

HOUSING AUTHORITY
OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA
REPORT ON AUDIT
OF
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED MARCH 31, 2026

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA

NEW IBERIA, LOUISIANA

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the City of New Iberia
New Iberia, Louisiana

Qualified and Unmodified Opinions

We have audited the accompanying financial statements of the business-type activities (enterprise fund) and the aggregate discretely presented component units of the Housing Authority of the City of New Iberia, Louisiana as of and for the years ended March 31, 2026 and December 31, 2025, respectively, and the related notes to the financial statements which collectively comprise the Authority's financial statements as listed in the table of contents.

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Enterprise Fund	Qualified
Aggregate Discretely Presented Component Units	Unmodified

Qualified Opinion on the Enterprise Fund

In our opinion, except for the possible effects of the matter discussed in the Basis for Qualified and Unmodified Opinions section of our report, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority's enterprise fund as of March 31, 2026, and the 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.

Unmodified Opinion on the Aggregate Discretely Presented Component Units

In our opinion, based on the reports of another auditor, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority's aggregate discretely presented component units as of December 31, 2025, and the 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.

We did not audit the financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP, discretely presented components units of the Authority which represent 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component units. Those statements were audited by another auditor whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate discretely presented component units, is based solely on the reports of the other auditor.

Basis for Qualified and Unmodified 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. The financial statements of the Discrete Component Units were not audited in accordance with *Government Auditing Standards*. We are required to be independent of the Authority 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 qualified and unmodified audit opinion.

Matter Giving Rise to Qualified Opinion on the Enterprise Fund

Two of the Authority's three dwelling projects reported in the enterprise fund exhibit evidence that significant impairments may exist to the projects' carrying values. We were unable to obtain sufficient appropriate audit evidence about the carrying values of the Authority's capital assets with respect to the potential impairments and the related depreciation expense charged. Consequently, we were unable to determine whether any adjustments to these amounts were necessary.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority'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.

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority'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 Authority'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

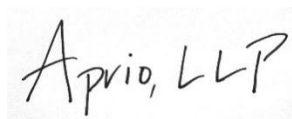
Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 8 through 16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental 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 performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*; the Statement and Certification of Program Costs – Capital Fund Program and the Financial Data Schedule are presented for purposes of additional analysis and are not a required part of the basic financial statements. Additionally, the accompanying Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented for the Office of the Louisiana Legislative Auditor's information and is 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 Schedule of Expenditures of Federal Awards; Statement and Certification of Program Costs – Capital Fund Program; Financial Data Schedule and Schedule of Compensation, Benefits and Other Payments to the Executive Director 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 August 13, 2026, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Birmingham, Alabama
August 13, 2026



INDEPENDENT AUDITORS' 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

Board of Commissioners
Housing Authority of the City of New Iberia
New Iberia, 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 Housing Authority of the City of New Iberia (the Authority), as of and for the year ended March 31, 2026, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated August 13, 2026. Our report includes a qualified opinion on the financial statements of the enterprise fund due to potential impairments to the carrying values of capital assets. Additionally, our report includes a reference to another auditor who audited the financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP (discretely presented components unit of the Authority), as described in our report on the Authority's financial statements. The financial statements of the Discrete Component Units were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with the Discrete Component Units or that are reported on separately by that auditor who audited the financial statements of the Discrete Component Units.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority'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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 Authority'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.

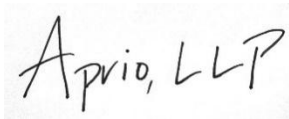
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be *material weaknesses* or *significant deficiencies*. Given these limitations, during our audit we did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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority'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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Aprio, LLP". The signature is written in a cursive, flowing style.

Birmingham, Alabama
August 13, 2026



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners
Housing Authority of the City of New Iberia
New Iberia, Louisiana

Report on Compliance for the Major Federal Program

Opinion on the Major Program

We have audited the Housing Authority of the City of New Iberia's (the Authority's) 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 the Authority's major federal program for the year ended March 31, 2026. The Authority's major federal program is identified in the Summary of Auditors' Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended March 31, 2026.

Basis for Opinion on the 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 (CFR) 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 Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority 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 the major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditors' 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 Authority'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 Authority's compliance with the requirements of the 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 Authority'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 Authority'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 Authority'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.

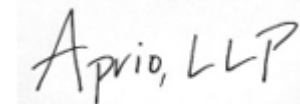
Report on Internal Control Over Compliance

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

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

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



Birmingham, Alabama
August 13, 2026

**HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA**

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

FOR THE YEAR ENDED MARCH 31, 2026

The Housing Authority of the City of New Iberia's ("the Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual program issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements. This MD&A covers only the Authority's Enterprise Fund and does not analyze the financial position or current year's activity of the Discretely Presented Component Units. Separate audit reports have been issued on the financial statements of the Discretely Presented Component Units. The audited financial statements of the Discretely Presented Component Units have been included in the financial statements of the Authority.

Financial Highlights

- The Authority's net position increased \$.3 million during fiscal year 2026 and was \$2 million and \$2.3 million as of fiscal year-ends 2025 and 2026, respectively.
- Revenues decreased \$.1 million during fiscal year 2026 and were \$1.8 million and \$1.7 million for fiscal years 2025 and 2026, respectively.
- Expenses decreased \$.6 million during fiscal year 2026 and were \$1.9 million and \$1.3 million for fiscal years 2025 and 2026, respectively.

USING THIS ANNUAL REPORT

The Report includes three major sections, the “Management’s Discussion and Analysis (MD&A),” “Basic Financial Statements,” and “Other Required Supplementary Information”:

MD&A

*~ MANAGEMENT DISCUSSION
AND ANALYSIS ~*

BASIC FINANCIAL STATEMENTS

*~ AUTHORITY-WIDE FINANCIAL STATEMENTS ~
~ NOTES TO FINANCIAL STATEMENTS ~*

OTHER REQUIRED SUPPLEMENTARY INFORMATION

*~ REQUIRED SUPPLEMENTARY INFORMATION ~
(OTHER THAN MD&A)*

Authority-Wide Financial Statements

Statement of Net Position

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format in which assets and deferred outflows of resources, equal liabilities, deferred inflows of resources and “Net Position,” formerly known as net assets. Assets and liabilities are presented in order of liquidity and are classified as “Current” (convertible into cash within one year), and “non-current.”

The focus of the Statement of Net Position (the “Unrestricted Net Position”) is designed to represent the net available liquid (non-capital) assets and deferred outflows of resources, net of liabilities and deferred inflows of resources, for the entire Authority. Net Position (formerly net assets) is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that does not meet the definition of “Net Investment in Capital Assets,” or “Restricted Net Position.”

Statement of Revenues, Expenses, and Changes in Net Position

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as capital grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the “Change in Net Position,” which is similar to Net Income or Loss.

Statement of Cash Flows

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, investing activities and from capital and related financing activities.

THE AUTHORITY'S MAIN PROGRAMS

Significant Programs – The focus of the Authority's Financial Statements should be on the significant programs of the Authority. The following are considered significant programs of the Authority.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to offer housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Other Reporting Sector – In addition to the significant programs above, the Authority also maintains the following reporting sector:

- Business Activities

AUTHORITY-WIDE STATEMENTS

Condensed Statement of Net Position

The following table reflects the Condensed Statement of Net Position compared to the end of the prior fiscal year.

TABLE 1
CONDENSED STATEMENT OF NET POSITION

	2026	2025	Variance
Assets and Deferred Outflows of Resources:			
Current and Restricted Assets	\$ 819,460	\$ 927,713	\$ (108,253)
Capital Assets	1,613,813	1,217,316	396,497
Deferred Outflows of Resources	-	-	-
Total Assets and Deferred Outflows of Resources	\$ 2,433,273	\$ 2,145,029	\$ 288,244
Liabilities and Deferred Inflows of Resources:			
Current Liabilities	\$ 76,277	\$ 111,615	\$ (35,338)
Non-current Liabilities	12,663	13,075	(412)
Deferred Inflows of Resources	-	-	-
Total Liabilities and Deferred Inflows of Resources	\$ 88,940	\$ 124,690	\$ (35,750)
Net Position:			
Net Investment in Capital Assets	\$ 1,613,813	\$ 1,217,316	\$ 396,497
Restricted Net Position	307,885	397,885	(90,000)
Unrestricted Net Position	422,635	405,138	17,497
Total Net Position	\$ 2,344,333	\$ 2,020,339	\$ 323,994

Major Factors Affecting the Condensed Statement of Net Position

Current and restricted assets decreased due mainly to a reduction of unrestricted cash resulting from operating and capital cash outflows. See the Statement of Cash Flows for additional details regarding cash inflows and outflows. Capital assets increased due to improvements to the dwelling properties exceeding depreciation. For additional detail see 'Capital Assets' in Tables 4 and 5 and the Notes to the Financial Statements.

Current liabilities decreased due primarily to a reduction of the unearned grant revenue balance as of fiscal year-end.

