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THE VERCHER GROUP

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Certified Public Accountants

Association of
Certified Fraud Examiners

April 20, 2026

To: Louisiana Legislative Auditor

From: The Vercher Group

Subject: Resubmission of Audit Report

We are resubmitting Mamou Housing Authority #4061 because the financial data schedule (FDS) did not properly attach to the original submission.

Sincerely,

The Vercher Group

**HOUSING AUTHORITY
OF THE
TOWN OF MAMOU, LOUISIANA**

**Financial Statements &
Supplemental Financial Information
June 30, 2025**

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

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June 30, 2025**

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INDEPENDENT AUDITOR'S REPORT

Housing Authority of the Town of Mamou
Mamou, Louisiana

Opinions

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the Town of Mamou, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the housing authority's basic financial statements as listed in the table of contents.

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

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the 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 the Town of Mamou 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; this includes 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 Mamou'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 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 judgement 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 Mamou 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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Mamou'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 management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic

financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Town of Mamou's basic financial statements. The accompanying Financial Data Schedule (FDS) (required by HUD), Schedule of Compensation, Benefits, & Other Payments to Agency Head or Chief Executive Officer, the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and the supplemental schedules and statements 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 Financial Data Schedule, Schedule of Compensation, Benefits, & Other Payments to Agency Head or Chief Executive Officer, the schedule of expenditures of federal awards and the supplemental schedules and statements 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 February 24, 2026, on our consideration of the Housing Authority of the Town of Mamou's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the Town of Mamou's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Louisiana Legislative Auditor, we have issued a report dated February 24, 2026, on the results of our statewide agreed-upon procedures performed in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards*. The purpose of that report is solely to describe the scope of testing performed on those controls and compliance

areas identified in the Louisiana Legislative Auditor's statewide agreed-upon procedures, and the results of that testing, and not to provide an opinion on control or compliance.

The Vercher Group

Jena, Louisiana
February 24, 2026

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**Management's Discussion and Analysis
June 30, 2025**

As management of the Housing Authority of the Town of Mamou, we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with the Authority's basic financial statements, which are attached.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$3,737,118 (net position).
- As of the close of the current fiscal year, the Authority's ending unrestricted net position was \$354,961.
- The Authority's cash balance at June 30, 2025, was \$251,037, of which \$24,265 was restricted for tenant's security deposits. The Authority's investments totaled \$126,795.
- The Authority had total revenue of \$1,362,712, of which \$1,023,129 was operating revenues, \$18,111 was non-operating revenues, and \$321,472 was capital contributions.
- The Authority had total expenses of \$1,220,808, of which \$1,163,549 was operating expenses and \$57,259 was non-operating expenses.

Overview of the Basic Financial Statements

The discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of the Statement of Net Position, Statement of Revenues, Expenses, and Changes in Net Position, Statement of Cash Flows, and the notes to the basic financial statements.

The Authority has only one fund type, namely a proprietary fund. The Statement of Net Position includes all of the Authority's assets and liabilities. This fund type is unused for activities which are financed and operated in a manner similar to those in the private sector.

The Authority has three main funding sources in its financial operation. These are the Low Rent Public Housing, Capital Fund programs, and Section 8 Vouchers. Funding is provided based on dwelling rents paid by the tenants and operating fund payments received by the Department of Housing & Urban Development based on a formula. The purpose of this program is to provide funding for low rent housing programs to allow them to make purchases and capital improvements for the current dwelling structures and assist in their operations.

**Housing Authority of the Town of Mamou
Management's Discussion and Analysis - Continued
June 30, 2025**

The Authority's overall financial position and operations for the past two years are summarized below based on the information in the current and prior financial statements.

The table below lists the asset and liability comparisons for the year ended June 30, 2025.

Statement of Net Position

	<u>2024</u>		<u>2025</u>	<u>% Change</u>
Current & Restricted Assets	\$ 419,232	\$	488,006	16.4
Capital Assets, Net of Depreciation	3,274,195		3,382,157	3.3
Total Assets	<u>3,693,427</u>		<u>3,870,163</u>	4.8
Current Liabilities	79,063		112,741	42.6
Non-Current Liabilities	19,150		20,304	6.0
Total Liabilities	<u>98,213</u>		<u>133,045</u>	35.5
Net Investment in Capital Assets	3,274,195		3,382,157	3.3
Unrestricted Net Position	321,019		354,961	10.6
Total Net Position	<u>\$ 3,595,214</u>	\$	<u>3,737,118</u>	4.0

- Current assets increase by \$68,774 or 16.4% from last year. The primary reason for this was due to an increase in cash and cash equivalents in the amount of \$57,110.
- Total liabilities increased by \$34,832 or 35.5%. The primary reason for this change is due to an increase in current liabilities in the amount of \$33,678.
- Unrestricted net position increased by \$33,942 or 10.6%. The increase in current assets is the main contributor for this increase.

**Housing Authority of the Town of Mamou
Management's Discussion and Analysis - Continued
June 30, 2025**

The table below lists the revenue and expense comparisons for the year ended June 30, 2025.

	<u>2024</u>	<u>2025</u>	<u>% Change</u>
Operating Revenues			
Tenant Revenue	\$ 321,489	\$ 324,046	0.8
HUD PHA Operating	547,561	699,083	27.7
Total Operating Revenues	<u>869,050</u>	<u>1,023,129</u>	17.7
Operating Expenses			
Administrative	192,970	215,195	11.9
Utilities	96,794	110,277	13.9
Maintenance	353,621	358,566	1.4
General	185,988	183,617	-1.3
Depreciation	211,009	213,510	1.2
Housing Assistance Payments	73,248	82,384	12.5
Total Operating Expenses	<u>1,113,630</u>	<u>1,163,549</u>	4.5
Operating Income (Loss)	<u>(244,580)</u>	<u>(140,420)</u>	42.6
Non-Operating Revenues (Expenses)			
Investment Income	1,180	1,027	-13.0
Other Revenue	10,878	17,084	57.1
Extraordinary Maintenance	(40,310)	(57,259)	42.0
Total Non-Operating Revenues (Expenses)	<u>(28,252)</u>	<u>(39,148)</u>	38.6
Capital Contributions	326,909	321,472	1.7
Change in Net Position	54,077	141,904	162.4
Net Position – Beginning	3,541,137	3,595,214	1.5
Net Position – Ending	<u>\$ 3,595,214</u>	<u>\$ 3,737,118</u>	3.9

- Total operating revenues increased by \$154,079 or 17.7%. The primary reason is because of an increase in HUD PHA Operating of \$151,522 or 27.7%.
- Total operating expenses increased by \$49,919 or 4.5%. The primary reason is because of an increase in administration expenses in the amount of \$22,225 or 11.5%.
- Total non-operating revenues/expenses had a change of \$10,896 or 38.6%. The primary reason for this change is due to an increase in extraordinary maintenance in the amount of \$16,949.

