

TCOA Elderly Housing, Inc.

HUD Project No. 064-EE205

***Financial Statements and
Supplementary Information***

December 31, 2025



TCOA Elderly Housing, Inc.

HUD Project No. 064-EE205

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Supplementary Information***

December 31, 2025

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors,
TCOA Elderly Housing, Inc.,
Houma, Louisiana.

Opinions

We have audited the accompanying financial statements of TCOA Elderly Housing, Inc., (a nonprofit organization) HUD Project No. 064-EE205 (the "Project"), a wholly-owned subsidiary of Terrebonne Council on Aging, Inc., which comprise the statement of financial position as of December 31, 2025, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Project as of December 31, 2025, and the changes in its net assets and its cash flows 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 *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 Project and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related 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 financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events considered in the aggregate, that raise substantial doubt about the Project's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently know 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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 17 through 25 is presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and is not a required part of the financial statements. The accompanying Schedule of Compensation, Benefits, and Other Payments to Agency Head or Chief Executive Officer on page 26 is presented for purposes of additional analysis and is not a required part of the financial statements. The accompanying Schedule of Expenditures of Federal Awards and Notes to Schedule of Expenditures of Federal Awards, pages 27 through 29, as required by Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2026 on our consideration of TCOA Elderly Housing, Inc.'s internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants 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 the 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 TCOA Elderly Housing, Inc.'s internal control over financial reporting and compliance.

Bourgeois Bennett, L.L.C.

Certified Public Accountants.

Houma, Louisiana,
March 19, 2026.

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

STATEMENT OF FINANCIAL POSITION

December 31, 2025

ASSETS

Current Assets

Cash in bank	\$ 274,990
Accounts receivable	1,019
Prepaid expenses	<u>30,738</u>

Total current assets 306,747

Property and Equipment

Land	1,300,000
Land improvements	934,587
Buildings - leased	4,391,913
Office furniture and equipment	<u>22,957</u>

Total property and equipment 6,649,457

Accumulated depreciation (2,254,954)

Net property and equipment 4,394,503

Restricted Deposits

Replacement reserve	153,701
Residual receipts reserve	9,895
Tenant deposits held in trust	<u>15,526</u>

Total restricted deposits 179,122

Other Assets

Deposit	<u>1,015</u>
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Total assets \$ 4,881,387

See notes to financial statements.

LIABILITIES AND NET ASSETS**Liabilities**

Accounts payable	\$ 920
Accrued management fees	49,167
Advance from other	978,485
Tenant security deposits	<u>15,526</u>
Total liabilities	<u>1,044,098</u>

Net Assets

Without donor restrictions	1,480,729
With donor restrictions	<u>2,356,560</u>
Total net assets	<u>3,837,289</u>

Total liabilities and net assets	<u><u>\$ 4,881,387</u></u>
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TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

STATEMENT OF ACTIVITIES

For the year ended December 31, 2025

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Totals</u>
Revenues and Other Support			
Revenues:			
Lease income	\$ 519,870	\$ -	\$ 519,870
Financial	1,764	-	1,764
Other	3,021	-	3,021
Other support:			
Net assets released from restrictions	<u>109,490</u>	<u>(109,490)</u>	<u>-</u>
Total revenues and other support	<u>634,145</u>	<u>(109,490)</u>	<u>524,655</u>
Expenses			
Administrative	183,750	-	183,750
Utilities	30,443	-	30,443
Operation and maintenance	(152,464)	-	(152,464)
Taxes and insurance	140,354	-	140,354
Depreciation	<u>142,053</u>	<u>-</u>	<u>142,053</u>
Total expenses	<u>344,136</u>	<u>-</u>	<u>344,136</u>
Change in net assets	290,009	(109,490)	180,519
Net Assets			
Beginning of year	<u>1,190,720</u>	<u>2,466,050</u>	<u>3,656,770</u>
End of year	<u>\$ 1,480,729</u>	<u>\$ 2,356,560</u>	<u>\$ 3,837,289</u>

See notes to financial statements.