Table 2 presents details on the change in Unrestricted Net Position

TABLE 2

CHANGE IN UNRESTRICTED NET POSITION

Unrestricted Net Position, April 1, 2025	\$ 405,138
Results of Operations	(214,431)
Capital Expenditures from Operating Reserves	(5,084)
Interest Income	98
Depreciation Expense	<u>236,914</u>
Unrestricted Net Position, March 31, 2026	<u>\$ 422,635</u>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer understanding of the change in financial well-being.

TABLE 3**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The following Schedule compares the revenues and expenses for the current and previous fiscal years.

	2026	2025	Variance
Revenues:			
Tenant Rental and Other Revenue	\$ 210,833	\$ 192,969	\$ 17,864
Operating Grants	898,834	1,438,574	(539,740)
Capital Contributions	538,327	122,807	415,520
Interest Income	98	244	(146)
Other Revenue	29,526	10,959	18,567
Total Revenues	\$ 1,677,618	\$ 1,765,553	\$ (87,935)
Expenses:			
Administrative	\$ 197,620	\$ 253,284	\$ (55,664)
Utilities	140,511	153,376	(12,865)
Maintenance	489,249	863,418	(374,169)
Protective Services	1,729	1,152	577
General	287,601	418,290	(130,689)
Depreciation	236,914	244,811	(7,897)
Total Expenses	\$ 1,353,624	\$ 1,934,331	\$ (580,707)
Increase (Decrease) in Net Position	\$ 323,994	\$ (168,778)	\$ 492,772

Factors Affecting the Schedule of Revenue, Expenses and Changes in Net Position

Operating grants decreased due to a reduction of subsidies recognized through the Public Housing and Capital Fund Programs. Capital contributions increased due to an increase of modernization and improvement activity on the Authority's dwelling properties.

Administrative expenses decreased due predominantly to reductions of personnel, office and other miscellaneous costs. Maintenance expenses decreased due to a reduction of personnel costs, as well as significant external contracting costs incurred during fiscal year 2025 for unit turnovers. General expenses decreased due to a considerable reduction of property insurance premiums.

CAPITAL ASSETS

As of year-end, the Authority had \$1.6 million invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (additions, deductions and depreciation) of \$.4 million from the end of fiscal year 2025.

TABLE 4
CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)

	<u>2026</u>	<u>2025</u>	<u>Variance</u>	<u>% Change</u>
Land	\$ 222,593	\$ 222,593	\$ -	-
Buildings and Improvements	15,047,922	14,414,511	633,411	4%
Furniture and Equipment	309,744	309,744	-	-
Construction in Process	25,838	25,838	-	-
Accumulated Depreciation	<u>(13,992,284)</u>	<u>(13,755,370)</u>	<u>(236,914)</u>	<u>2%</u>
Net Capital Assets	<u>\$ 1,613,813</u>	<u>\$ 1,217,316</u>	<u>\$ 396,497</u>	<u>33%</u>

TABLE 5
CHANGE IN CAPITAL ASSETS

The following reconciliation summarizes the change in Capital Assets.

Beginning Balance, April 1, 2025	\$ 1,217,316
Additions:	
Buildings and Improvements	633,411
Depreciation Expense	<u>(236,914)</u>
Ending Balance, March 31, 2026	<u>\$ 1,613,813</u>

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is the Executive Director. Specific requests may be submitted to the Housing Authority of the City of New Iberia at 325 North Street, New Iberia, Louisiana 70560.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF NET POSITION
MARCH 31, 2026

ASSETS AND DEFERRED
OUTFLOWS OF RESOURCES

	Enterprise Fund	Discrete Component Units	Total Reporting Entity
<u>Current Assets</u>			
Cash and Cash Equivalents	\$ 328,968	\$ 74,922	\$ 403,890
Accounts Receivable, Net	25,483	4,380	29,863
Investments	15,937	-	15,937
Prepaid Costs	129,684	37,391	167,075
Inventory	11,503	-	11,503
Total Current Assets	<u>511,575</u>	<u>116,693</u>	<u>628,268</u>
<u>Restricted Assets</u>			
Cash	<u>307,885</u>	<u>366,515</u>	<u>674,400</u>
Total Restricted Assets	<u>307,885</u>	<u>366,515</u>	<u>674,400</u>
<u>Capital Assets</u>			
Land	222,593	328,535	551,128
Buildings and Improvements	15,047,922	7,490,957	22,538,879
Furniture and Equipment	309,744	210,571	520,315
Construction in Process	25,838	-	25,838
	<u>15,606,097</u>	<u>8,030,063</u>	<u>23,636,160</u>
(Less): Accumulated Depreciation	<u>(13,992,284)</u>	<u>(3,730,006)</u>	<u>(17,722,290)</u>
Net Capital Assets	<u>1,613,813</u>	<u>4,300,057</u>	<u>5,913,870</u>
<u>Other Assets</u>			
Other Non-current Assets	<u>-</u>	<u>38,913</u>	<u>38,913</u>
Total Other Assets	<u>-</u>	<u>38,913</u>	<u>38,913</u>
Total Assets	<u>2,433,273</u>	<u>4,822,178</u>	<u>7,255,451</u>
Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 2,433,273</u>	<u>\$ 4,822,178</u>	<u>\$ 7,255,451</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF NET POSITION
MARCH 31, 2026

LIABILITIES, DEFERRED INFLOWS OF
RESOURCES AND NET POSITION

	<u>Enterprise</u> <u>Fund</u>	<u>Discrete</u> <u>Component</u> <u>Units</u>	<u>Total</u> <u>Reporting</u> <u>Entity</u>
<u>Current Liabilities</u>			
Accounts Payable	\$ 31,016	\$ 6,003	\$ 37,019
Accrued Compensated Absences	4,605	-	4,605
Accrued Interest Payable	-	3,165	3,165
Tenant Security Deposits	34,358	11,122	45,480
Unearned Revenue	6,298	2,374	8,672
Current Portion of Capital Debt	-	23,885	23,885
Total Current Liabilities	<u>76,277</u>	<u>46,549</u>	<u>122,826</u>
<u>Non-current Liabilities</u>			
Long Term Capital Debt	-	1,253,376	1,253,376
Accrued Compensated Absences	12,663	-	12,663
Other Non-current Liabilities	-	353,299	353,299
Total Non-current Liabilities	<u>12,663</u>	<u>1,606,675</u>	<u>1,619,338</u>
Total Liabilities	<u>88,940</u>	<u>1,653,224</u>	<u>1,742,164</u>
Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>88,940</u>	<u>1,653,224</u>	<u>1,742,164</u>
<u>Net Position</u>			
Net Investment in Capital Assets	1,613,813	3,022,796	4,636,609
Restricted Net Position	307,885	366,515	674,400
Unrestricted Net Position	<u>422,635</u>	<u>(220,357)</u>	<u>202,278</u>
Total Net Position	<u>2,344,333</u>	<u>3,168,954</u>	<u>5,513,287</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 2,433,273</u>	<u>\$ 4,822,178</u>	<u>\$ 7,255,451</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2026

	Enterprise Fund	Discrete Component Units	Total Reporting Entity
<u>Operating Revenues</u>			
Tenant Rent Revenue	\$ 210,833	\$ 421,079	\$ 631,912
Operating Grants	898,834	-	898,834
Other Revenue	29,526	-	29,526
Total Operating Revenues	<u>1,139,193</u>	<u>421,079</u>	<u>1,560,272</u>
<u>Operating Expenses</u>			
Administrative	197,620	99,912	297,532
Utilities	140,511	8,137	148,648
Maintenance	489,249	106,075	595,324
Protective Services	1,729	-	1,729
General	287,601	181,458	469,059
Depreciation	236,914	207,510	444,424
Total Operating Expenses	<u>1,353,624</u>	<u>603,092</u>	<u>1,956,716</u>
Operating Income (Loss)	<u>(214,431)</u>	<u>(182,013)</u>	<u>(396,444)</u>
<u>Non-Operating Revenue (Expense)</u>			
Interest Income	98	6,589	6,687
Interest Expense	-	(41,238)	(41,238)
Total Non-Operating Revenue (Expense)	<u>98</u>	<u>(34,649)</u>	<u>(34,551)</u>
Increase (decrease) before Capital Contributions	<u>(214,333)</u>	<u>(216,662)</u>	<u>(430,995)</u>
Capital Contributions	<u>538,327</u>	<u>-</u>	<u>538,327</u>
Increase (Decrease) in Net Position	323,994	(216,662)	107,332
Net Position, Beginning	2,020,339	3,385,616	5,405,955
Net Position, Ending	<u>\$ 2,344,333</u>	<u>\$ 3,168,954</u>	<u>\$ 5,513,287</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2026