**Housing Authority of the Town of Mamou
Management’s Discussion and Analysis - Continued
June 30, 2025**

Capital Asset and Debt Administration

Capital Assets

As of June 30, 2025, the Authority’s investment in capital assets was \$3,382,157 (net of accumulated depreciation). This investment included land, building, building improvements, office equipment, and maintenance equipment.

Capital Assets	2024	2025
Land*	\$ 393,732	\$ 393,732
Building & Improvements	8,594,896	8,930,688
Furniture & Equipment	249,895	249,895
Construction in Progress	14,320	-0-
Total Capital Assets	<u>9,252,843</u>	<u>9,574,315</u>
Less Accumulated Depreciation	<u>(5,978,648)</u>	<u>(6,192,158)</u>
Capital Assets, Net of Accumulated Depreciation	<u>\$ 3,274,195</u>	<u>\$ 3,382,157</u>

*Land in the amount of \$393,732 is not being depreciated.

Long Term Debt

The Authority does not have any long-term liabilities at this time.

Future Events That Will Impact the Authority

The Authority relies heavily upon HUD operating subsidies. The amount appropriated has not currently been approved for the June 30, 2026, year. Therefore, any results of budget shortfalls cannot be determined.

The Authority is under a contract through its Capital Fund Program to continue with the work as stated above and incorporate any new work items into its operation.

Contacting the Authority’s Financial Management

The financial report is designed to provide a general overview of the Authority’s finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the following address:

Housing Authority of the Town of Mamou
1016 Maple Street
Mamou, LA. 70554

Basic Financial Statements

**Housing Authority of the Town of Mamou
Mamou, Louisiana
Statement of Net Position
June 30, 2025**

ASSETS	LOW RENT	HOUSING VOUCHERS	TOTAL ENTERPRISE FUND
CURRENT ASSETS:			
Cash & Cash Equivalents	\$ 168,119	\$ 58,653	\$ 226,772
Receivables (Net of Allowances for Uncollectibles)	3,658	-0-	3,658
Investments	126,795	-0-	126,795
Prepaid Items	98,352	7,101	105,453
Interprogram Receivable	1,063	-0-	1,063
RESTRICTED ASSETS:			
Cash and Cash Equivalents	24,265	-0-	24,265
TOTAL CURRENT ASSETS	422,252	65,754	488,006
NON-CURRENT ASSETS:			
Capital Assets (Net of Accumulated Depreciation)	3,382,157	-0-	3,382,157
TOTAL NON-CURRENT ASSETS	3,382,157	-0-	3,382,157
TOTAL ASSETS	3,804,409	65,754	3,870,163
LIABILITIES			
CURRENT LIABILITIES:			
Accounts Payable	29,874	150	30,024
Accrued Wages/Payroll Taxes Payable	4,160	-0-	4,160
Accrued Compensated Absences	8,134	-0-	8,134
Tenant Security Deposits (Payable from Restricted Assets)	24,265	-0-	24,265
Interprogram Payable	-0-	1,063	1,063
Other Current Liabilities	45,095	-0-	45,095
TOTAL CURRENT LIABILITIES	111,528	1,213	112,741
NON-CURRENT LIABILITIES:			
Other Non-current	1,748	-0-	1,748
Accrued Compensated Absences	18,556	-0-	18,556
TOTAL NON-CURRENT LIABILITIES	20,304	-0-	20,304
TOTAL LIABILITIES	131,832	1,213	133,045
NET POSITION:			
Net Investment in Capital Assets	3,382,157	-0-	3,382,157
Unrestricted	290,420	64,541	354,961
TOTAL NET POSITION	\$ 3,672,577	\$ 64,541	\$ 3,737,118

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Mamou
Mamou, Louisiana
Statement of Revenues, Expenses, & Changes in Net Position
Year Ended June 30, 2025**

	LOW RENT	HOUSING VOUCHERS	TOTAL ENTERPRISE FUND
OPERATING REVENUES:			
Tenant Rental Revenue	\$ 324,046	\$ -0-	\$ 324,046
HUD PHA Operating Grant	598,981	100,102	699,083
TOTAL OPERATING REVENUES	923,027	100,102	1,023,129
OPERATING EXPENSES:			
<i>Administration:</i>			
Administrative Salaries	102,689	11,250	113,939
EBC Administrative	54,817	860	55,677
Other Operating - Administrative	42,790	2,789	45,579
<i>Cost of Sales & Service:</i>			
Water	99,700	-0-	99,700
Electricity	10,577	-0-	10,577
Ordinary Maintenance – Labor	112,767	-0-	112,767
Materials	82,740	-0-	82,740
Contract Cost	109,112	-0-	109,112
EBC Maintenance	53,947	-0-	53,947
Insurance	136,306	-0-	136,306
Other General Expenses	47,311	-0-	47,311
<i>Depreciation</i>	213,510	-0-	213,510
Housing Assistance Payments	-0-	82,384	82,384
TOTAL OPERATING EXPENSES	1,066,266	97,283	1,163,549
OPERATING INCOME (LOSS)	(143,239)	2,819	(140,420)
NONOPERATING REVENUES (EXPENSES):			
Interest Earnings	961	66	1,027
Other Revenue	12,595	4,489	17,084
Extraordinary Maintenance	(57,259)	-0-	(57,259)
TOTAL NONOPERATING REVENUES (EXPENSES)	(43,703)	4,555	(39,148)
Capital Contributions	321,472	-0-	321,472
CHANGE IN NET POSITION	134,530	7,374	141,904
TOTAL NET POSITION – BEGINNING	3,538,047	57,167	3,595,214
TOTAL NET POSITION – ENDING	\$ 3,672,577	\$ 64,541	\$ 3,737,118

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Mamou
Mamou, Louisiana
Statement of Cash Flows
Year Ended June 30, 2025**