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

STATEMENT OF FUNCTIONAL EXPENSES

For the year ended December 31, 2025

	Program Services				Totals	
	Administrative	Utilities	Operation and Maintenance	Taxes and Insurance		Depreciation
Audit expense	\$ 10,700	\$ -	\$ -	\$ -	\$ -	\$ 10,700
Bookkeeping fees/accounting services	5,600	-	-	-	-	5,600
Contracts (see note 12)	-	-	(188,459)	-	-	(188,459)
Convention and meetings	950	-	-	-	-	950
Depreciation	-	-	-	-	142,053	142,053
Electricity	-	10,949	-	-	-	10,949
Garbage and trash removal	-	-	3,640	-	-	3,640
Health insurance and other employee benefits	-	-	-	11,929	-	11,929
Heating/cooling repairs and maintenance	-	-	19,583	-	-	19,583
Management fees	53,025	-	-	-	-	53,025
Manager or superintendent salaries	97,093	-	-	-	-	97,093
Miscellaneous administrative fees	(1,881)	-	-	-	-	(1,881)
Office expense	5,090	-	-	-	-	5,090
Payroll taxes	-	-	-	7,333	-	7,333
Property and liability insurance	-	-	-	119,070	-	119,070
Lease fees	13,173	-	-	-	-	13,173
Supplies	-	-	12,772	-	-	12,772
Water	-	19,494	-	-	-	19,494
Workmen's compensation	-	-	-	2,022	-	2,022
Total expenses	\$ 183,750	\$ 30,443	\$ (152,464)	\$ 140,354	\$ 142,053	\$ 344,136

See notes to financial statements.

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

STATEMENT OF CASH FLOWS

For the year ended December 31, 2025

Cash Flows From Operating Activities

Lease receipts	\$ 519,870
Interest received	1,764
Other cash received	3,021
	3,021

Net cash flows from operating activities	524,655
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Cash Flows Used in Operating Activities

Administrative	181,461
Utilities	30,443
Operating and maintenance	237,061
Taxes and insurances	126,367
	126,367

Net cash flows used in operating activities	575,332
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Net cash used in operating activities	(50,677)
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Cash Flows From Investing Activities

Net withdrawals (deposits) to reserve for replacements and interest retained in account	(12,757)
Net withdrawals (deposits) to residual receipts and interest retained in account	2,366
	2,366

Net cash used in investing activities	(10,391)
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Net decrease in cash	(61,068)
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Cash

Beginning of year	336,058
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End of year	\$ 274,990
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Cash Flows From Operating Activities

Change in net assets	\$ 180,519
Adjustments to reconcile change in net assets to net cash used in operating activities:	
Depreciation	142,053
(Increase) decrease in:	
Cash restricted for tenant deposits held in trust	150
Prepaid expenses	13,987
(Decrease) in:	
Accounts payable	(1,342,256)
Accrued expenses	955,020
Tenant security deposits	<u>(150)</u>
Net cash used in operating activities	<u><u>\$ (50,677)</u></u>

See notes to financial statements.

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) Nature of Organization and Operations

TCOA Elderly Housing, Inc., HUD Project No. 064-EE205 (the “Project”) is a nonprofit corporation organized under the laws of the State of Louisiana. The Project is a 50-unit apartment project for the elderly located in Houma, Louisiana.

The purpose of the Project is to own, manage, operate, and provide qualified supportive housing for elderly households having at least one person with disabilities, in accordance with Section 202 of the National Housing Act of 1990, as amended. The program makes capital advances to the nonprofit corporation in order to fund the construction of such housing. The capital advances bear no interest and need not be repaid so long as the owner continues to make the housing available for the disabled for at least forty years. Under this program, HUD has significant regulatory authority over the Project’s rental charges and operating methods and procedures. HUD mandates or acts of Congress may change administrative directive, rules and regulations and impact the Project financially.

The responsibility for management of the affairs of the Project, and the ongoing management of the Project is vested with its officers. Compensation for such services is determined in the management and regulatory agreements.

b) Basis of Accounting

The financial statements of the Project are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America as promulgated by the Financial Accounting Standards Board (FASB). Under this method, revenues are recognized when earned, and expenses are recorded when incurred.

c) Financial Statement Presentation

The Project classifies their net assets, revenues, and expenses based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

c) Financial Statement Presentation (Continued)

Net Assets Without Donor Restrictions - Net assets that are not subject to grantor or donor imposed restrictions.

Net Assets With Donor Restrictions - Net assets subject to grantor or donor restrictions to be used for a certain purpose or to benefit a specific accounting period or net assets subject to donor-imposed restrictions and that are held in perpetuity by the Project.

d) Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

e) Cash and Cash Equivalents

For the statement of cash flows, all unrestricted investment instruments with original maturities of one year or less are cash equivalents. There were no cash equivalents as of December 31, 2025.

f) Property, Equipment, and Depreciation

Land, land improvements, buildings, and office furniture and equipment are recorded at cost. Only assets costing \$1,200 or more are capitalized and depreciated. Major renewals and betterments are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred.