	Enterprise Fund	Discrete Component Units	Total Reporting Entity
<u>Cash flows from operating activities:</u>			
Cash Received from Dwelling Rent	\$ 200,714	\$ 424,266	\$ 624,980
Cash Received from Operating Grants	856,233	-	856,233
Cash Received from Other Sources	44,368	1,099	45,467
Cash Payments for Salaries and Benefits	(163,220)	(61,826)	(225,046)
Cash Payments to Vendors	<u>(1,029,728)</u>	<u>(335,326)</u>	<u>(1,365,054)</u>
Net cash provided (used) by operating activities	<u>(91,633)</u>	<u>28,213</u>	<u>(63,420)</u>
<u>Cash flows from capital and related financing activities:</u>			
Capital Grants Received	538,327	-	538,327
Capital Outlay	(633,411)	-	(633,411)
Principal and Interest Paid on Capital Debt	<u>-</u>	<u>(61,410)</u>	<u>(61,410)</u>
Net cash provided (used) by capital and related financing activities	<u>(95,084)</u>	<u>(61,410)</u>	<u>(156,494)</u>
<u>Cash flows from investing activities:</u>			
Interest Received from Cash, Cash Equivalents and Investments	98	6,589	6,687
Transfer from Investments	<u>15,001</u>	<u>-</u>	<u>15,001</u>
Net cash provided (used) by investing activities	<u>15,099</u>	<u>6,589</u>	<u>21,688</u>
Net Decrease in Cash, Cash Equivalents and Restricted Cash	(171,618)	(26,608)	(198,226)
Total Cash, Cash Equivalents and Restricted Cash, Beginning of Year	<u>808,471</u>	<u>468,045</u>	<u>1,276,516</u>
Total Cash, Cash Equivalents and Restricted Cash, End of Year	<u>\$ 636,853</u>	<u>\$ 441,437</u>	<u>\$ 1,078,290</u>
Reconciliation of cash, cash equivalents and restricted cash presented on the Statement of Net Position, to ending cash, cash equivalents and restricted cash presented above on the Statement of Cash Flows:			
Cash and Cash Equivalents	\$ 328,968	\$ 74,922	\$ 403,890
Restricted Cash	<u>307,885</u>	<u>366,515</u>	<u>674,400</u>
Cash, Cash Equivalents and Restricted Cash, End of Year	<u>\$ 636,853</u>	<u>\$ 441,437</u>	<u>\$ 1,078,290</u>

Continued on next page

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT OF CASH FLOWS - CONTINUED
FOR THE YEAR ENDED MARCH 31, 2026

	<u>Enterprise Fund</u>	<u>Discrete Component Unit 1</u>	<u>Total Reporting Entity</u>
<u>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</u>			
Operating Income (Loss)	\$ (214,431)	\$ (182,013)	\$ (396,444)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation and Amortization	236,914	210,202	447,116
Bad Debt Expense	11,674	3,375	15,049
Change in Accounts Receivable (Tenants)	(11,046)	2,186	(8,860)
Change in Accounts Receivable (Grants)	898	-	898
Change in Accounts Receivable (Other)	5,396	-	5,396
Change in Prepaid Costs	(101,610)	1,810	(99,800)
Change in Inventory	16,322	-	16,322
Change in Accounts Payable - Operating	(176)	(9,447)	(9,623)
Change in Accrued Personnel Expenses	(2,448)	-	(2,448)
Change in Unearned Revenue (Tenants)	927	1,001	1,928
Change in Unearned Revenue (Grants)	(43,499)	-	(43,499)
Change in Security Deposits Held	9,446	1,099	10,545
Net cash provided (used) by operating activities	<u>\$ (91,633)</u>	<u>\$ 28,213</u>	<u>\$ (63,420)</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF
NEW IBERIA, LOUISIANA

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2026

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138 and GASB Statement 63.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "Enterprise Fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded when incurred. This requires the Housing Authority to account for operations 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.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as applicable pronouncements issued by the Financial Accounting Standards Board.

Cash, Cash Equivalent, and Investments

The Housing Authority considers funds held in checking accounts to be cash and certificates of deposit with maturity dates within three months of fiscal year-end to be cash equivalents. Investments consisted of a certificate of deposit with a maturity date later than three months from fiscal year-end.

Accounts Receivable

Accounts receivables are carried at the amount considered by management to be collectible and consisted of tenant and grant receivables.

Prepaid Items and Inventory

Prepaid items and inventory consist of payments made to vendors for services and materials that will benefit or be consumed in future periods. Inventory is reported at cost using the First-in First-out cost valuation method.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES - Continued

Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the Statement of Revenues, Expenses and Changes in Net Position. Estimated useful lives are as follows:

Buildings and Improvements	15 - 33 years
Furniture and equipment	3 - 7 years

Management has assessed the carrying values of capital asset balances as of March 31, 2026, and as of August 13, 2026. See Note I for a description of potential impairments identified. No other significant capital asset value impairments exist as of the noted dates.

Other Non-current Assets

Other non-current assets consist of prepaid tax credit monitoring fees of \$45,602 amortized using the straight-line method over the tax credit compliance period of 15 years, and prepaid legal costs of \$80,761 amortized using the straight-line method over a period of 18 years. Accumulated amortization on the fees and costs totaled \$88,675 as of December 31, 2025, and amortization expense recognized during 2025, and anticipated each year through 2030, totaled \$2,692. Also included in other non-current assets, is a prepaid utility deposit of \$1,225.

PILOT Agreement

The Authority has entered into a Payment-in-Lieu of Taxes (PILOT) Agreement with the City of New Iberia, whereby the Authority agrees to pay a negotiated sum in lieu of local real property taxes. During fiscal year 2026 the Authority incurred \$6,933 of PILOT expense.

Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under Unearned Revenue. As of March 31, 2026, the Authority's unearned revenue balance consisted of tenant rent prepayments of \$1,200 and unexpended grant receipts of \$5,098. The discrete component units' (the Partnerships') unearned revenue balance consisted of tenant rent prepayments.

Deferred Outflows and Inflows of Resources

A Deferred Outflow of Resources is a consumption of assets by the Authority that is applicable to a future reporting period. Conversely, a Deferred Inflow of Resources is an acquisition of assets by the Authority that is applicable to a future reporting period. As of March 31, 2026, the Authority did not have any Deferred Outflows or Inflows of Resources.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES - Continued

Revenue Accounting Policies

Dwelling rent, HUD grants recognized for operations and other miscellaneous operating income are reported as operating revenue. HUD grants recognized to fund capital assets and interest income is reported as non-operating revenue. These financial statements do not contain material inter-program revenues and expenses for internal activity. The policy is to eliminate any material inter-program revenues and expenses for these financial statements.

Cost Allocation

The Authority allocates indirect costs to programs on the basis of one of the following methods: direct salaries and wages, percentage of office square footage, number of vouchers and/or units, estimated/actual time spent, number of checks processed, or the allotment stipulated in contractual agreements.

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The mayor appoints the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards, Statement No. 14 (amended), of the Governmental Accounting Standards Board: The Financial Reporting Entity, Statement No. 39: Determining Whether Certain Organizations are Component Units, and Statement No. 61: The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

Based upon the application of these criteria, the reporting entity includes the following component units:

HANI Non-profit Housing, Inc. (the Corporation), a blended component unit, is a not-for-profit corporation organized for the purpose of assisting the Authority in facilitating affordable housing within the New Iberia community. The Board of Directors of the Corporation consists of the Board of Commissioners of the Authority, and the Authority manages the operations of the Corporation. The Corporation's fiscal year-end is March 31. The Corporation's financial balances as of and for the fiscal year ended March 31, 2026 consisted of current assets and net position of \$302 have been incorporated into the Authority's financial statements and reported in the 'Business Activities' column of the supplemental Financial Data Schedule included with this Report. The Corporation does not issue separate stand-alone financial statements.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE B - REPORTING ENTITY DEFINITION - Continued

Bayou Place Development I, LP (BPD I, LP), a discrete component unit, was organized as a limited partnership to develop, construct, own, maintain and operate a 25-unit housing complex for rental to low-moderate income families known as Bayou Place. The Authority, through the Corporation, is the managing general partner of BPD I, LP. Because BPD I, LP is fiscally dependent on the Authority, and the existence of a financial burden relationship with the Authority, BPD I, LP's financial balances and activity as of and for the year ended December 31, 2025, are presented discretely with financial statements of the Authority. BPD I, LP's financial statements as of and for the year ended December 31, 2025, can be obtained by contacting the Authority at 325 North Street, New Iberia, Louisiana 70560.

Bayou Place Development II, LP (BPD II, LP), a discrete component unit, was organized as a limited partnership to develop, construct, own, maintain and operate a 25-unit housing complex for rental to low-moderate income families known as Bayou Place II. The Authority, through the Corporation, is the managing general partner of BPD II, LP. Because BPD II, LP is fiscally dependent on the Authority, and the existence of a financial burden relationship with the Authority, BPD II, LP's financial balances and activity as of and for the year ended December 31, 2025, are presented discretely with financial statements of the Authority. BPD II, LP's financial statements as of and for the year ended December 31, 2025, can be obtained by contacting the Authority at 325 North Street, New Iberia, Louisiana 70560.

NOTE C - CASH, CASH EQUIVALENT AND INVESTMENT DEPOSITS

Custodial Credit Risk - The Authority's policy is to limit credit risk by adherence to the list of HUD-permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk - The Authority's formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other federally insured investments.