	LOW RENT	HOUSING VOUCHERS	TOTAL ENTERPRISE FUND
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts From Customers & Users	\$ 324,888	\$ -0-	\$ 324,888
Receipts From Operating Grants	598,981	93,351	692,332
Payments to Suppliers	(608,868)	(82,384)	(691,252)
Payments to Employees	(215,147)	(14,899)	(230,046)
Payments in Lieu of Taxes (PILOT)	1,423	0	1,423
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>101,277</u>	<u>(3,932)</u>	<u>97,345</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Other Revenue	12,595	4,489	17,084
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	<u>12,595</u>	<u>4,489</u>	<u>17,084</u>
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES			
Subsidy From Capital Grants	321,472	0	321,472
Acquisition and Construction of Capital Assets	(321,472)	0	(321,472)
Extraordinary Maintenance	(57,259)	0	(57,259)
NET CASH PROVIDED (USED) BY CAPITAL & RELATED FINANCING ACTIVITIES	<u>(57,259)</u>	<u>0</u>	<u>(57,259)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest & Dividends Received	961	66	1,027
Increase or Decrease in Investments	(157)	0	(157)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>804</u>	<u>66</u>	<u>870</u>
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	57,417	623	58,040
CASH, BEGINNING OF YEAR	<u>134,967</u>	<u>58,030</u>	<u>192,997</u>
CASH, END OF YEAR	<u>192,384</u>	<u>58,653</u>	<u>251,037</u>
RECONCILIATION TO BALANCE SHEET			
Cash and Cash Equivalents	168,119	58,653	226,772
Restricted Cash and Cash Equivalents	24,265	0	24,265
TOTAL CASH AND CASH EQUIVALENTS	<u>\$ 192,384</u>	<u>\$ 58,653</u>	<u>\$ 251,037</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Mamou
Mamou, Louisiana
Statement of Cash Flows
For The Year Ended June 30, 2025**

Reconciliation

	<u>Low Rent</u>	<u>Housing Vouchers</u>	<u>Total Enterprise Fund</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating Income (Loss)	\$ (143,239)	\$ 2,819	\$ (140,420)
Depreciation Expense	213,510	0	213,510
(Increase) Decrease in Receivables	10	0	10
(Increase) Decrease in Prepaid Items	(3,449)	(7,101)	(10,550)
Increase (Decrease) in Accounts Payable	8,939	0	8,939
Increase (Decrease) in Payment in Lieu of Taxes	23,969	0	23,969
Increase (Decrease) in Customer Deposits	930	0	930
Increase (Decrease) in Accrued Wages Payable	(393)	350	(43)
Increase (Decrease) in Accrued Compensated Absences	702	0	702
Increase (Decrease) in Other Accrued Liabilities	298	0	298
TOTAL ADJUSTMENTS	<u>244,516</u>	<u>(6,751)</u>	<u>237,765</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>101,277</u>	<u>(3,932)</u>	<u>97,345</u>
LISTING OF NONCASH INVESTING, CAPITAL, & FINANCIAL ACTIVITIES			
Contributions of Capital Assets From Government	\$ -0-	\$ -0-	\$ -0-

The accompanying notes are an integral part of this statement.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2025**

INTRODUCTION

The Housing Authority of Mamou is an apartment complex for persons of low income located in Mamou, Louisiana. The Authority is chartered as a public corporation for the purpose of administering decent, safe and sanitary dwelling for persons of low-income.

Legal title to the Authority is held by the Housing Authority of the Town of Mamou, Louisiana, a non-profit corporation. The Authority is engaged in the acquisition, modernization, and administration of low-rent housing. The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of Mamou, Louisiana. Each member serves a four-year term. Substantially all of the Authority's revenue is derived from subsidy contracts with the U. S. Department of Housing and Urban Development (HUD). The annual contributions contracts entered into by the Authority and HUD provide operating subsidies for Authority-owned public housing facilities for eligible individuals.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-income housing programs in the United States. Accordingly, HUD has entered into a contract with the entity to make annual contributions (subsidies) for the purpose of funding its programs for low-income families.

GASB Statement No. 14 established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the Housing Authority is legally separated and fiscally independent, the Housing Authority is a separate governmental reporting entity. The Housing Authority includes all funds, account groups, activities, etc., that are within the oversight responsibility of the Housing Authority.

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

BASIS OF PRESENTATION

As required by Louisiana State Reporting Law (LSA-R.S. 24:514) and HUD regulations, financial statements are presented in accordance with accounting principles generally accepted in the United States of America.

The accounts of the PHA are accounted for under the proprietary fund. Accordingly, the accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America applied to governmental units.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

Proprietary Fund Type – Proprietary fund is accounted for on the flow of economic resources measurements focus and uses the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. The PHA applies all applicable FASB pronouncements in accounting and reporting for its proprietary operations. The PHA’s funds include the following type:

- **Enterprise Fund** – Enterprise fund is used to account for those operations that are financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

1. SUMMARY OF ORGANIZATION & SIGNIFICANT ACCOUNTING POLICIES

A. BASIC FINANCIAL STATEMENTS

The basic financial statements (i.e., the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position) report information on all of the activities of the authority.

B. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, & FINANCIAL STATEMENT PRESENTATION

The basic financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of Interfund activity has been eliminated from the basic financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government’s enterprise operations. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Operating revenues and expenses have been reported separately from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund’s principal ongoing operations. The primary operating revenue of the housing authority is derived from tenant revenue. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the housing authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

GASB Statement No. 65 establishes accounting and financial reporting standards that reclassify, as deferred outflows or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

C. EQUITY CLASSIFICATIONS

In the government-wide financial statements, equity is classified as Net Position and displayed in three components as applicable. The components are as follows:

Net Investment in Capital Assets - Capital assets including restricted capital assets, when applicable, net of accumulated depreciation.

Restricted Net Position - Net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or (2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position - All other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

When an expense is incurred for the purposes for which both restricted and unrestricted net position is available, management applies restricted resources first. The policy concerning which to apply first varies with the intended use and legal requirements. This decision is typically made by management at the incurrence of the expense.

D. DEPOSITS & INVESTMENTS

The housing authority’s cash, cash equivalents, and cash flow statement are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State law and the housing authority’s investment policy allow the housing authority to invest in collateralized certificates of deposits, government backed securities, commercial paper, the state sponsored investment pool, and mutual funds consisting solely of government backed securities.

Investments (bank certificate of deposits in excess of 90 days) for the housing authority are reported at fair value.

E. RECEIVABLES & PAYABLES

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year referred to as either “due to/from other funds” (i.e., the current portion of Interfund loans) or “advances to/from other funds” (i.e., the non-current portion of Interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.”