Property and equipment are depreciated using the straight-line method based on the estimated useful lives of the assets as follows:

Office furniture and equipment	5 years
Land improvements	25 - 40 years
Buildings	10 - 40 years

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

g) Methods Used for Allocation of Expenses

All of the expenses directly relate to the program. As a result, all expenses are allocated directly to the program.

Expenditures incurred in connection with project operations and expenditures made for corporate (mortgagor entity) purposes have been summarized on a functional basis in the statement of activities according to the Consolidated Audit Guide for Audits of HUD Programs.

h) Contributions

Contributions received are recorded as increases in net assets with donor restrictions or net assets without donor restrictions, depending on the existence and/or nature of any donor restrictions.

Donor-restricted support whose restrictions are met in the same reporting period as the support recognized is reported as net assets without donor restrictions.

i) Revenue Recognition

Generally, revenue is derived from the leasing of apartments in the normal course of business. The performance obligation is to lease apartments to tenants. The transaction price of such leases is established as a fixed monthly lease amount for an agreed upon period. The lease payments are generally payable monthly. The performance obligations are generally satisfied over time. Revenue from apartment leases is recognized on a monthly basis, as the apartments are occupied.

j) Distributions

The Project's regulatory agreement with HUD stipulates, among other things, that the Project will not make distributions of assets or income to any of its officers or directors.

k) Income Taxes

The Project is a nonprofit organization and exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code.

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

k) Income Taxes (Continued)

Accounting standards provide detailed guidance for financial statement recognition, measurement, and disclosures of uncertain tax positions recognized in an entity's financial statements. It requires an entity to recognize the financial statement impact of a tax position when it is more likely than not that the position will be sustained upon examination. Tax years ended December 31, 2022 and later remain subject to examination by the taxing authorities. As of December 31, 2025 management of the Project believes that it has no uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

Note 2 - CONCENTRATION OF CREDIT RISKS

In addition to the unrestrictive cash accounts, the Project maintains several restricted bank accounts and certificates of deposit at a bank located in South Louisiana. Accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. As of December 31, 2025, the Project's uninsured deposits totaled approximately \$162,000.

Note 3 - HUD-RESTRICTED DEPOSITS

Under the regulatory agreement, the Project is required to set aside amounts for the replacement of property and other project expenditures approved by HUD. HUD-restricted deposits are held in separate bank accounts and generally are not available for operating purposes. As of December 31, 2025, the Project had \$179,122 deposited in the separate bank accounts.

Note 4 - RESIDUAL RECEIPTS ACCOUNT

Use of the residual receipts account is contingent upon HUD's prior written approval.

Note 5 - PROPERTY AND EQUIPMENT

A summary of property and equipment as of December 31, 2025, is as follows:

	Beginning Balances	Additions/ Deletions	Ending Balances
Land	\$ 1,300,000	\$ -	\$ 1,300,000
Land improvements	934,587	-	934,587
Building - leased	4,391,913	-	4,391,913
Furniture and equipment	22,957	-	22,957
Totals	6,649,457	-	6,649,457
Accumulated depreciation	(2,112,901)	(142,053)	(2,254,954)
Net book value	\$ 4,536,556	\$ (142,053)	\$ 4,394,503

Depreciation expense for the year ended December 31, 2025 was \$142,053.

Note 6 - NETS ASSETS WITH DONOR RESTRICTIONS

The Project received a \$4,082,400 capital advance from HUD for the construction of a multifamily residual housing facility secured by a mortgage note. The construction of the facility along with the cost of land improvements was capitalized as a fixed asset. The mortgage note shall bear no interest and shall be repayable only if the facility does not remain available for very low-income eligible individuals/families for no less than 40 years. Therefore, the net asset is released from donor restriction as the building and land improvements depreciate over its useful life. As of December 31, 2025, \$1,725,840 of total cost has been depreciated and therefore is included in net assets without donor restrictions.

Note 7 - LEASES

Under the regulatory agreement, the Project may not increase lease amounts charged to tenants without HUD approval.

Apartments are leased for a one-year period and renewed annually.

There were no variable lease payments for the year ended December 31, 2025.

Note 8 - MANAGEMENT FEE

The Project pays a management fee equal to 9.36% of collected revenue to Terrebonne Council on Aging, Inc. (TCOA). The management fee for January through March was \$70.66 per unit and \$77.20 per unit for April through December. Management fees for the year ended December 31, 2025 totaled \$53,025.