The Housing Authority's cash consisted of funds held in checking accounts with reconciled balances totaling \$562,447. Cash equivalents consisted of two certificates of deposit totaling \$74,406. Investments consisted of a certificate of deposit of \$15,937. Cash, cash equivalent and investment deposit balances with financial institutions totaled \$668,348 and were secured by the Federal Deposit Insurance Corporation (FDIC) in the amount of \$342,786 and collateralized with securities pledged to the Authority in the amount of \$325,562.

The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

Unrestricted and restricted cash balances of the Partnerships' totaled \$441,437 and were secured by the FDIC as of December 31, 2025.

NOTE D - CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE E – RESTRICTED CASH

The Authority's restricted cash balance of \$307,885 consisted of insurance proceeds restricted for repairs and renovations.

The Partnerships' restricted cash consisted of the following as of December 31, 2025:

Operating reserves	\$	132,001
Replacement reserves		97,039
Cash held for real estate taxes and insurance		137,475
Total Restricted Cash	\$	366,515

NOTE F – SIGNIFICANT ESTIMATES

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, the realizable values of receivables, compensated absences to be utilized or paid and potential losses from contingencies. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

NOTE G – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage, or any claims not reimbursed.

NOTE H – ACCOUNTS RECEIVABLE

Accounts receivable consisted of the following as of March 31, 2026:

	<u>Receivable</u>	<u>Allowance for Doubtful Accounts</u>	<u>Net Receivable</u>
Tenant Rent Receivables	\$ 7,199	\$ -	\$ 7,199
Grants due from HUD	18,284	-	18,284
Total Receivables, Net of Allowances	\$ 25,483	\$ -	\$ 25,483

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE I – CAPITAL ASSETS

The Authority's capital asset balances and activity as of and for the fiscal year ended March 31, 2026, are summarized as follows:

	April 1, 2025		Transfers and	March 31, 2026
	<u>Balance</u>	<u>Additions</u>	<u>Dispositions</u>	<u>Balance</u>
Land	\$ 222,593	\$ -	\$ -	\$ 222,593
Construction in Process	<u>25,838</u>	<u>-</u>	<u>-</u>	<u>25,838</u>
Total Assets not being depreciated	248,431	-	-	248,431
Buildings and Improvements	14,414,511	633,411	-	15,047,922
Furniture and Equipment	<u>309,744</u>	<u>-</u>	<u>-</u>	<u>309,744</u>
Total Capital Assets	14,972,686	633,411	-	15,606,097
Less Accumulated Depreciation				
Buildings and Improvements	(13,447,473)	(235,067)	-	(13,682,540)
Furniture and Equipment	<u>(307,897)</u>	<u>(1,847)</u>	<u>-</u>	<u>(309,744)</u>
Net Book Value	<u>\$ 1,217,316</u>	<u>\$ 396,497</u>	<u>\$ -</u>	<u>\$ 1,613,813</u>

The Authority's dwelling properties consist of A.B. Simon Homes with 76 units, Acadian Homes with 94 units and Markham Homes with 30 units. Physical Inspection Reports were completed in April of 2021 for each of the three projects. The Reports for A.B Simon Homes and Acadian Homes concluded that the remaining useful lives of the properties have expired; citing obsolete (plumbing and utility) systems, deferred maintenance, roofing deterioration and hazardous mold. The Reports also concluded that A.B. Simon Homes and Acadian Homes qualify for demolition application under HUD's criteria. Conclusions reached in the Physical Inspection Reports, an upward trend in vacancies and declining rental revenues indicate potential impairment to the carrying values of the majority of the Authority's dwelling units.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE I – CAPITAL ASSETS - Continued

The Partnerships' capital asset balances as of December 31, 2025, are summarized as follows:

	<u>BPD I, LP</u>	<u>BPD II, LP</u>	<u>TOTAL</u>
Land	\$ 63,858	\$ 264,677	\$ 328,535
Buildings and Improvements	3,332,048	4,158,909	7,490,957
Furniture and Equipment	95,106	115,465	210,571
Less: Accumulated Depreciation	<u>(1,656,278)</u>	<u>(2,073,728)</u>	<u>(3,730,006)</u>
Total Capital Assets	<u>\$ 1,834,734</u>	<u>\$ 2,465,323</u>	<u>\$ 4,300,057</u>

The Partnerships' capital asset activity for the year ended December 31, 2025, is summarized as follows:

	<u>January 1, 2025</u> <u>Balance</u>	<u>Additions</u>	<u>Dispositions</u>	<u>December 31, 2025</u> <u>Balance</u>
Land	\$ 328,535	\$ -	\$ -	\$ 328,535
Total Assets not being Depreciated	328,535	-	-	328,535
Buildings and Improvements	7,490,957	-	-	7,490,957
Furniture and Equipment	<u>210,571</u>	<u>-</u>	<u>-</u>	<u>210,571</u>
Total Capital Assets	8,030,063	-	-	8,030,063
Less Accumulated Depreciation	<u>(3,522,496)</u>	<u>(207,510)</u>	<u>-</u>	<u>(3,730,006)</u>
Net Book Value	<u>\$ 4,507,567</u>	<u>\$ (207,510)</u>	<u>\$ -</u>	<u>\$ 4,300,057</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE J – FEES RECEIVABLE FROM THE PARTNERSHIPS

A summary of the Authority's fees receivable from the Partnerships as of March 31, 2026, is as follows:

Due from Bayou Place Development I, LP		
Developer Fee Receivable	\$	322,673
Management Fee Receivable		145,803
Allowance for Doubtful Accounts		(468,476)
Due from Bayou Place Development II, LP		
Developer Fee Receivable		415,881
Management Fee Receivable		139,274
Allowance for Doubtful Accounts		(555,155)
Fees Receivable, Net of Allowances	\$	-

Due to uncertainties regarding the collectability of the fees receivable from the Partnerships, management has recorded an allowance against each of the receivables. See Note L (below) for additional details regarding the fees receivable.

NOTE K – DEFINED CONTRIBUTION RETIREMENT PLAN

The Authority provides retirement benefits for its eligible employees through participation in the Housing Agency Retirement Trust (the Plan), a defined contribution retirement plan. The Plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. The Authority's full-time employees are eligible to participate in the Plan from the first anniversary date of employment. During fiscal year 2026, one employee participated in the Plan and was required to make monthly contributions equal to 5.5% of his effective compensation. The employer was required to make monthly contributions equal to 7.5% of the participant's effective compensation, which vest upon 5 years of continuous participation. The Authority's contributions and investment income allocated to current and future participants' accounts would be forfeited by employees who leave employment prior to five years of continuous service, and are used to off-set future required contributions of the Authority.

During fiscal year 2026, the employee contributed \$1,614 and the Authority made the required contributions in the amount of \$2,202. There were no significant unpaid retirement liabilities outstanding as of March 31, 2026.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE L – NON-CURRENT LIABILITIES

Employees earn vacation and sick time annually, in accordance with Louisiana Civil Service regulations. Employees may accumulate and carry-over up to three hundred hours of annual leave. The Authority's leave liability accrual is divided and reported between current and non-current liabilities in the Statement of Net Position and is summarized as of March 31, 2026, as follows:

	April 1, 2025 Balance	Increase	Decrease	March 31, 2026 Balance	Due Within One Year
Compensated Absences	\$ 19,716	\$ 4,938	\$ 7,386	\$ 17,268	\$ 4,605
Less: Current portion	(6,641)			(4,605)	
Non-current Liabilities	\$ 13,075			\$ 12,663	

Mortgage Payable (BPDI, LP)

In January of 2010, BPDI, LP obtained a non-recourse mortgage loan from Pacific Life Insurance in the amount of \$422,297 to finance the Bayou Place housing complex. The loan is collateralized by the applicable dwelling property and bears interest at 6.91%. The loan requires monthly principal and interest payments of \$2,784 with a balloon payment due upon maturity in February of 2028. Interest expense incurred on the loan during 2025 was \$21,449 and the outstanding principal balance as of December 31, 2025, was \$301,323. Future projected debt service requirements are as follows:

	Principal	Interest	Principal Balance Due
2026	12,994	20,414	288,329
2027	13,920	19,488	274,409
2028	274,409	3,154	-
	\$ 301,323	\$ 43,056	\$ -

The principal balance of the loan reported in the Statement of Net Position is reduced by debt issuance costs, net of accumulated amortization, of \$7,582 as of December 31, 2025. Amortization expense incurred during 2025 on the applicable debt issuance costs of \$905 was added to interest expense reported in the Statement of Revenues, Expenses and Changes in Net Position.

Developer Fee (BPDI, LP)

In exchange for construction oversight services provided by the Authority during the development of Bayou Place, the Partnership entered into a Development Services Agreement with the Authority in the amount of \$410,000. No developer fees were paid to the Authority during 2025. The outstanding developer fee payable to the Authority from BPDI, LP as of December 31, 2025, was \$322,673.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE L – NON-CURRENT LIABILITIES - Continued

Partnership Management Fee (BPD I, LP)

During 2025, the Partnership incurred management fees payable to the Authority (through the Corporation) of \$10,752. Outstanding management fees payable to the Authority (through the Corporation) were \$145,803 as of December 31, 2025.