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

Advances between funds, as reported in the accompanying basic financial statements, are offset by a restriction on net assets. All trade and other receivables are shown net of an allowance for uncollectives.

F. INVENTORIES & PREPAID ITEMS

All inventories are valued at cost using the first-in/first out method. Inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the basic financial statements.

G. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable columns in the basic financial statements. Capital assets are capitalized at historical cost. The housing maintains a threshold level of \$500 or more for capitalizing capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. The total interest expense included during the current fiscal year was \$0. Of this amount, \$0 was included as part of the cost of capital assets under construction in connection with construction projects.

All capital assets, other than land, are depreciated using the straight-line method over the following useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Land improvements	20 years
Buildings and building improvements	20 years
Furniture and fixtures	5 years
Vehicles	5 years
Equipment	5 years

H. 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.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

I. LONG-TERM OBLIGATIONS

In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

J. EXTRAORDINARY & SPECIAL ITEMS

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events within the control of the housing authority, which are either unusual in nature or infrequent in occurrence.

K. ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require 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, expenditures, and expenses during the reporting period. Actual results could differ from those estimates.

2. CASH & INVESTMENTS (CD'S IN EXCESS OF 90 DAYS)

At June 30, 2025, the housing authority has cash and investments (bank balances) totaling \$432,318 as follows:

Demand deposits	\$	281,258
Time deposits		151,060
Total	\$	<u>432,318</u>

These deposits are stated at cost, which approximated market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance, or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

**Housing Authority of the Town of Mamou
Mamou, Louisiana
NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the government will not be able to recover its deposits. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent.

These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within 10 days of being notified by the Entity that the fiscal agent bank has failed to pay deposit funds upon demand. Further, Louisiana Revised Statute 39:1224 states that securities held by a third party shall be deemed to be held in the Entity’s name.

Deposits

It is the housing authority’s policy for deposits to be 100% secured by collateral at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation insurance. The housing authority’s deposits are categorized to give an indication of the level of risk assumed by the housing authority at year end. The categories are described as follows:

- ***Category 1*** – Insured or collateralized with securities held by the housing authority or by its agent in the housing authority’s name.
- ***Category 2*** – Collateralized with securities held by the pledging financial institution’s trust department or agent in the housing authority’s name.
- ***Category 3*** – Uncollateralized.

Amounts on deposit are secured by the following pledges:

Description	Investar Bank
FDIC (Category 1)	\$ 250,000
Securities (Category 2)	500,000
Total Securities	\$ 750,000

Deposits were fully secured as of June 30, 2025.

For purposes of the Statement of Net Position, cash and interest-bearing deposits include all demand accounts, savings accounts, and certificates of deposit of Mamou Housing Authority. For the purpose of the proprietary fund Statement of Cash Flows, “Cash and Cash Equivalents” include all demand savings accounts and certificates of deposit under 90 days.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

3. ACCOUNTS RECEIVABLE

The receivables, net of allowances, of \$3,658 as of June 30, 2025, are as follows:

Accounts Receivable – Tenants	\$	3,201
Accounts Receivable – HUD		335
Accrued Interest Receivable		222
Allowance For Doubtful Accounts		(100)
Total	\$	<u>3,658</u>

4. PREPAID ITEMS

The housing authority’s prepaid items as of June 30, 2025, consist of the following:

Prepaid Insurance	\$	105,453
Total	\$	<u>105,453</u>

5. CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Land*	\$ 393,732	\$ -0-	\$ -0-	\$ 393,732
Buildings & Leasehold Improvements	8,594,896	335,792	-0-	8,930,688
Furniture & Equipment, Etc.	249,895	-0-	-0-	249,895
Construction in Progress	14,320	-0-	(14,320)	-0-
Total	<u>9,252,843</u>	<u>335,792</u>	<u>(14,320)</u>	<u>9,574,315</u>
Less Accumulated Depreciation	<u>(5,978,648)</u>	<u>(213,510)</u>	-0-	<u>(6,192,158)</u>
Net Capital Position	<u>\$ 3,274,195</u>	<u>\$ 122,282</u>	<u>\$ (14,320)</u>	<u>\$ 3,382,157</u>

*Land in the amount of \$393,732 is not being depreciated.

6. ACCOUNTS, SALARIES & OTHER PAYABLES

The payables of \$87,413 at June 30, 2025, are as follows:

Accounts Payable	\$	30,024
Accrued Wages Payable (Payroll Taxes)		4,160
Accrued Compensated Absences (Current Portion)		8,134
Accrued Pilot		45,095
Total	\$	<u>87,413</u>

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

7. COMPENSATED ABSENCES

At June 30, 2025, employees of the PHA have accumulated and vested \$26,690 of employee leave benefits, computed in accordance with GASB Codification Section C60. The balance of accrued compensated absences at June 30, 2025, was \$8,134 recorded as current obligation and \$18,556 recorded as non-current obligation. The following is a summary of changes in compensated absences payable at June 30, 2025:

		<u>Current</u>		<u>Noncurrent</u>		<u>Total</u>
Beginning of year	\$	7,937	\$	17,907	\$	25,844
Additions/Retirements		197		649		846
End of year	\$	8,134	\$	18,556	\$	26,690

8. RETIREMENT SYSTEMS

The housing authority provides benefits for all full-time employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Employees are eligible to participate after a six-month exclusionary period. The entity contributes 8% of the employee’s base monthly salary, and the employee contributes 4%. The housing authority’s contributions for each employee (and interest allocated to the employee account) vest at 20% annually for each year of participation. An employee is fully vested after 5 years of participation.

The housing authority’s total payroll for the fiscal year ending June 30, 2025, was \$226,706. The housing authority’s contributions were calculated using the base salary amount of \$219,905. Contributions to the plan by the housing authority were \$17,592 and \$8,796 by the employees.

9. CONTINGENT LIABILITIES

At June 30, 2025, the housing authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the housing authority in the current and prior years. These examinations may result in required refunds by the housing authority to federal grantors and/or program beneficiaries.

10. ECONOMIC DEPENDENCY

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity’s revenues. The Department of Housing & Urban Development provided \$1,020,555 to the housing authority, which represents approximately 74.9% of the housing authority’s revenue for the year.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)
JUNE 30, 2025**

11. SUBSEQUENT EVENTS

Management has evaluated events and transactions subsequent to the Statement of Net Position date through February 24, 2026 of the independent auditor's report for potential recognition or disclosure in the financial statements.

