the interest method. The imputed interest rates used approximate the rates that independent borrowers and lenders would have negotiated in a similar transaction. Mortgage notes receivable are considered past due if payments are more than thirty days late. Allowance is recorded if management believes that the values of such collateral are in excess of the mortgage notes receivable. The Organization also assessed the creditworthiness and economic conditions to identify certain potentially delinquent loans.

Land Lot Inventory

The Organization acquires properties both donated and purchased, to be used as future home sites. These investment properties are stated at cost, except for donated land, which is recorded at fair market value at the date of the donation.

Construction in Progress

Construction in progress represents all direct material, labor, land, and infrastructure costs incurred to construct family housing. Revenue is recognized under the full accrual method when a sale is consummated, and the homeowner is obligated under a mortgage. As of June 30, 2025, and 2024, the balance in construction in progress is \$583,636 and \$340,453, respectively. The balance in construction in progress is primarily used for the construction of new homes. As of June 30, 2025, the Organization recorded an impairment loss in the amount of \$72,846 for construction of homes vandalism.

Property and Equipment

Property and equipment are stated at historical cost, with the exception of donated items, which are stated at fair market value at the date of donation. The Organization's policy is to capitalize expenditures for items in excess of \$1,000 with a useful life of at least 3 years. Lesser amounts are expensed. The Organization uses the straight-line depreciation method over the useful life or the remaining lease term. Amortization of capital lease assets is included in depreciation expense. Furniture and fixtures are depreciated over 3 to 5 years. Vehicles and equipment are depreciated over 5 years.

The Organization periodically evaluates the carrying value of long-lived assets to be held and used when events and circumstances warrant such a review. The carrying value of a long-lived asset is considered impaired when the anticipated undiscounted cash flow from such asset is separately identifiable and is less than its carrying value. In that event, a loss is recognized based on the amount by which the carrying value exceeds the fair market value of the long-lived asset. Fair market value is determined by independent market appraisals or by using the anticipated cash flows discounted at a rate commensurate with the risk involved. Losses on long-lived assets to be disposed of are determined in a similar manner except that fair market values are reduced for the cost to dispose of.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**1. Summary of Significant Accounting Policies (continued)**

Sale of Houses

The Organization builds and sells houses to low-income individuals. Such revenues are recognized at the date of closing for the house as this is the point in time the Organization has determined to satisfy their performance obligation. For the fiscal year June 30, 2025 and 2024, the Organization had sales of homes in the amount of \$18,354 and \$85,049, respectively.

Contributions

Contributions represent cash donations to the Organization from organizations and individuals and are recognized as support when received or unconditionally pledged. Contributions are recorded as increases in net assets without donor restrictions and net assets with donor restrictions, depending on the existence and/or nature of any donor restrictions.

Contributions that are restricted by the donor are reported as unrestricted net assets if the restrictions expire in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the specific nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Donated Use of Space, Services, Materials and Equipment

Donated property, materials, and equipment are reflected as contributions at their estimated values as of the date of receipt and are recorded as expense for program services when they are used or consumed. For the years ended June 30, 2025, and 2024, total contributed materials was \$0 and \$0, respectively.

Donated use of space and services are reflected as contributions at their estimated value and are recorded as expense for program services when determinable. The Organization received no services meeting the requirements for recognition in the financial statements for the years ended June 30, 2025, and 2024.

Volunteers contribute significant amounts of time to program services, administration, and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of the donation. The Organization records donated professional services at the respective fair value of the services received. No significant contributions of professional services were received during the years ended June 30, 2025, and 2024, respectively.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**1. Summary of Significant Accounting Policies (continued)**

Functional Allocation of Expenses

The costs of programming and supporting services activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs, primarily salaries, benefits, and professional fees have been allocated among the programs and supporting services. The allocation between functions is based on time spent by specific employees as estimated by management. All other costs are charged directly to the appropriate functional category.

Income Taxes

East St. Tammany Habitat for Humanity, Inc. is a nonprofit corporation exempt from federal income taxes under provisions of the Internal Revenue Service Code Sections 501(c) (3), respectively, and therefore, no provision has been made for federal and state income taxes. The Organization qualifies as an organization that is not a private foundation as defined in Section 509 (a) of the code. The Organization is exempt from Louisiana income tax under the authority of R.S.47:121(5).

East St. Tammany Habitat for Humanity, Inc. applies a “more-likely-than-not” recognition threshold for all tax uncertainties. This approach only allows the recognition of those tax benefits that have a greater than 50% likelihood of being sustained upon examination by the taxing authorities. As a result of implementing this approach, the Organization has reviewed its tax positions and determined there were no outstanding or retroactive tax positions with less than a 50% likelihood of being sustained upon examination by the taxing authorities, therefore the implementation of this standard has not had a material effect of the Organization.