Mortgage Payable (BPD II, LP)

In January of 2010, BPD II, LP obtained a non-recourse mortgage loan from Pacific Life Insurance in the amount of \$353,943 to finance the Bayou Place II housing complex. The loan is collateralized by the applicable dwelling property and bears interest at 6.91%. The loan requires monthly principal and interest payments of \$2,333 with a balloon payment due upon maturity in February of 2028. Interest expense incurred on the loan during 2025 was \$17,979 and the outstanding principal balance as of December 31, 2025, was \$252,548. Future projected debt service requirements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Principal Balance Due</u>
2026	10,891	17,105	241,657
2027	11,662	16,334	229,995
2028	229,995	2,649	-
	<u>\$ 252,548</u>	<u>\$ 36,088</u>	<u>\$ -</u>

The principal balance of the loan reported in the Statement of Net Position is reduced by debt issuance costs, net of accumulated amortization, of \$7,582 as of December 31, 2025. Amortization expense incurred during 2025 on the applicable debt issuance costs of \$905 was added to interest expense reported in the Statement of Revenues, Expenses and Changes in Net Position.

Developer Fee (BPD II, LP)

In exchange for construction oversight services provided by the Authority during the development of Bayou Place II, the Partnership entered into a Development Services Agreement with the Authority in the amount of \$600,000. No developer fees were paid to the Authority during 2025. The outstanding developer fee payable to the Authority from BPD I, LP as of December 31, 2025, was \$415,881.

Partnership Management Fee (BPD II, LP)

During 2025, the Partnership incurred management fees payable to the Authority (through the Corporation) of \$10,270. Outstanding management fees payable to the Authority (through the Corporation) were \$139,274 as of December 31, 2025.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE L – NON-CURRENT LIABILITIES - Continued

A summary of the Partnerships' liabilities detailed above and other long-term liabilities as of December 31, 2025, is as follows:

	<u>January 1,</u> <u>2025 Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>December 31,</u> <u>2025 Balance</u>	<u>Due Within</u> <u>One Year</u>
Permanent Mortgages Payable	\$ 559,190	\$ -	\$ 20,483	\$ 538,707	\$ 23,885
Developer Fees Payable to the Authority	738,554	-	-	738,554	-
Partnership Management Fee Payable to the Authority	264,055	21,022	-	285,077	-
Asset Management Fee Payable	68,222	-	-	68,222	-
Less: Current portion	(22,288)			(23,885)	
Non-current Liabilities	<u>\$ 1,607,733</u>			<u>\$ 1,606,675</u>	<u>\$ 23,885</u>

NOTE M - CONTRACTUAL COMMITMENTS

The Authority's outstanding contractual commitments as of March 31, 2026, were as follows:

Type of Commitment:

Modernization and Improvements	\$ 423,000
Professional Services	<u>250</u>
Total Outstanding Contractual Commitments	<u>\$ 423,250</u>

NOTE N – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

As of March 31, 2026, the Authority has determined it has potential liabilities resulting from possible breaches of contract with up to five contractors applicable to contracts active through fiscal year 2019, totaling \$240,976. HUD has disapproved payment of the applicable invoices from federal funding sources due to potential procurement violations upon awarding and executing the applicable contracts. The statute of limitations for breach of contract claims in Louisiana is 10 years from the last date of activity on a contract. As of the date of this report, the applicable contractors have not filed claims or pursued legal action with respect to the contracts. Authority management has assessed the likelihood of any future payments, judgements, liens or other losses on or resulting from the contracts as remote. Therefore, the Authority has not accrued a liability for the applicable contracts. Potential future claims on the contracts could amount to up to \$240,976 plus legal and other incremental costs.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE O – DIFFERENT REPORTING STANDARDS

The financial statements of Bayou Place Development I, LP and Bayou Place Development II, LP (Discrete Component Units) were not prepared in accordance with *Generally Accepted Governmental Accounting Standards* (GAGAS). However, in these financial statements, items have been presented in the same categories as the Housing Authority's Enterprise Fund.

If the financial statements of the Discrete Component Units were prepared in accordance with GAGAS, they would have adopted GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. This Statement amends or supersedes the accounting and financial reporting guidance for certain items previously reported as assets or liabilities, including debt issuance costs. Under GASBS No. 65, debt issuance costs are to be reported as an expense as incurred, rather than capitalized and amortized over the life of the applicable debt.

If the financial statements of the Discrete Component Units were prepared in accordance with GAGAS, including the adoption of GASBS No. 65, the Discrete Component Units' liabilities would have been \$15,164 more than (and net position less than) what is currently being reported in these financial statements. Additionally, the expenses reported in the Statement of Revenues, Expenses and Changes in Net Position would have excluded \$1,810 of amortization which has been added to interest expense in these financial statements.

Additionally, GASB Statement No. 34 requires note disclosure of beginning and ending accumulated depreciation balances for major classes of capital assets. The Partnerships' financial statement note disclosures report beginning and ending accumulated depreciation applicable to all depreciable capital assets, but do not disclose accumulated depreciation applicable to each major class of capital assets.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE P – DISCRETE COMPONENT UNITS – CONDENSED FINANCIAL STATEMENTS

Condensed Statement of Net Position

	BPD I, LP 12/31/2025	BPD II, LP 12/31/2025	Elimination	Total DCU's 12/31/2025
Assets				
Current and restricted assets	\$ 246,396	\$ 236,812	\$ -	\$ 483,208
Capital assets	1,834,734	2,465,323	-	4,300,057
Other assets due from BPD I, LP	-	38,238	(38,238)	-
Other assets	19,940	18,973	-	38,913
Total assets	2,101,070	2,759,346	(38,238)	4,822,178
Liabilities				
Current liabilities	25,670	20,879	-	46,549
Non-current liabilities	314,858	268,186	-	583,044
Non-current liabilities due to BPD II, LP	38,238	-	(38,238)	-
Non-current liabilities due to the Authority	468,476	555,155	-	1,023,631
Total liabilities	847,242	844,220	(38,238)	1,653,224
Net position				
Net investment in capital assets	1,218,320	1,804,476	-	3,022,796
Restricted net position	201,766	164,749	-	366,515
Unrestricted net position	(166,258)	(54,099)	-	(220,357)
Total net position	\$ 1,253,828	\$ 1,915,126	\$ -	\$ 3,168,954

Condensed Statement of Revenues, Expenses and Changes in Net Position

	BPD I, LP 12/31/2025	BPD II, LP 12/31/2025	Total DCU's 12/31/2025
Revenues			
Operating revenue	\$ 218,261	\$ 202,818	\$ 421,079
Interest income	2,836	3,753	6,589
Total revenues	221,097	206,571	427,668
Expenses			
Operating expenses	284,652	297,418	582,070
Operating Expenses to the Authority	10,752	10,270	21,022
Interest Expense	22,354	18,884	41,238
Total expenses	317,758	326,572	644,330
Decrease of net position	(96,661)	(120,001)	(216,662)
Beginning net position	1,350,489	2,035,127	3,385,616
Ending net position	\$ 1,253,828	\$ 1,915,126	\$ 3,168,954

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE P – DISCRETE COMPONENT UNITS – CONDENSED FINANCIAL STATEMENTS - Continued

Condensed Statement of Cash Flows

	BPD I, LP 12/31/2025	BPD II, LP 12/31/2025	Elimination	Total DCU's 12/31/2025
From all operating activities	\$ 16,439	\$ 11,774	\$ -	\$ 28,213
From all non-capital financing activities	24,725	-	(24,725)	-
Used by all capital financing activities	(33,409)	(28,001)	-	(61,410)
From (used by) all investing activities	2,836	(20,972)	24,725	6,589
Net increase (decrease) in cash and restricted cash	10,591	(37,199)	-	(26,608)
Beginning current and restricted cash	213,702	254,343	-	468,045
Ending current and restricted cash	\$ 224,293	\$ 217,144	\$ -	\$ 441,437

NOTE Q – SUBSEQUENT EVENTS

In preparing the financial statements, management evaluated subsequent events through August 13, 2026, the date the financial statements were available to be issued.

**HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM
FOR THE YEAR ENDED MARCH 31, 2026**

	LA48P02750118	LA48P02750120
Funds Approved	\$ 403,479	\$ 453,812
Funds Expended	403,479	453,812
Excess of Funds Approved	<u>\$ -</u>	<u>\$ -</u>
Funds Advanced	\$ 403,479	\$ 453,812
Funds Expended	403,479	453,812
Excess of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificates submitted to HUD for approval are in agreement with the Housing Authority's records.
2. All Modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2026

<u>Grantor Program or Cluster Title</u>	<u>Federal Assistance Listing No.</u>	<u>Pass-through Entity Identifying No.</u>	<u>Federal Expenditures</u>
Public Housing Program	14.850a	N/A	\$ 319,797
Capital Fund Program	14.872	N/A	1,117,364
		TOTAL HUD EXPENDITURES	1,437,161
		TOTAL FEDERAL EXPENDITURES	<u><u>\$ 1,437,161</u></u>

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the fiscal year ended March 31, 2026. The information on this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial net position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3 – AWARDS PASSED-THROUGH TO SUBRECIPIENTS

No federal award funds were passed-through to subrecipient grantees during the fiscal year ended March 31, 2026.