**Other Supplemental Statements
and Schedules**

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**Schedule of Compensation Paid to Board Members
Year Ended June 30, 2025**

Board Member	Title
Derrell Perron	Chairman of the Board
Marshetta Reed	Vice-Chairman
Ted Lavergen	Board Commissioner
Louis Gadney	Board Commissioner
Alfred Batiste	Board Commissioner

The Board Members were paid no compensation for their services.

See independent auditor's report.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**Schedule of Compensation Benefits and Other Payments
to Agency Head or Chief Executive Officer
For the Year Ended June 30, 2025**

Annette Deason, Executive Director

Purpose	Amount
Salary	\$ 71,864
Benefits-Insurance	11,708
Benefits-Retirement	5,748
Benefits (Expense Allowance)	-0-
Car Allowance	-0-
Vehicle Provided by Government	4,000
Per Diem	-0-
Reimbursements	-0-
Travel	-0-
Registration Fees	300
Conference Travel	-0-
Continuing Professional Education Fees	-0-
Housing	-0-
Un-vouchered Expenses*	-0-
Special Meals	\$ -0-

*An example of an un-vouchered expense would be a travel advance.

See independent auditor's report.

Supplementary Information

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2025**

Federal Grantor/Program or Cluster Title	Federal Assistance Listing No.	Federal Expenditures (\$)
Housing Voucher		
Department of Housing and Urban Development		
Section 8 Housing Choice Vouchers	14.871	\$ 100,102
<i>Total Department of Housing and Urban Development</i>		100,102
Other Programs		
Department of Housing and Urban Development		
Public and Indian Housing	14.850	505,154
<i>Total Public Housing Capital Fund</i>		505,154
Public Housing Capital Fund	14.872	415,299
Total Public Housing Capital Fund		415,299
<i>Total Department of Housing and Urban Development</i>		
Total Expenditures of Federal Awards		\$ 1,020,555

The accompanying notes are an integral part of this statement.
See independent auditor's report.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2025**

Note 1- Basis of Presentation

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

Note 2- Basis of Accounting

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. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

Note 3- Relationship to Basic Financial Statements.

Federal award revenues are reported in the Housing Authority’s basic financial statements as follows:

Operating Subsidy – Public & Indian Housing	\$ 505,154
Operating Subsidy – Section 8	100,102
Capital Fund	415,299
Total	<u>\$ 1,020,555</u>

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 U.S. generally accepted accounting principles.

Note 4- Federal Pass-Through & Direct Awards

All federal awards presented in the Schedule were received directly from the U.S. Department of Housing and Urban Development (HUD) unless otherwise noted.

Note 5- Indirect Cost Rate

The Authority has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Note 6- Subrecipients

No federal awards were provided to subrecipients during the year.

Note 7- Noncash Assistance, Insurance, & Loans

No noncash assistance, insurance, or loans were received or outstanding during the year.

Presented for purposes of additional analysis only.

**Housing Authority of the Town of Mamou
Mamou, Louisiana**

**Statement and Certification of Actual Modernization Cost
Annual Contribution Contract**

	Incomplete Project CFP 501-2023	Incomplete Project CFP 501-2024	Incomplete Project CFP 501-2025	Total
The Actual Modernization Costs Are As Follows:				
1. Funds Approved	\$ 321,957	\$ 363,185	\$ 366,865	\$ 1,052,007
Funds Expended(321,299)(155,820)-0-(477,119)
Excess of Funds Approved	<u>658</u>	<u>207,365</u>	<u>366,865</u>	<u>574,888</u>
2. Funds Advanced	321,299	155,820	-0-	477,119
Funds Expended(321,299)(155,820)-0-(477,119)
Excess of Funds Advanced	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

The accompanying notes are an integral part of this statement.
See independent auditor's report.



Other Reports

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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*

Housing Authority of the Town of Mamou
Mamou, 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 the business-type activities of the Housing Authority of the Town of Mamou, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Mamou's basic financial statements, and have issued our report thereon dated February 24, 2026.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the Town of Mamou's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Mamou's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the Town of Mamou'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 have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Mamou'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 determination of financial statement amounts. 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.

This report is intended solely for the information and use of the audit committee, management, federal awarding agencies and Legislative Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a public document and its distribution is not limited.

The Vercher Group

Jena, Louisiana

February 24, 2026

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INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

Housing Authority of the Town of Mamou
Mamou, Louisiana

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the Town of Mamou’s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the Town of Mamou's major federal programs for the year ended June 30, 2025. The Housing Authority of the Town of Mamou's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

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

Basis for Opinion on Each Major Federal Program

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

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

Management's Responsibility

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to the Housing Authority of the Town of Mamou's federal programs.

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control Over Compliance

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

internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

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

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

This report is intended solely for the information and use of management, the Legislator Auditor, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a public document, and its distribution is not limited.

The Vercher Group

Jena, Louisiana

February 24, 2026

**HOUSING AUTHORITY OF THE TOWN OF MAMOU
MAMOU, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended June 30, 2025**

We have audited the basic financial statements which collectively comprise the Housing Authority of the Town of Mamou, Louisiana, as of and for the year ended June 30, 2025, and have issued our report thereon dated February 24, 2026. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Section I Summary of Auditor's Results

Our audit of the basic financial statements as of June 30, 2025, resulted in an unmodified opinion.

a. Report on Internal Control and Compliance Material to the Basic Financial Statements

Internal Control

Material Weaknesses Yes Significant Deficiencies Yes

Compliance

Compliance Material to Basic Financial Statements Yes

b. Federal Awards

Internal Control

Material Weaknesses Yes Other Conditions Yes

Type of Opinion on Compliance Unmodified Qualified
For Major Programs Disclaimer Adverse

Are the findings required to be reported in accordance with Uniform Guidance?

Yes No

c. Identification of Major Programs:

<u>CFDA Number (s)</u>	<u>Name of Federal Program (or Cluster)</u>
14.850	Public and Indian Housing

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

Is the auditee a 'low-risk' auditee, as defined by OMB Uniform Guidance? Yes No

**HOUSING AUTHORITY OF THE TOWN OF MAMOU
MAMOU, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended June 30, 2025**

Section II Financial Statement Findings

No items identified.

Section III Federal Awards Findings and Questioned Costs.

No items to report.

**HOUSING AUTHORITY OF THE TOWN OF MAMOU
MAMOU, LOUISIANA**

**MANAGEMENT'S CORRECTIVE ACTION
FOR CURRENT YEAR AUDIT FINDINGS**

FINDINGS:

No items identified.