Note 9 - RELATED PARTIES

The Project owes its parent organization, TCOA, for expenses budgeted by the Project for operations that are processed by TCOA. It is the Project's intention to remit monthly payments for these expenses. As of December 31, 2025, the Project owes TCOA \$39,847 for operating expenses, \$938,638 for Hurricane Ida repairs, and \$49,167 for management fees.

Note 10 - AVAILABILITY OF FINANCIAL ASSETS

The Project has \$276,009 of cash in bank and accounts receivable available within one year of the date of the Statement of Financial Position to meet cash needs for general expenditures. Cash in bank is not subject to donor or other contractual restrictions that make it unavailable for general expenditures within one year of the date of the Statement of Financial Position. The Project has maintained a balance of cash in bank to meet, on average, approximately eight months of normal operating costs, which are, on average, approximately \$264,140. The Project structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In addition, as part of its liquidity management, the Project will pay down obligations to TCOA, reported as accrued management fees and advances from others, with cash in excess of daily requirements.

Note 11 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Project's sole revenue producing asset is a 50-unit apartment complex. The Project's operations are concentrated in the multifamily real estate market. In addition, the Project operates in a heavily regulated environment. The operations of the Project are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Note 12 - HURRICANE IDA

On August 29, 2021, Hurricane Ida struck Louisiana causing widespread damage. The Project suffered damage to their 50-unit apartment building. Water mitigation and various repairs were needed. For the year ended December 31, 2021, the Project recognized insurance recoveries totaling \$2,213,530 and repairs and water mitigation expenses of \$2,213,530. During the year ended December 31, 2022, the repairs were completed. The Project recognized an additional \$795,390 in insurance recoveries and \$4,289,405 for repairs and water mitigation for the year ended December 31, 2022. The repairs and water mitigation expenses include \$3,653,511 for expenses incurred and due to the contractor as of December 31, 2022. During the year ended December 31, 2023, the Project received \$2,150,576 in additional insurance recoveries with \$1,340,635 still owed to the contractor. On May 1, 2025, TCOA, the parent organization, settled with the vendor and insurance carrier on outstanding amounts. As part of the settlement, TCOA was required to pay the settled amount in full. Of the \$1,340,635 accrued as of December 31, 2024 by the Project, \$212,951 was written off and recorded as a reduction of contracts expense in operations and maintenance. The remainder is due to TCOA as funds are available. During fiscal year 2025, the Project made 3 payments to TCOA totaling \$189,046. As of December 31, 2025, \$938,638 is due to TCOA.

Note 13 - SUBSEQUENT EVENTS

Management evaluates events occurring subsequent to the date of the financial statements in determining the accounting for and disclosure of transactions and events that affect the financial statements. Subsequent events have been evaluated through March 19, 2026, which is the date the financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

STATEMENT OF FINANCIAL POSITION DATA

For the year ended December 31, 2025

Account
Number

ASSETS

	Current Assets	
1120	Cash	\$ 274,990
1135	Accounts receivable	1,019
1200	Prepaid expenses	<u>30,738</u>
1100T	Total current assets	<u>306,747</u>
1191	Tenant deposits held in trust	<u>15,526</u>
	Restricted Deposits	
1320	Replacement reserve	153,701
1340	Residual receipts reserve	<u>9,895</u>
1300T	Total deposits	<u>163,596</u>
	Property and Equipment	
1410	Land	1,300,000
1410	Land improvements	934,587
1420	Buildings	4,391,913
1465	Office furniture and equipment	22,957
1490	Miscellaneous fixed assets	<u>-</u>
1400T	Total fixed assets	6,649,457
1495	Accumulated depreciation	<u>(2,254,954)</u>
1400N	Net fixed assets	<u>4,394,503</u>
	Other Assets	
1590	Miscellaneous other assets	<u>1,015</u>
1500T	Total other assets	<u>1,015</u>
1000T	Total assets	<u><u>\$ 4,881,387</u></u>

Account
Number

LIABILITIES AND NET ASSETS

Current Liabilities

2110	Accounts payable - operations	\$ 920
2112	Accounts payable - tenant security	-
2123	Accrued management fee payable	49,167
2190	Miscellaneous current liability	978,485
		<hr/>
2122T	Total current liabilities	1,028,572
		<hr/>

2191	Tenant Deposits Held in Trust	<hr/> 15,526
2000T	Total liabilities	<hr/> 1,044,098
		<hr/>

Net Assets

3131	Without donor restrictions	1,480,729
3132	With donor restrictions	2,356,560
		<hr/>
3130	Total net assets	3,837,289
		<hr/>

2033T	Total liabilities and net assets	<hr/> <hr/> \$ 4,881,387
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TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