Advertising

The Organization expenses advertising costs as they are incurred.

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 could affect reported amounts of assets at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results and the results of future periods could differ from those estimates, and those differences may be material.

Reclassification

Certain reclassifications have been made to the prior year financial statements in order for them to be in conformity with the current year’s presentation.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**2. Liquidity and Availability**

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position date as of June 30, 2025, and 2024, comprise the following:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 780,930	\$ 757,452
Grants receivable	144,765	84,296
Certificates of deposit	210,027	200,000
Investments	58,728	54,079
Total financial assets	<u>1,194,450</u>	<u>1,095,827</u>
Less: funds subject to donor imposed restrictions	<u>(77,150)</u>	<u>(10,000)</u>
Total available financial assets	<u>\$ 1,117,300</u>	<u>\$ 1,085,827</u>

As part of the Organization's liquidity management, the Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

**3. Grants Receivable**

The grants receivable as of June 30, 2025, and 2024 consist of the following:

	<u>2025</u>	<u>2023</u>
American Rescue Plan Act (ARPA)	\$ 67,615	\$ 74,296
Habitat International	77,150	10,000
	<u>\$ 144,765</u>	<u>\$ 84,296</u>

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**4. Mortgage Notes Receivable**

Upon completion of construction, the Organization grants credit to new homeowners through mortgage notes secured by the residence with typical repayment terms over 15 to 30 years at zero percent interest. As of June 30, 2025, and 2024 respectively, 70 and 75 non-interest-bearing loans were outstanding.

Mortgage notes receivable as of June 30 consist of the following:

	<u>2025</u>	<u>2024</u>
Mortgage notes receivable	2,050,701	2,286,984
Less: unamortized discount	(1,074,670)	(1,205,366)
Less: allowance for doubtful accounts	<u>(112,180)</u>	<u>(112,180)</u>
 Mortgage notes receivable, net	 <u>\$ 863,851</u>	 <u>\$ 969,438</u>
	<u>2025</u>	<u>2024</u>
Mortgage notes receivable, current	\$ 198,030	\$ 208,096
Mortgage notes receivable, noncurrent	<u>665,821</u>	<u>761,342</u>
 Mortgage notes receivable, net	 <u>\$ 863,851</u>	 <u>\$ 969,438</u>

Principal payments on mortgage notes receivable are as follows:

<u>Year ending June 30</u>	<u>Amount</u>
2026	\$ 198,030
2027	198,030
2028	195,959
2029	194,480
2030	194,480
Thereafter	<u>1,069,722</u>
 Total	 <u>\$ 2,050,701</u>

The Organization shows its non-interest-bearing loans at fair market value. For the years ended June 30, 2021, and 2020, the Organization discounted its mortgage notes receivable using the interest method and a crediting interest rate of 7.23% and 7.38%, respectively, as designated by Habitat International.

For the years ended June 30, 2025, and 2024 respectively, the Organization loaned out 0 and 0 non-interest-bearing notes. Amortization of the mortgage receivable discount is recorded as interest income over the life of the note. For the years ended June 30, 2025, and 2024, the amortization of discounted mortgage notes is \$130,696 and \$137,984 on the statements of activities. As of June 30, 2025, and 2024, the unamortized discount on mortgage notes receivable is \$1,074,670 and \$1,205,366, respectively.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**4. Mortgage Notes Receivable (continued)**

The Organization reviewed the loan portfolio and identified certain delinquent loans deemed uncollectible. For the years ended June 30, 2025 and 2024, the Organization recorded bad debt expense of \$0 and \$112,180, respectively.

**5. Property and Equipment**

The carrying amounts of property and equipment as of June 30, are as follows:

	<u>2025</u>	<u>2024</u>
Land	\$ 186,913	\$ 186,913
Homes for rent	318,638	318,638
Furniture and equipment	50,654	25,111
Vehicles	29,861	29,861
Less: accumulated depreciation	<u>(45,468)</u>	<u>(35,926)</u>
	<u>\$ 540,598</u>	<u>\$ 524,597</u>

Due to market and insurance conditions, the Organization cannot sell the homes to possible homeowners. Therefore, amounts completed in Construction in Progress are moved to Homes for Rent, included in property and equipment. The home rentals are on a short-term month-to-month basis.

As of June 30, 2025 and 2024, the Organization had \$316,029 and \$246,985 of additions in Construction in Progress. The amounts mainly consist of construction of homes for potential recipients of Habitat of Humanity assistance.