John R. Vercher C.P.A.
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MEMBERS

American Institute of
Certified Public Accountants

Society of Louisiana
Certified Public Accountants

Association of
Certified Fraud Examiners

MANAGEMENT LETTER COMMENTS

During the course of our audit, we observed conditions and circumstances that may be improved. Below are findings noted for improvement, our recommendation for improvement and the Housing Authority's plan for corrective action.

CURRENT YEAR MANAGEMENT LETTER COMMENTS

No items identified

**HOUSING AUTHORITY OF THE TOWN OF MAMOU
MAMOU, LOUISIANA**

**MANAGEMENT'S SUMMARY
OF PRIOR YEAR FINDINGS**

Legislative Auditor
State of Louisiana
Baton Rouge, Louisiana 70804-9397

The management of The Housing Authority of the Town of Mamou, Louisiana has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended June 30, 2024.

PRIOR YEAR FINDINGS

No items identified.

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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Housing Authority of the Town of Mamou
Mamou, Louisiana

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

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

The procedures and associated findings are as follows:

Written Policies and Procedures

- 1) Obtain and inspect the entity's written policies and procedures and observe that they address each of the following categories and subcategories (if applicable to public funds and the entity's operations):
 - a) **Budgeting**, including preparing, adopting, monitoring, and amending the budget.
 - b) **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.
 - c) **Disbursements**, including processing, reviewing, and approving.

- d) **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 fiduciary fund additions (e.g. periodic confirmation with outside parties, reconciliation to utility billing after cutoff procedures, reconciliation of traffic ticket number sequences, fiduciary fund forfeiture monies confirmation).
- e) **Payroll/Personnel**, including (1) payroll processing, and (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.
- f) **Contracting**, including (1) types of services requiring written contracts, (2) standard terms and conditions, (3) legal review, (4) approval process, and (5) monitoring process.
- g) **Credit Cards (and debit cards, fuel cards, P-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).
- h) **Travel and expense reimbursement**, including (1) allowable expenses, (2) dollar thresholds by category of expense, (3) documentation requirements, and (4) required approvers.
- i) **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) requirement that all employees, including elected officials and appointed board members, annually attest through signature verification that they have read the entity's ethics policy.
- j) **Debt Service**, including (1) debt issuance approval, (2) continuing disclosure/EMMA reporting requirements, (3) debt reserve requirements, and (4) debt service requirements.
- k) **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.
- l) **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 requirement.

No exceptions noted in the procedures performed.

Board or Finance Committee

- 2) 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:
 - a) 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.

- b) For those entities reporting on the governmental accounting model, observe that the minutes referenced or included monthly budget-to-actual comparisons on the general fund and major special revenue funds, as well as monthly financial statements (or budget-to-actual comparisons, if budgeted) for major proprietary funds. Alternately, for those entities reporting on the non-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.
- c) 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.

No exceptions noted in the procedures performed.

- 3) 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.

No exceptions noted in the procedures performed.

Bank Reconciliations

- 4) Obtain a listing of client 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:
 - a) Bank reconciliations include evidence that they were prepared within 2 months of the related statement closing date (e.g., initialed and dated, electronically logged).
 - b) Bank reconciliations include evidence that a member of management/board member who does not handle cash, post ledgers, or issue checks has reviewed each bank reconciliation within 1 month of the date the reconciliation was prepared (e.g., initialed and dated, electronically logged).
 - c) Management has documentation reflecting that it has researched reconciling items that have been outstanding for more than 12 months from the statement closing date, if applicable.

Exception: The entity has items outstanding over 12 months.

Management's Response: The entity stated that they will contact the fee accountant and research old items outstanding.

Collections (excluding EFTs)

- 5) 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).

No exceptions noted in the procedures performed.

- 6) 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 (i.e. 5 collection locations for 5 deposit sites), obtain and inspect written policies and procedures relating to employee job duties (if no written policies or procedures, 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:
- a) Employees that are responsible for cash collections do not share cash drawers/registers.
 - b) Each employee responsible for collecting cash is not responsible for preparing/making bank deposits, unless another employee/official is responsible for reconciling collection documentation (e.g. pre-numbered receipts) to the deposit.
 - c) Each employee responsible for collecting cash is not 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.
 - d) The employee(s) responsible for reconciling cash collections to the general ledger and/or subsidiary ledgers, by revenue source and/or fiduciary fund additions are not responsible for collecting cash, unless another employee verifies the reconciliation.

No exceptions noted in the procedures performed.

- 7) Inquire of management that all employees who have access to cash are covered by a bond or insurance policy for theft.

No exceptions noted in the procedures performed.

- 8) Randomly select two deposit dates for each of the 5 bank accounts selected for procedure #3 under "Bank Reconciliations" above (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). Alternately, 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:
- a) Observe that receipts are sequentially pre-numbered.
 - b) Trace sequentially pre-numbered receipts, system reports, and other related collection documentation to the deposit slip.
 - c) Trace the deposit slip total to the actual deposit per the bank statement.
 - d) 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).

- e) Trace the actual deposit per the bank statement to the general ledger.

Exception: Deposits were not made daily.

Management's Response: Due to the no cash policy and lack of funds on hand, the entity cannot justify making daily deposits.

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

- 9) 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).

No exceptions noted in the procedures performed.

- 10) For each location selected under #8 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, 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/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.
 - 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.

No exceptions noted in the procedures performed.

- 11) For each location selected under #8 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:
- a) Observe that the disbursement matched the related original invoice/billing statement.
 - b) Observe that the disbursement documentation included evidence (e.g., initial/date, electronic logging) of segregation of duties tested under #9, as applicable.

No exceptions noted in the procedures performed.

- 12) Using the entity's main operating account and the month selected in bank reconciliation's procedure, 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 per the entity's policy, and (b) approved by the required number of authorized signers per the entity's policy.

No exceptions noted in the procedures performed.

Credit Cards/Debit Cards/Fuel Cards/P-Cards

- 13) Obtain from management a listing of all active credit cards, bank debit cards, fuel cards, and P-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.

No exceptions noted in the procedures performed.

- 14) 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 that there is evidence that the monthly statement or combined statement and supporting documentation (e.g., original receipts for credit/debit card purchases, exception reports for excessive fuel card usage) was reviewed and approved, in writing (or electronically approved), by someone other than the authorized card holder. [Note: Requiring such approval may constrain the legal authority of certain public officials (e.g., mayor of a Lawrason Act municipality); these instances should not be reported.]]
- b) Observe that finance charges and late fees were not assessed on the selected statements.