STATEMENT OF ACTIVITIES DATA

For the year ended December 31, 2025

<u>Account Number</u>		
	Revenues	
5120	Rent revenue - gross potential	\$ 184,954
5121	Tenant assistance payments	<u>334,916</u>
5100T	Total rent revenue	<u>519,870</u>
5430	Revenue from investments - residual receipts	105
5440	Revenue from investments - replacement reserve	1,659
5490	Revenue from investments - miscellaneous	<u>-</u>
5400T	Total financial revenue	<u>1,764</u>
5910	Laundry and vending revenue	2,599
5920	Tenant charges	422
5193	Special claims revenue	<u>-</u>
5900T	Total other revenue	<u>3,021</u>
5000T	Total revenues	<u>524,655</u>
	Administrative Expenses	
6203	Conventions and meetings	950
6311	Office expenses	5,090
6320	Management fees	53,025
6330	Manager or superintendent salaries	97,093
6331	Administrative rent free unit	13,173
6350	Audit expense	10,700
6351	Bookkeeping fees/accounting services	5,600
6390	Miscellaneous administrative expenses	<u>(1,881)</u>
6263T	Total administrative expenses	<u>183,750</u>

Account
Number

	Utilities Expenses	
6450	Electricity	10,949
6451	Water	19,494
		<hr/>
6400T	Total utilities expenses	30,443
		<hr/>
	Operating and Maintenance Expenses	
6515	Supplies	12,772
6520	Contracts	(188,459)
6525	Garbage and trash removal	3,640
6546	Heating/cooling repairs and maintenance	19,583
		<hr/>
6500T	Total operating and maintenance expenses	(152,464)
		<hr/>
	Taxes and Insurance Expenses	
6711	Payroll taxes	7,333
6720	Property and liability insurance	119,070
6722	Workmen's compensation	2,022
6723	Health insurance and other employee benefits	11,929
		<hr/>
6700T	Total taxes and insurance expenses	140,354
		<hr/>
6000T	Total cost of operating expenses before depreciation	202,083
		<hr/>
5060T	Change in net assets before depreciation	322,572
		<hr/>
6600	Depreciation expense	142,053
		<hr/>
5060N	Operating income (loss)	180,519
		<hr/>
7100T	Net entity expenses	-
		<hr/>
3247	Change in net assets without donor restrictions from operations	290,009
		<hr/>
3248	Change in net assets with donor restrictions from operations	(109,490)
		<hr/>
		<u>\$ 180,519</u>

**Schedule 2
(Continued)**

<u>Account Number</u>		
S1000-010	Total mortgage principal payments required during the period.	<u>\$ -</u>
S1000-020	Total of monthly deposits during the period in the replacement reserve account.	<u>\$ 19,248</u>
S1000-030	Replacement reserve or residual receipts releases which are included as expense items on this profit and loss statement.	<u>\$ -</u>
S1000-040	Project improvement reserve releases under the flexible subsidy program that are included as expense items on this profit and loss statement.	<u>\$ -</u>

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

STATEMENT OF CASH FLOWS DATA

For the year ended December 31, 2025

Cash Flows From Operating Activities

S1200-010	Lease receipts	\$ 519,870
S1200-020	Interest received	1,764
S1200-030	Other cash received	3,021
		<hr/>
S1200-040	Total receipts	524,655
		<hr/>
S1200-050	Administrative	181,461
S1200-090	Utilities	30,443
S1200-110	Operating and maintenance	237,061
S1200-150	Taxes and insurances	126,367
		<hr/>
	Total disbursements	575,332
		<hr/>
S1200-240	Net cash used in operating activities	(50,677)
		<hr/>

Cash Flows From Investing Activities

S1200-250	Net withdrawals (deposits) to reserve for replacements and interest retained in account	(12,757)
S1200-260	Net withdrawals (deposits) to residual receipts and interest retained in account	2,366
		<hr/>
S1200-350	Net cash used in investing activities	(10,391)
		<hr/>

Cash Flows From Financing Activities

S1200-450	Other financing activities	-
		<hr/>
S1200-460	Net cash used in financial activities	-
		<hr/>
S1200-480	Net decrease in cash	(61,068)
S1200-480	Cash, beginning of year	336,058
		<hr/>
S1200T	Cash, end of year	\$ 274,990
		<hr/> <hr/>