**6. Habitat for Humanity International**

The Organization remits a portion of the local support that it raises to Habitat for Humanity International. These funds are used to construct homes in economically depressed areas around the world. For the years ended June 30, 2025, and 2024, the amount paid to Habitat for Humanity International totaled \$7,405 and \$7,500 respectively. This amount is included in the Program Service expenses in the statements of activities.

The Organization receives grant funding to help support the construction of homes and to help assist with related administrative expenses. For the years ended, June 30, 2025 and 2024, the amount given to the Organization from Habitat for Humanity International amounts to \$241,799 and \$100,610, respectively. The amount is included in the Support and Other Revenue in the statement of activities.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**7. Concentrations of Credit Risk**

The Organization maintains cash balances at several financial institutions located in southeast Louisiana. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. The Organization's cash balance was in excess of the FDIC insurance by \$777,753 and \$695,392 as of June 30, 2025, and 2024, respectively. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk to cash.

The Organization builds and rehabilitates homes in the East St. Tammany Parish area. As a result, the mortgage receivables from homeowners are concentrated as to geographic risk. Also, the homes built are transferred to low-income families, which can represent a credit risk.

**8. Lease Commitments**

The Organization signed a one-year lease with an unrelated party effective June 1, 2019, for monthly payments of \$1,000 and provides the Organization an option to renew for one additional one-year term. As of June 30, 2025, the lease is on a month-to-month basis. The rent paid was \$14,400 and \$14,400 for the years ended June 30, 2025, and 2024, respectively, and is included in office expenses in the accompanying statements of functional expenses.

**9. Fair Value of Financial Instruments**

The Organization reports certain assets at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal, or most advantageous, market at the measurement date under current market conditions regardless of whether that price is directly observable or estimated using another valuation technique. Inputs used to determine fair value refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability based on market data obtained from sources independent of the reporting entity.

Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability based on the best information available. A three-tier hierarchy categorizes the inputs as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that we can access at the measurement date.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.

Level 3 – Unobservable inputs for the asset or liability. In these situations, we develop inputs using the best information available in the circumstances.

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**9. Fair Value of Financial Instruments (continued)**

Investments of the Organization are held in pooled assets managed by Northshore Community Foundation and are reported at net asset value which approximates fair value. In accordance with the guidance in FASB ASC 820-10-25-54B, these investments are considered as Level 2 in the fair value hierarchy. The Northshore Community Foundation's investments are diversified, including a mix of mainly equity and fixed income securities. There are no lockup provisions in either of the pooled investments.

The method described above may produce fair value calculations that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Organization believes its valuation methods are appropriate and consistent with those of other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

**10. Net Assets with Donor Restrictions**

During the years ended June 30, 2025, and 2024, the Organization received donor restricted grants of \$241,799 and \$100,610, respectively, restricted for the purpose of homeowner assistance. During the years ended June 30, 2025, and 2024, the Organization released \$174,649 and \$90,610, respectively, as eligible expenses were incurred. As of June 30, 2025, and 2024, the Organization reported net assets with donor restrictions of \$77,150 and \$10,000, respectively.

**11. Subsequent Events**

Management has evaluated subsequent events through the date that the financial statements were available to be issued, December 31, 2025, and determined that no items require disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

**SUPPLEMENTARY INFORMATION**

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**  
**SCHEDULE OF COMPENSATION, BENEFITS, AND**  
**OTHER PAYMENTS TO AGENCY HEAD**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Agency Head Name: Kentrell Jones, Executive Director

<u>Purpose</u>	<u>Amount</u>
Salary	\$ 70,000
Benefits - insurance	-
Meals and Parking	-
Registration fees	-
Conference travel	<u>\$ 70,000</u>

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

See independent auditor's report

**OTHER REPORTS**



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT  
AUDITING STANDARDS

To the Board of Directors of  
East St. Tammany Habitat for Humanity, Inc.  
Slidell, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of East St. Tammany Habitat for Humanity, Inc. (Organization), which comprise the statement of financial position as of June 30, 2025 and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 31, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered East St. Tammany Habitat for Humanity, Inc.'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 Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

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

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

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

As part of obtaining reasonable assurance about whether East St. Tammany Habitat for Humanity, Inc.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of This Report**

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

*Richard CPAS*

Metairie, Louisiana  
December 31, 2025

**EAST ST. TAMMANY HABITAT FOR HUMANITY, INC.**

**SCHEDULE OF FINDINGS AND RESPONSE**

**JUNE 30, 2025**

**(A) Summary of Auditor's Results**

*Financial Statements*

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified:	None reported
• Significant deficiency(ies) identified that are not considered to be material weakness	None reported
Noncompliance material to the financial statements:	No
Other matter:	None

**(B) Findings relating to the basic financial statements reported in accordance with *Government Auditing Standards***

None reported.