No exceptions noted in the procedures performed.

- 15) Using the monthly statements or combined statements selected under #12 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 (i.e. each card should have 10 transactions subject to testing) . 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 note whether management had a compensating control to address missing receipts, such as a "missing receipt statement" that is subject to increased scrutiny.

No exceptions noted in the procedures performed.

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

- 16) 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, 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:

- a) If reimbursed using a per diem, agree the reimbursement rate to those rates established either by the State of Louisiana or the U.S. General Services Administration (www.gsa.gov).
- b) If reimbursed using actual costs, observe that the reimbursement is supported by an original itemized receipt that identifies precisely what was purchased.
- c) 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 policy (procedure #1h).
- d) Observe that each reimbursement was reviewed and approved, in writing, by someone other than the person receiving reimbursement.

No exceptions noted in the procedures performed.

Contracts

17) 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. Alternately, 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:

- a) Observe that the contract was bid in accordance with the Louisiana Public Bid Law (e.g., solicited quotes or bids, advertised), if required by law.
- b) Observe that the contract was approved by the governing body/board, if required by policy or law (e.g. Lawrason Act, Home Rule Charter).
- c) If the contract was amended (e.g. change order), observe that the original contract terms provided for such an amendment.
- d) 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.

No exceptions noted in the procedures performed.

Payroll and Personnel

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

19) Randomly select one pay period during the fiscal period. For the 5 employees/officials selected under #16 above, obtain attendance records and leave documentation for the pay period, and:

- a) Observe that all selected employees/officials documented their daily attendance and leave (e.g., vacation, sick, compensatory). (Note: Generally, officials are not eligible to earn leave and do not document their attendance and leave. However, if the official is earning leave according to policy and/or contract, the official should document his/her daily attendance and leave.)
- b) Observe that supervisors approved the attendance and leave of the selected employees/officials.
- c) Observe that any leave accrued or taken during the pay period is reflected in the entity's cumulative leave records.
- d) Observe the rate paid to the employees or officials agrees to the authorized salary/pay rate found within the personnel file.

No exceptions noted in the procedures performed.

20) Obtain a listing of those employees/officials that received termination payments during the fiscal period and management's representation that the list is complete. Randomly select two employees/officials, obtain related documentation of the hours and pay rates used in management's termination payment calculations, agree the hours to the employee/officials' cumulate leave records, and agree the pay rates to the employee/officials' authorized pay rates in the employee/officials' personnel files.

No exceptions noted in the procedures performed.

21) Obtain management's representation that employer and employee portions of payroll taxes, retirement contributions, health insurance premiums, and workers' compensation premiums have been paid, and associated forms have been filed, by required deadlines.

No exceptions noted in the procedures performed.

Ethics

22) Using the 5 randomly selected employees/officials from procedure #16 under "Payroll and Personnel" above, obtain ethics documentation from management, and:

- a) Observe that the documentation demonstrates each employee/official completed one hour of ethics training during the fiscal period.
- b) Observe that the documentation demonstrates each employee/official attested through signature verification that he or she has read the entity's ethics policy during the fiscal period.

No exceptions noted in the procedures performed.

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

No exceptions noted in the procedures performed.

Debt Service

- 24) Obtain a listing of bonds/notes issued during the fiscal period and management's representation that the listing is complete. Select all bonds/notes on the listing, obtain supporting documentation, and observe that State Bond Commission approval was obtained for each bond/note issued.

No exceptions noted in the procedures performed.

- 25) 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).

No exceptions noted in the procedures performed.

Fraud Notice

- 26) 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.

No exceptions noted in the procedures performed.

- 27) 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.

No exceptions noted in the procedures performed.

Information Technology Disaster Recovery/Business Continuity

- 28) 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 no written documentation, inquire of personnel responsible for backing up critical data) and observe that such backup occurred within the past week. If backups are stored on a physical medium (e.g., tapes, CDs), observe evidence that backups are encrypted before being transported.
 - b) Obtain and inspect the entity's most recent documentation that it has tested/verified that its backups can be restored (if no written documentation, inquire of personnel responsible for testing/verifying backup restoration) and observe evidence that the test/verification was successfully performed within the past 3 months.
 - 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 active antivirus software and that the antivirus, operating system, and accounting system software are the most recent versions available (i.e. up-to-date).

- 29) Randomly select 5 terminated employees (or all terminated employees is less than 5) using the list of terminated employees obtained in procedure #19. Observe evidence that the selected terminated employees have been removed or disabled from the network.

We performed the procedures and discussed the results with management

- 30) Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #18, 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:

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

No exceptions noted in the procedures performed.

Prevention of Sexual Harassment

- 31) Using the 5 randomly selected employees/officials from procedure #16 under "Payroll and Personnel" above, 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.

No exceptions noted in the procedures performed.

- 32) 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).

No exceptions noted in the procedures performed.

- 33) 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 it includes the applicable requirements of R.S. 42:344.

- a) Number and percentage of public servants in the agency who have completed the training requirements;
- b) Number of sexual harassment complaints received by the agency;
- c) Number of complaints which resulted in a finding that sexual harassment occurred;
- d) Number of complaints in which the finding of sexual harassment resulted in discipline or corrective action; and
- e) Amount of time it took to resolve each complaint.

No exceptions noted in the procedures performed.

We were engaged by the Housing Authority of the Town of Mamou 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 Housing Authority of the Town of Mamou 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.