NOTE 4 – NON-MONETARY FEDERAL AWARDS ASSISTANCE

The Authority did not receive or expend non-monetary federal awards assistance during the fiscal year ended March 31, 2026.

NOTE 5 – INDIRECT COST RATE

The Authority has elected not to use the 10% *De Minimus Indirect Cost Rate* allowed under the Uniform Guidance.

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
111 Cash - Unrestricted	\$ 294,308	\$ 302	\$ -	\$ 294,610	\$ 63,800	358,410
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-
113 Cash - Other Restricted	307,885	-	-	307,885	366,515	674,400
114 Cash - Tenant Security Deposits	34,358	-	-	34,358	11,122	45,480
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-
100 Total Cash	\$ 636,551	\$ 302	\$ -	\$ 636,853	\$ 441,437	\$ 1,078,290
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	18,284	-	-	18,284	-	18,284
124 Accounts Receivable - Other Government	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-	-	-
126 Accounts Receivable - Tenants	7,199	-	-	7,199	4,380	11,579
126.1 Allowance for Doubtful Accounts -Tenants	-	-	-	-	-	-
126.2 Allowance for Doubtful Accounts - Other	(3,607)	-	-	(3,607)	-	(3,607)
127 Notes, Loans, & Mortgages Receivable - Current	3,607	-	-	3,607	-	3,607
128 Fraud Recovery	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 25,483	\$ -	\$ -	\$ 25,483	\$ 4,380	\$ 29,863
131 Investments - Unrestricted	15,937	-	-	15,937	-	15,937
132 Investments - Restricted	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	129,684	-	-	129,684	37,391	167,075
143 Inventories	12,108	-	-	12,108	-	12,108
143.1 Allowance for Obsolete Inventories	(605)	-	-	(605)	-	(605)
144 Inter Program Due From	-	-	-	-	-	-
145 Assets Held for Sale	-	-	-	-	-	-
150 Total Current Assets	\$ 819,158	\$ 302	\$ -	\$ 819,460	\$ 483,208	\$ 1,302,668

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
161 Land	222,593	-	-	222,593	328,535	551,128
162 Buildings	11,746,986	-	-	11,746,986	6,681,602	18,428,588
163 Furniture, Equipment & Machinery - Dwellings	105,906	-	-	105,906	210,571	316,477
164 Furniture, Equipment & Machinery - Administration	203,838	-	-	203,838	-	203,838
165 Leasehold Improvements	3,300,936	-	-	3,300,936	809,355	4,110,291
166 Accumulated Depreciation	(13,992,284)	-	-	(13,992,284)	(3,730,006)	(17,722,290)
167 Construction in Progress	25,838	-	-	25,838	-	25,838
168 Infrastructure	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 1,613,813	\$ -	\$ -	\$ 1,613,813	\$ 4,300,057	\$ 5,913,870
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-
174 Other Assets	-	-	-	-	38,913	38,913
180 Total Non-Current Assets	\$ 1,613,813	\$ -	\$ -	\$ 1,613,813	\$ 4,338,970	\$ 5,952,783
200 Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
290 Total Assets and Deferred Outflow of Resources	\$ 2,432,971	\$ 302	\$ -	\$ 2,433,273	\$ 4,822,178	\$ 7,255,451
311 Bank Overdraft	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	6,425	-	-	6,425	6,003	12,428
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-
322 Accrued Compensated Absences - Current Portion	4,605	-	-	4,605	-	4,605
324 Accrued Contingency Liability	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	3,165	3,165
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-
333 Accounts Payable - Other Government	19,122	-	-	19,122	-	19,122
341 Tenant Security Deposits	34,358	-	-	34,358	11,122	45,480
342 Unearned Revenue	6,298	-	-	6,298	2,374	8,672

Housing Authority of the City of New Iberia (LA027)

NEW IBERIA, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	23,885	23,885
345 Other Current Liabilities	-	-	-	-	-	-
346 Accrued Liabilities - Other	5,469	-	-	5,469	-	5,469
347 Inter Program - Due To	-	-	-	-	-	-
348 Loan Liability - Current	-	-	-	-	-	-
310 Total Current Liabilities	\$ 76,277	\$ -	\$ -	\$ 76,277	\$ 46,549	\$ 122,826
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	1,253,376	1,253,376
353 Non-current Liabilities - Other	-	-	-	-	353,299	353,299
354 Accrued Compensated Absences - Non Current	12,663	-	-	12,663	-	12,663
355 Loan Liability - Non Current	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-
350 Total Non-Current Liabilities	\$ 12,663	\$ -	\$ -	\$ 12,663	\$ 1,606,675	\$ 1,619,338
300 Total Liabilities	\$ 88,940	\$ -	\$ -	\$ 88,940	\$ 1,653,224	\$ 1,742,164
400 Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
508.4 Net Investment in Capital Assets	1,613,813	-	-	1,613,813	3,022,796	4,636,609
511.4 Restricted Net Position	307,885	-	-	307,885	366,515	674,400
512.4 Unrestricted Net Position	422,333	302	-	422,635	(220,357)	202,278
513 Total Equity - Net Assets / Position	\$ 2,344,031	\$ 302	\$ -	\$ 2,344,333	\$ 3,168,954	\$ 5,513,287
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 2,432,971	\$ 302	\$ -	\$ 2,433,273	\$ 4,822,178	\$ 7,255,451

Housing Authority of the City of New Iberia (LA027)
NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
70300 Net Tenant Rental Revenue	\$ 173,449	\$ -	\$ -	\$ 173,449	\$ 409,190	582,639
70400 Tenant Revenue - Other	37,384	-	-	37,384	11,889	49,273
70500 Total Tenant Revenue	\$ 210,833	\$ -	\$ -	\$ 210,833	\$ 421,079	\$ 631,912
70600 HUD PHA Operating Grants	898,834	-	-	898,834	-	898,834
70610 Capital Grants	538,327	-	-	538,327	-	538,327
70700 Total Fee Revenue	\$ 1,437,161	\$ -	\$ -	\$ 1,437,161	\$ -	\$ 1,437,161
70800 Other Government Grants	-	-	-	-	-	-
71100 Investment Income - Unrestricted	98	-	-	98	6,589	6,687
71200 Mortgage Interest Income	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-
71500 Other Revenue	29,526	-	-	29,526	-	29,526
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-	-
70000 Total Revenue	\$ 1,677,618	\$ -	\$ -	\$ 1,677,618	\$ 427,668	\$ 2,105,286
91100 Administrative Salaries	103,053	-	-	103,053	31,212	134,265
91200 Auditing Fees	25,770	-	-	25,770	15,000	40,770
91300 Management Fee	-	-	-	-	25,655	25,655
91310 Book-keeping Fee	-	-	-	-	-	-
91400 Advertising and Marketing	1,490	-	-	1,490	1,001	2,491
91500 Employee Benefit contributions - Administrative	7,958	-	-	7,958	3,352	11,310
91600 Office Expenses	45,671	-	-	45,671	13,940	59,611
91700 Legal Expense	2,375	-	-	2,375	9,752	12,127
91800 Travel	2,663	-	-	2,663	-	2,663
91810 Allocated Overhead	-	-	-	-	-	-
91900 Other	8,640	-	-	8,640	-	8,640
91000 Total Operating - Administrative	\$ 197,620	\$ -	\$ -	\$ 197,620	\$ 99,912	\$ 297,532

Housing Authority of the City of New Iberia (LA027)
NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
92000 Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92100 Tenant Services - Salaries	-	-	-	-	-	-
92200 Relocation Costs	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-
92400 Tenant Services - Other	-	-	-	-	-	-
92500 Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93100 Water	32,828	-	-	32,828	1,019	33,847
93200 Electricity	78,051	-	-	78,051	7,118	85,169
93300 Gas	122	-	-	122	-	122
93400 Fuel	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-
93600 Sewer	29,510	-	-	29,510	-	29,510
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-
93000 Total Utilities	\$ 140,511	\$ -	\$ -	\$ 140,511	\$ 8,137	\$ 148,648
94100 Ordinary Maintenance and Operations - Labor	33,319	-	-	33,319	24,630	57,949
94200 Ordinary Maintenance and Operations - Materials and Other	76,822	-	-	76,822	11,164	87,986
94300 Ordinary Maintenance and Operations Contracts	351,666	-	-	351,666	67,649	419,315
94500 Employee Benefit Contributions - Ordinary Maintenance	16,442	-	-	16,442	2,632	19,074
94000 Total Maintenance	\$ 478,249	\$ -	\$ -	\$ 478,249	\$ 106,075	\$ 584,324
95100 Protective Services - Labor	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-
95300 Protective Services - Other	1,729	-	-	1,729	-	1,729
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-
95000 Total Protective Services	\$ 1,729	\$ -	\$ -	\$ 1,729	\$ -	\$ 1,729
96110 Property Insurance	199,401	-	-	199,401	151,605	351,006