Reconciliation of Change in Net Assets to Provided by Operating Activities

3250	Change in net assets	\$ 180,519
	Adjustments to reconcile change in net assets to net cash used in operating activities:	
6600	Depreciation	142,053
S1200-500	Increase in accounts receivable	-
S1200-520	Decrease in prepaid expenses	13,987
S1200-530	Decrease in cash restricted for tenant security deposits	150
S1200-540	Decrease in accounts payable	(1,342,256)
S1200-560	Increase in accrued liabilities	955,020
S1200-580	Decrease in tenant security deposits	(150)
S1200-590	Decrease in prepaid revenue	-
		<hr/>
S1200-610	Net cash used in operating activities	<u><u>\$ (50,677)</u></u>

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

For the year ended December 31, 2025

COMPUTATION OF SURPLUS CASH - ANNUAL

S1300-010	Cash	\$ 274,990
1191	Tenant deposits held in trust	<u>15,526</u>
S1300-040	Total cash	<u>290,516</u>
S1300-075	Accounts payable	920
S1300-100	Accrued expenses	49,167
2191	Tenant security deposits	15,526
S1300-110	Other current obligations	<u>978,485</u>
S130-140	Total current obligations	<u>1,044,098</u>
S130-150	Deficit cash	<u><u>\$ (753,582)</u></u>

SCHEDULE OF CHANGES IN FIXED ASSET ACCOUNTS

	<u>Beginning Balance</u>	<u>Additions/ Deletions</u>	<u>Ending Balance</u>
Land	\$ 1,300,000	\$ -	\$ 1,300,000
Land improvements	934,587	-	934,587
Building - leased	4,391,913	-	4,391,913
Furniture and equipment	<u>22,957</u>	<u>-</u>	<u>22,957</u>
Totals	6,649,457	-	6,649,457
Accumulated depreciation	<u>(2,112,901)</u>	<u>(142,053)</u>	<u>(2,254,954)</u>
Net book value	<u><u>\$ 4,536,556</u></u>	<u><u>\$ (142,053)</u></u>	<u><u>\$ 4,394,503</u></u>

SCHEDULE OF RESERVE FOR REPLACEMENTS

Balance at beginning of year	\$ 140,944
Total monthly deposits	19,248
Total disbursements	(8,150)
Interest on replacement reserve accounts	<u>1,659</u>
Balance at end of year	<u><u>\$ 153,701</u></u>

SCHEDULE OF RESIDUAL RECEIPTS

Balance at beginning of year	\$ 12,261
Total disbursements	(2,471)
Other deposits - interest income	<u>105</u>
Balance at end of year	<u><u>\$ 9,895</u></u>

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

**SCHEDULE OF COMPENSATION, BENEFITS, AND OTHER
PAYMENTS TO AGENCY HEAD OR CHIEF EXECUTIVE OFFICER**

For the year ended December 31, 2025

Agency Head Name: Mary Jane Walker, Director of Elderly Housing

Purpose

Salary	\$	-
Benefits - insurance		-
Benefits - retirement		-
Benefits - other		-
Car allowance		-
Vehicle provided by government		-
Per diem		-
Reimbursements		-
Travel		-
Registration fees		-
Conference travel		-
Continuing professional education fees		-
Housing		-
Unvouchered expenses		-
Meals		-
		-
	\$	-

Note:

Mary Jane Walker is an employee of the Project's parent corporation, Terrebonne Council on Aging, Inc. (TCOA) and the costs of services performed by Mrs. Walker for the Project are included in management fees incurred by the Project. TCOA Elderly Housing, Inc. did not pay compensation, benefits, or other payments Mary Jane Walker during the year ended December 31, 2025.

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended December 31, 2025

<u>Federal Grantor/ Pass-Through Grantor/Program Title</u>	<u>Federal CFDA No.</u>	<u>Federal Award/ Pass-Through Entity Identifying Number</u>	<u>Pass-Through to Subrecipients</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development				
Office of Housing-Federal Housing Commissioner HUD 202 Capital Advance	14.157	HUD No. 064-EE205/PRAC No. LA48S061005	\$ -	\$ 4,082,400
HUD 202 Rental Assistance	14.157	HUD No. 064-EE205/PRAC No. LA48S061005	-	334,916
			<u>\$ -</u>	<u>\$ 4,417,316</u>

See Notes to Schedule of Expenditures of Federal Awards.

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

**NOTES TO SCHEDULE OF
EXPENDITURES OF FEDERAL AWARDS**

December 31, 2025

Note 1 - BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”), includes the federal award activity of TCOA Elderly Housing, Inc. under programs of the federal government for the year ended December 31, 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 TCOA Elderly Housing, Inc., it is not intended to and does not present the financial position, changes in net assets, or cash flows of TCOA Elderly Housing, Inc.