The Vercher Group

Jena, Louisiana

February 24, 2026



Financial Data Schedule

Housing Authority of the Town of Mamou (LA031)
MAMOU, LA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End:
06/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$168,119	\$58,653	\$226,772	\$226,772
114 Cash - Tenant Security Deposits	\$24,265		\$24,265	\$24,265
100 Total Cash	\$192,384	\$58,653	\$251,037	\$251,037
122 Accounts Receivable - HUD Other Projects	\$335		\$335	\$335
126 Accounts Receivable - Tenants	\$3,201		\$3,201	\$3,201
126.1 Allowance for Doubtful Accounts -Tenants	-\$100		-\$100	-\$100
129 Accrued Interest Receivable	\$222		\$222	\$222
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$3,658	\$0	\$3,658	\$3,658
131 Investments - Unrestricted	\$126,795		\$126,795	\$126,795
142 Prepaid Expenses and Other Assets	\$98,352	\$7,101	\$105,453	\$105,453
144 Inter Program Due From	\$1,063		\$1,063	\$1,063
150 Total Current Assets	\$422,252	\$65,754	\$488,006	\$488,006
161 Land	\$393,732		\$393,732	\$393,732
162 Buildings	\$5,184,111		\$5,184,111	\$5,184,111
163 Furniture, Equipment & Machinery - Dwellings	\$98,251		\$98,251	\$98,251
164 Furniture, Equipment & Machinery - Administration	\$151,644		\$151,644	\$151,644
165 Leasehold Improvements	\$3,746,577		\$3,746,577	\$3,746,577
166 Accumulated Depreciation	-\$6,192,158		-\$6,192,158	-\$6,192,158
167 Construction in Progress				
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,382,157	\$0	\$3,382,157	\$3,382,157
180 Total Non-Current Assets	\$3,382,157	\$0	\$3,382,157	\$3,382,157
290 Total Assets and Deferred Outflow of Resources	\$3,804,409	\$65,754	\$3,870,163	\$3,870,163
312 Accounts Payable <= 90 Days	\$29,874	\$150	\$30,024	\$30,024
321 Accrued Wage/Payroll Taxes Payable	\$4,160		\$4,160	\$4,160
322 Accrued Compensated Absences - Current Portion	\$8,134		\$8,134	\$8,134
333 Accounts Payable - Other Government	\$45,095		\$45,095	\$45,095
341 Tenant Security Deposits	\$24,265		\$24,265	\$24,265
347 Inter Program - Due To		\$1,063	\$1,063	\$1,063
310 Total Current Liabilities	\$111,528	\$1,213	\$112,741	\$112,741
353 Non-current Liabilities - Other	\$1,748		\$1,748	\$1,748
354 Accrued Compensated Absences - Non Current	\$18,556		\$18,556	\$18,556
350 Total Non-Current Liabilities	\$20,304	\$0	\$20,304	\$20,304
300 Total Liabilities	\$131,832	\$1,213	\$133,045	\$133,045
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$3,382,157		\$3,382,157	\$3,382,157
511.4 Restricted Net Position				
512.4 Unrestricted Net Position	\$290,420	\$64,541	\$354,961	\$354,961
513 Total Equity - Net Assets / Position	\$3,672,577	\$64,541	\$3,737,118	\$3,737,118
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,804,409	\$65,754	\$3,870,163	\$3,870,163

Housing Authority of the Town of Mamou (LA031)
MAMOU, LA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$324,046		\$324,046	\$324,046
70500 Total Tenant Revenue	\$324,046	\$0	\$324,046	\$324,046
70600 HUD PHA Operating Grants	\$598,981	\$100,102	\$699,083	\$699,083
70610 Capital Grants	\$321,472		\$321,472	\$321,472
71100 Investment Income - Unrestricted	\$961	\$66	\$1,027	\$1,027
71500 Other Revenue	\$12,595	\$4,489	\$17,084	\$17,084
70000 Total Revenue	\$1,258,055	\$104,657	\$1,362,712	\$1,362,712
91100 Administrative Salaries	\$102,689	\$11,250	\$113,939	\$113,939
91200 Auditing Fees	\$11,500		\$11,500	\$11,500
91310 Book-keeping Fee	\$5,051	\$2,090	\$7,141	\$7,141
91500 Employee Benefit contributions - Administrative	\$54,817	\$860	\$55,677	\$55,677
91600 Office Expenses	\$4,150	\$699	\$4,849	\$4,849
91700 Legal Expense	\$60		\$60	\$60
91800 Travel	\$360		\$360	\$360
91900 Other	\$21,669		\$21,669	\$21,669
91000 Total Operating - Administrative	\$200,296	\$14,899	\$215,195	\$215,195
93100 Water	\$99,700		\$99,700	\$99,700
93200 Electricity	\$10,577		\$10,577	\$10,577
93000 Total Utilities	\$110,277	\$0	\$110,277	\$110,277
94100 Ordinary Maintenance and Operations - Labor	\$112,767		\$112,767	\$112,767
94200 Ordinary Maintenance and Operations - Materials and Other	\$82,740		\$82,740	\$82,740
94300 Ordinary Maintenance and Operations Contracts	\$109,112		\$109,112	\$109,112
94500 Employee Benefit Contributions - Ordinary Maintenance	\$53,947		\$53,947	\$53,947
94000 Total Maintenance	\$358,566	\$0	\$358,566	\$358,566
96110 Property Insurance	\$108,308		\$108,308	\$108,308
96120 Liability Insurance	\$6,440		\$6,440	\$6,440
96130 Workmen's Compensation	\$6,329		\$6,329	\$6,329
96140 All Other Insurance	\$15,229		\$15,229	\$15,229
96100 Total insurance Premiums	\$136,306	\$0	\$136,306	\$136,306
96200 Other General Expenses	\$23,918		\$23,918	\$23,918
96210 Compensated Absences	\$847		\$847	\$847
96300 Payments in Lieu of Taxes	\$22,546		\$22,546	\$22,546
96000 Total Other General Expenses	\$47,311	\$0	\$47,311	\$47,311
96900 Total Operating Expenses	\$852,756	\$14,899	\$867,655	\$867,655
97000 Excess of Operating Revenue over Operating Expenses	\$405,299	\$89,758	\$495,057	\$495,057
97100 Extraordinary Maintenance	\$57,259		\$57,259	\$57,259
97300 Housing Assistance Payments		\$82,384	\$82,384	\$82,384

97400 Depreciation Expense	\$213,510		\$213,510	\$213,510
90000 Total Expenses	\$1,123,525	\$97,283	\$1,220,808	\$1,220,808
10010 Operating Transfer In	\$410,200		\$410,200	\$410,200
10020 Operating transfer Out	-\$410,200		-\$410,200	-\$410,200
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$134,530	\$7,374	\$141,904	\$141,904
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$3,538,047	\$57,167	\$3,595,214	\$3,595,214
11170 Administrative Fee Equity		\$64,366	\$64,366	\$64,366
11180 Housing Assistance Payments Equity		\$175	\$175	\$175
11190 Unit Months Available	1440	276	1716	1716
11210 Number of Unit Months Leased	1440	237	1677	1677
11270 Excess Cash	\$141,734		\$141,734	\$141,734
11610 Land Purchases	\$0		\$0	\$0
11620 Building Purchases	\$0		\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0	\$0
11650 Leasehold Improvements Purchases	\$642,944		\$642,944	\$642,944
11660 Infrastructure Purchases	\$0		\$0	\$0
13510 CFFP Debt Service Payments	\$0		\$0	\$0
13901 Replacement Housing Factor Funds	\$0		\$0	\$0