Housing Authority of the City of New Iberia (LA027)
NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
96120 Liability Insurance	22,813	-	-	22,813	-	22,813
96130 Workmen's Compensation	6,191	-	-	6,191	2,764	8,955
96140 All Other Insurance	40,561	-	-	40,561	-	40,561
96100 Total insurance Premiums	\$ 268,966	\$ -	\$ -	\$ 268,966	\$ 154,369	\$ 423,335
96200 Other General Expenses	28	-	-	28	23,714	23,742
96210 Compensated Absences	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	6,933	-	-	6,933	-	6,933
96400 Bad debt - Tenant Rents	11,674	-	-	11,674	3,375	15,049
96500 Bad debt - Mortgages	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-
96000 Total Other General Expenses	\$ 18,635	\$ -	\$ -	\$ 18,635	\$ 27,089	\$ 45,724
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	41,238	41,238
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ 41,238	\$ 41,238
96900 Total Operating Expenses	\$ 1,105,710	\$ -	\$ -	\$ 1,105,710	\$ 436,820	\$ 1,542,530
97000 Excess of Operating Revenue over Operating Expenses	\$ 571,908	\$ -	\$ -	\$ 571,908	\$ (9,152)	\$ 562,756
97100 Extraordinary Maintenance	11,000	-	-	11,000	-	11,000
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-	-
97350 HAP Portability-In	-	-	-	-	-	-
97400 Depreciation Expense	236,914	-	-	236,914	207,510	444,424
97500 Fraud Losses	-	-	-	-	-	-
90000 Total Expenses	\$ 1,353,624	\$ -	\$ -	\$ 1,353,624	\$ 644,330	\$ 1,997,954

Housing Authority of the City of New Iberia (LA027)
NEW IBERIA, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 03/31/2026

	Project Total	1 Business Activities	ELIM	Total Enterprise Fund	6.1 Component Unit - Discretely Presented	Total Reporting Entity
10010 Operating Transfer In	522,537	-	(522,537)	-	-	-
10020 Operating transfer Out	(522,537)	-	522,537	-	-	-
10100 Total Other financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ 323,994	\$ -	\$ -	\$ 323,994	\$ (216,662)	\$ 107,332
11020 Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030 Beginning Equity	\$ 2,020,037	\$ 302	\$ -	\$ 2,020,339	\$ 3,385,616	\$ 5,405,955
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-
11170 Administrative Fee Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11180 Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11190 Unit Months Available	1,488	-	-	1,488	600	2,088
11210 Number of Unit Months Leased	759	-	-	759	578	1,337
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	633,409	-	-	633,409	-	633,409
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF COMPENSATION, BENEFITS AND OTHER
PAYMENTS TO THE EXECUTIVE DIRECTOR

YEAR ENDED MARCH 31, 2025

EXPENDITURE PURPOSE

Salary	<u>\$ 73,448</u>
Benefits - Insurance	<u>172</u>
Car Allowance	<u>2,400</u>
Reimbursements	<u>1,199</u>
Registration Fees	<u>745</u>
Conference Travel	<u>2,311</u>
Total Compensation, Benefits and Other Payments	<u>\$ 80,275</u>

Basis of Presentation:

The above Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of the *Louisiana Revised Statute (R.S.) 24:513A.(3)*, as amended by *Act 706* of the *2014 Legislative Session*.

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2026

Section I: Summary of Auditors' Results:

FINANCIAL STATEMENTS

Type of auditors' report issued:

Enterprise Fund

Aggregate Discretely Presented Component Units

Qualified
Unmodified

Internal control over financial reporting:

Are material weaknesses identified?

____ Yes X No

Are significant deficiencies that are not considered
to be material weaknesses identified?

____ Yes X None
Reported

Is noncompliance that could have a material effect
on the financial statements identified?

____ Yes X No

FEDERAL AWARDS

Internal control over the Major Program:

Are material weaknesses identified?

____ Yes X No

Are significant deficiencies that are not considered
to be material weaknesses identified?

____ Yes X None
Reported

Type of report issued on compliance with requirements
applicable to the Major Program:

Unmodified

Are there any audit findings that are required to be
reported in accordance with 2 CFR Section 200.516(a)
of the Uniform Guidance?

____ Yes X No

Identification of Major Program:

Name of Federal Program

Capital Fund Program

Assistance Listing No.

14.872

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

Is the auditee identified as a Low-Risk Auditee?

____ Yes X No

HOUSING AUTHORITY OF THE CITY OF NEW IBERIA
NEW IBERIA, LOUISIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2026

Section II: Financial Statement Findings:

Summary Schedule of Prior Year Findings:

None

Current Year Findings and Questioned Costs:

None

Section III: Federal Award Findings and Questioned Costs:

Summary Schedule of Prior Year Findings:

None

Current Year Findings and Questioned Costs:

None



INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of the City of New Iberia
Louisiana Legislative Auditor

We have performed the procedures enumerated below on the control and compliance (C/C) areas identified in the Louisiana Legislative Auditor's (LLA's) Statewide Agreed-Upon Procedures (SAUPs) for the period of April 1, 2025 through March 31, 2026. The Housing Authority of the City of New Iberia's (the Authority's) management is responsible for those C/C areas identified in the SAUPs.

The Authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the engagement, which is to perform specified procedures on the C/C areas identified in the LLA's SAUP's for the period of April 1, 2025 through March 31, 2026. Additionally, the LLA has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

See Addendum A following this report for a description of the SAUPs.

The associated results and conclusions are as follows:

Written Policies and Procedures

The Contracting Policy does not mention a legal review. Other applicable Written Policies and Procedures business functions outlined in Addendum A (attached) were sufficiently addressed and adhered to.

Board

Three scheduled board meetings did not occur during fiscal year 2026. One meeting was cancelled due to severe weather conditions and two meetings were canceled due to lack of quorum. Other applicable Board functions outlined in Addendum A (attached) were addressed and adhered to without exception.

Bank Reconciliations

Applicable Bank Reconciliation functions outlined in Addendum A (attached) were sufficiently addressed and adhered to.

Collections

Collections were not deposited within one business day. Other Collections functions outlined in Addendum A (attached) were addressed and adhered to without exception.

Disbursements

Applicable Disbursements functions outlined in Addendum A (attached) were sufficiently addressed and adhered to.

Credit Cards

Applicable Credit Cards functions outlined in Addendum A (attached) were sufficiently addressed and adhered to.

Travel and Expense Reimbursement

Applicable Travel and Expense Reimbursement functions outlined in Addendum A (attached) were sufficiently addressed and adhered to.

Contracts

Contracts functions outlined in Addendum A (attached) were addressed and adhered to without exception.

Payroll and Personnel

Payroll and Personnel functions outlined in Addendum A (attached) were addressed and adhered to without exception.

Ethics

Ethics functions outlined in Addendum A (attached) were addressed and adhered to without exception. There were no changes to the Ethics Policy during fiscal year 2026.

Debt Service

The Authority did not enter into any debt agreements during fiscal year 2026 or have any debt outstanding as of March 31, 2026.

Fraud Notice

Fraud Notice functions outlined in Addendum A (attached) were addressed and adhered to without exception.

Information Technology Disaster Recovery/Business Continuity

We performed the procedures on the Information Technology Disaster Recovery/Business Continuity functions outlined in Addendum A (attached) and discussed the results with management.

Sexual Harassment

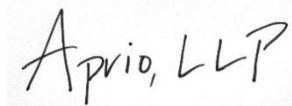
Sexual Harassment business functions outlined in Addendum A (attached) were addressed and adhered to without exception.

See Addendum B following this report for the Authority's Corrective Action Plan.

We were engaged by the Authority to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and applicable standards of *Government Auditing Standards*. We were not engaged to and did not conduct an examination or review, 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 Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is 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.



Birmingham, Alabama
August 13, 2026

ADDENDUM A

PROCEDURES

Report all findings to the following procedures, either after each procedure or after all procedures, within each of the fourteen AUP categories. "Random" selections may be made using Microsoft Excel's random number generator or an alternate method selected by the practitioner that results in an equivalent sample (e.g., those methods allowed under the AICPA Audit Guide - *Audit Sampling*).

1) Written Policies and Procedures

- A. Obtain and inspect the entity's written policies and procedures and observe whether they address each of the following categories and subcategories if applicable to public funds and the entity's operations:¹
 - i. ***Budgeting***, including preparing, adopting, monitoring, and amending the budget.
 - ii. ***Purchasing***, including (1) how purchases are initiated, (2) how vendors are added to the vendor list, (3) the preparation and approval process of purchase requisitions and purchase orders, (4) controls to ensure compliance with the Public Bid Law, and (5) documentation required to be maintained for all bids and price quotes.
 - iii. ***Disbursements***, including processing, reviewing, and approving.
 - iv. ***Receipts/Collections***, including receiving, recording, and preparing deposits. Also, policies and procedures should include management's actions to determine the completeness of all collections for each type of revenue or agency fund additions (e.g., periodic confirmation with outside parties, reconciliation to utility billing after cutoff procedures, reconciliation of traffic ticket number sequences, agency fund forfeiture monies confirmation).
 - v. ***Payroll/Personnel***, including (1) payroll processing, (2) reviewing and approving time and attendance records, including leave and overtime worked, and (3) approval process for employee rates of pay or approval and maintenance of pay rate schedules.
 - vi. ***Contracting***, including (1) types of services requiring written contracts, (2) standard terms and conditions, (3) legal review, (4) approval process, and (5) monitoring process.