Note 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Note 3 - INDIRECT COST RATE

TCOA Elderly Housing, Inc. has not elected to use 15% *de minimis* indirect cost rate as allowed under the *Uniform Guidance*.

Note 4 - CAPITAL ADVANCE

TCOA Elderly Housing, Inc. received a capital advance from HUD for construction of multifamily residual housing facility secured by a mortgage note. The note balance outstanding is included in the federal expenditures presented in Schedule 6. TCOA Elderly Housing, Inc. received no additional notes or loans during the year. The balance of the note outstanding as of December 31, 2025 consists of:

<u>Assistance Listing Number</u>	<u>Program Name</u>	<u>Outstanding Balance as of December 31, 2025</u>
14.157	HUD 202 Capital Advance	<u>\$4,082,400</u>

SPECIAL REPORTS OF CERTIFIED PUBLIC ACCOUNTANTS

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

To the Board of Directors,
TCOA Elderly Housing, Inc.,
Houma, 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 TCOA Elderly Housing, Inc., HUD Project No. 064-EE205 (the “Project”), a component unit of Terrebonne Council on Aging, Inc. which comprise the statement of financial position as of December 31, 2025, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 19, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Project’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Project’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Project’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 combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Project’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.

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Project'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 Project's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bougeois Bennett, L.L.C.

Certified Public Accountants.

Houma, Louisiana,
March 19, 2026.

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

To the Board of Directors,
TCOA Elderly Housing, Inc.,
Houma, Louisiana.

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited TCOA Elderly Housing, Inc.’s HUD Project No. 064-EE205 (the “Project”) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Project’s major federal programs for the year ended December 31, 2025. The Project’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 Project 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 December 31, 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 the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Project 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 Project's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Project's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Project's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Project'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 combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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



Certified Public Accountants.

Houma, Louisiana,
March 19, 2026.

TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the year ended December 31, 2025

Section I - Summary of Auditor's Results

a) Financial Statements

Type of auditor's report issued: unmodified

Internal control over financial reporting:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified that are not considered to be a material weakness? Yes None reported

Noncompliance material to financial statements noted? Yes No

b) Federal Awards

Internal control over financial reporting:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified that are not considered to be a material weakness? Yes None reported

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

- Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance Requirements? Yes No

Section I - Summary of Auditor's Results (Continued)

c) Identification of Major Programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.157	HUD 202 Capital Advance
14.157	HUD 202 Rental Assistance

Dollar threshold used to distinguish
between Type A and Type B programs: \$1,000,000

Auditee qualified as a low-risk auditee? X Yes No

Section II - Financial Statement Findings

No financial statement findings were reported during the audit of the financial statements for the year ended December 31, 2025.

Section III - Federal Award Findings and Questioned Costs

There were no federal award findings or questioned costs reported during the audit for the year ended December 31, 2025.

REPORTS BY MANAGEMENT

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

**SCHEDULE OF PRIOR YEAR
FINDINGS AND QUESTIONED COSTS**

December 31, 2025

**Section I - Internal Control Over Financial Reporting and Compliance and Other Matters
Material to the Financial Statements**

Internal Control Over Financial Reporting

No material weaknesses were reported during the audit for the year ended December 31, 2024.

No significant deficiencies were reported during the audit for the year ended December 31, 2024.

Compliance and Other Matters

No compliance findings material to the Project's financial statements were reported during the audit for the year ended December 31, 2024.

Section II - Internal Control and Compliance Material to Federal Awards

There were no federal award findings or questioned costs reported during the audit for the year ended December 31, 2024.

Section III - Management Letter

A management letter was not issued for the year ended December 31, 2024.

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

MANAGEMENT'S CORRECTIVE ACTION PLAN

December 31, 2025

**Section I - Internal Control Over Financial Reporting and Compliance and Other Matters
Material to the Financial Statements**

Internal Control Over Financial Reporting

No material weaknesses were reported during the audit for the year ended December 31, 2025.

No significant deficiencies were reported during the audit for the year ended December 31, 2025.

Compliance and Other Matters

No compliance findings material to the Project's financial statements were reported during the audit for the year ended December 31, 2025.

Section II - Internal Control and Compliance Material to Federal Awards

There were no federal award findings or questioned costs reported during the audit for the year ended December 31, 2025.

Section III - Management Letter

A management letter was not issued for the year ended December 31, 2025.

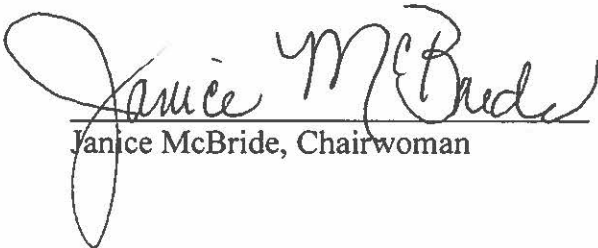
CERTIFICATIONS

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

CERTIFICATION OF PROJECT OWNER

For the year ended December 31, 2025

We hereby certify that we have examined the accompanying financial statements and supplemental data of TCOA Elderly Housing, Inc., and, to the best of our knowledge and belief, the same are accurate and complete.



Janice McBride, Chairwoman

3/19/2026
Date



Jean LeBoeuf, Vice-Chairwoman

3/19/2026
Date

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

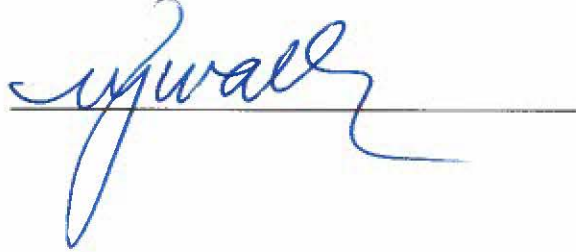
MANAGEMENT AGENT'S CERTIFICATION

For the year ended December 31, 2025

We hereby certify that we have examined the accompanying financial statements and supplemental data of TCOA Elderly Housing, Inc., and, to the best of our knowledge and belief, the same are accurate and complete.

Management Agent's Name: **Terrebonne Council on Aging, Inc.**

Name of Management Agent's Representative: _____



Date: _____

3/19/2026

AGREED-UPON PROCEDURES

INDEPENDENT ACCOUNTANT’S REPORT ON
APPLYING AGREED-UPON PROCEDURES

To the Board of Directors,
TCOA Elderly Housing, Inc.,
Houma, Louisiana.

We have performed the procedure described in the second paragraph of this report on whether the electronic submission of certain information agrees with the related hard copy documents included within audit reporting package. TCOA Elderly Housing, Inc. is responsible for accuracy and completeness of the electronic submission.

TCOA Elderly Housing, Inc. has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose to determine whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Additionally, the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC) 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.

We compared the electronic submission of the items listed in the “UFRS Rule Information” column with the corresponding printed documents listed in the “Hard Copy Documents” column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by TCOA Elderly Housing, Inc. 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 the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. 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 whether the electronic submission of the items listed in the “UFRS Rule Information” column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such as 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 TCOA Elderly Housing, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), by TCOA Elderly Housing, Inc. as of and for the year ended December 31, 2025, and have issued our reports thereon dated March 19, 2026. The information in the “Hard Copy Documents” column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated March 19, 2026, was expressed in relation to the financial statement of TCOA Elderly Housing, Inc. taken as a whole.

A copy of the reporting package required by the Uniform Guidance, which includes the auditor’s reports, is available in its entirety from TCOA Elderly Housing, Inc. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the “UFRS Rule Information” column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

Bourgeois Bennett, L.L.C.

Certified Public Accountants.

Houma, Louisiana,
March 19, 2026.

**TCOA Elderly Housing, Inc.
HUD Project No. 064-EE205**

**ATTACHMENT TO INDEPENDENT ACCOUNTANT'S
REPORT ON APPLYING AGREED-UPON PROCEDURES**

For the year ended December 31, 2025

<u>UFRS Rule Information</u>	<u>Hardy Copy Documents</u>	<u>Findings</u>
Balance Sheet, Revenue and Expense, and Cash Flow Data (account numbers 1120 to 7100T and the S1200 Series)	Supplemental Schedules with Financial Statement Data	Agrees
Surplus Cash (S1300 series of accounts)	Computation of Surplus Cash, Distributions, and Residual Receipts (Annual)	Agrees
Footnotes (S3100 series of accounts)	Notes to Financial Statements	Agrees
Types of Opinion on the Financial Statements and Auditor Reports (S3400, S3500, and S3600 series of accounts)	Auditor's Reports on the Financial Statements, Compliance and Internal Control	Agrees
Type of Opinion on Supplemental Data (account number S3400-100)	Auditor's Report on Supplemental Data	Agrees
Audit Findings Narrative (S3800 series of accounts)	Schedule of Findings and Questioned Costs	Agrees
General Information (S3300, S3700 and S3800 series of accounts)	Schedule of Findings and Questioned Costs, and OMB Data Collection Form	Agrees