¹ For governmental organizations, the practitioner may eliminate those categories and subcategories not applicable to the organization's operations. For quasi-public organizations, including nonprofits, the practitioner may eliminate those categories and subcategories not applicable to public funds administered by the quasi-public.

- vii. **Travel and Expense Reimbursement**, including (1) allowable expenses, (2) dollar thresholds by category of expense, (3) documentation requirements, and (4) required approvers.
- viii. **Credit Cards (and debit cards, fuel cards, purchase cards, if applicable)**, including (1) how cards are to be controlled, (2) allowable business uses, (3) documentation requirements, (4) required approvers of statements, and (5) monitoring card usage (e.g., determining the reasonableness of fuel card purchases).
- ix. **Ethics²**, including (1) the prohibitions as defined in Louisiana Revised Statute (R.S.) 42:1111-1121, (2) actions to be taken if an ethics violation takes place, (3) system to monitor possible ethics violations, and (4) a requirement that documentation is maintained to demonstrate that all employees and officials were notified of any changes to the entity's ethics policy.
- x. **Debt Service**, including (1) debt issuance approval, (2) continuing disclosure/EMMA reporting requirements, (3) debt reserve requirements, and (4) debt service requirements.
- xi. **Information Technology Disaster Recovery/Business Continuity**, including (1) identification of critical data and frequency of data backups, (2) storage of backups in a separate physical location isolated from the network, (3) periodic testing/verification that backups can be restored, (4) use of antivirus software on all systems, (5) timely application of all available system and software patches/updates, and (6) identification of personnel, processes, and tools needed to recover operations after a critical event.
- xii. **Prevention of Sexual Harassment**, including R.S. 42:342-344 requirements for (1) agency responsibilities and prohibitions, (2) annual employee training, and (3) annual reporting.

2) Board or Finance Committee³

- A. Obtain and inspect the board/finance committee minutes for the fiscal period, as well as the board's enabling legislation, charter, bylaws, or equivalent document in effect during the fiscal period, and
 - i. Observe that the board/finance committee met with a quorum at least monthly, or on a frequency in accordance with the board's enabling legislation, charter, bylaws, or other equivalent document.
 - ii. For those entities reporting on the governmental accounting model, review the minutes from all regularly scheduled board/finance

² The Louisiana Code of Governmental Ethics (Ethics Code) is generally not applicable to nonprofit entities but may be applicable in certain situations, such as councils on aging. If the Ethics Code is applicable to a nonprofit, the nonprofit should have written policies and procedures relating to ethics.

³ These procedures are not applicable to entities managed by a single elected official, such as a sheriff or assessor.

committee meetings held during the fiscal year and observe whether the minutes from at least one meeting each month referenced or included monthly budget-to-actual comparisons on the general fund, quarterly budget-to-actual comparisons, at a minimum, on all proprietary funds⁴, and semi-annual budget-to-actual comparisons, at a minimum, on all special revenue funds. *Alternatively, for those entities reporting on the not-for-profit accounting model, observe that the minutes referenced or included financial activity relating to public funds⁵ if those public funds comprised more than 10% of the entity's collections during the fiscal period.*

- iii. For governmental entities, obtain the prior year audit report and observe the unassigned fund balance in the general fund. If the general fund had a negative ending unassigned fund balance in the prior year audit report, observe that the minutes for at least one meeting during the fiscal period referenced or included a formal plan to eliminate the negative unassigned fund balance in the general fund.
- iv. Observe whether the board/finance committee received written updates of the progress of resolving audit finding(s), according to management's corrective action plan at each meeting until the findings are considered fully resolved.⁶

3) Bank Reconciliations

- A. Obtain a listing of entity bank accounts for the fiscal period from management and management's representation that the listing is complete. Ask management to identify the entity's main operating account. Select the entity's main operating account and randomly select 4 additional accounts⁷ (or all accounts if less than 5). Randomly select one month from the fiscal period, obtain and inspect the corresponding bank statement and reconciliation for each selected account, and observe that:
 - i. Bank reconciliations include evidence that they were prepared within 2 months of the related statement closing date (e.g., initialed and dated or electronically logged);
 - ii. Bank reconciliations include written evidence that a member of management or a board member who does not handle cash, post ledgers, or issue checks has reviewed each bank reconciliation within 1

⁴Proprietary fund types are defined under GASB standards and include enterprise and internal service funds. The related procedure addresses these funds as a way to verify that boards are provided with financial information necessary to make informed decisions about entity operations, including proprietary operations that are not required to be budgeted under the Local Government Budget Act.

⁵ R.S. 24:513 (A)(1)(b)(iv) defines public funds.

⁶ No exception is necessary if management's opinion is that the cost of taking corrective action for findings related to improper segregation of duties or inadequate design of controls over the preparation of the financial statements being audited exceeds the benefits of correcting those findings.

⁷ Accounts selected may exclude savings and investment accounts that are not part of the entity's daily business operations.

- month of the date the reconciliation was prepared (e.g., initialed and dated or electronically logged); and
- iii. Management has documentation reflecting it has researched reconciling items that have been outstanding for more than 12 months from the statement closing date, if applicable.

4) Collections (excluding electronic funds transfers)⁸

- A. Obtain a listing of deposit sites⁹ 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).
- B. For each deposit site selected, obtain a listing of collection locations¹⁰ and management's representation that the listing is complete. Randomly select one collection location for each deposit site (e.g., 5 collection locations for 5 deposit sites), obtain and inspect written policies and procedures relating to employee job duties (if there are no written policies or procedures, then inquire of employees about their job duties) at each collection location, and observe that job duties are properly segregated at each collection location such that
 - i. Employees responsible for cash collections do not share cash drawers/registers;
 - ii. Each employee responsible for collecting cash is not also responsible for preparing/making bank deposits, unless another employee/official is responsible for reconciling collection documentation (e.g., pre-numbered receipts) to the deposit;
 - iii. Each employee responsible for collecting cash is not also responsible for posting collection entries to the general ledger or subsidiary ledgers, unless another employee/official is responsible for reconciling ledger postings to each other and to the deposit; and
 - iv. The employee(s) responsible for reconciling cash collections to the general ledger and/or subsidiary ledgers, by revenue source and/or custodial fund additions, is (are) not also responsible for collecting cash, unless another employee/official verifies the reconciliation.

⁸ The Collections category is not required to be performed if the entity has a third-party contractor performing all collection functions (e.g., receiving collections, preparing deposits, and making deposits).

⁹ A deposit site is a physical location where a deposit is prepared and reconciled.

¹⁰ A collection location is a physical location where cash is collected. An entity may have one or more collection locations whose collections are brought to a deposit site for deposit. For example, in a school district a collection location may be a classroom and a deposit site may be the school office. For school boards only, the practitioner should consider the deposit site and collection location to be the same if there is a central person (secretary or bookkeeper) through which collections are deposited.

- C. Obtain from management a copy of the bond or insurance policy for theft covering all employees who have access to cash. Observe that the bond or insurance policy for theft was in force during the fiscal period.
- D. Randomly select two deposit dates for each of the 5 bank accounts selected for Bank Reconciliations procedure #3A (select the next deposit date chronologically if no deposits were made on the dates randomly selected and randomly select a deposit if multiple deposits are made on the same day). *Alternatively, the practitioner may use a source document other than bank statements when selecting the deposit dates for testing, such as a cash collection log, daily revenue report, receipt book, etc.* Obtain supporting documentation for each of the 10 deposits and
 - i. Observe that receipts are sequentially pre-numbered.¹¹
 - ii. Trace sequentially pre-numbered receipts, system reports, and other related collection documentation to the deposit slip.
 - iii. Trace the deposit slip total to the actual deposit per the bank statement.
 - iv. Observe that the deposit was made within one business day of receipt¹² at the collection location (within one week if the depository is more than 10 miles from the collection location or the deposit is less than \$100 and the cash is stored securely in a locked safe or drawer).
 - v. Trace the actual deposit per the bank statement to the general ledger.

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

- A. Obtain a listing of locations that process payments for the fiscal period and management's representation that the listing is complete. Randomly select 5 locations (or all locations if less than 5).
- B. For each location selected under procedure #5A above, obtain a listing of those employees involved with non-payroll purchasing and payment functions. Obtain written policies and procedures relating to employee job duties (if the agency has no written policies and procedures, then inquire of employees about their job duties), and observe that job duties are properly segregated such that
 - i. At least two employees are involved in initiating a purchase request, approving a purchase, and placing an order or making the purchase;
 - ii. At least two employees are involved in processing and approving payments to vendors;

¹¹ The practitioner is not required to test for completeness of revenues relative to classroom collections by teachers.

¹² As required by Louisiana Revised Statute 39:1212.

- iii. 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;
- iv. Either the employee/official responsible for signing checks mails the payment or gives the signed checks to an employee to mail who is not responsible for processing payments; and
- v. Only employees/officials authorized to sign checks approve the electronic disbursement (release) of funds, whether through automated clearinghouse (ACH), electronic funds transfer (EFT)¹³, wire transfer, or some other electronic means.

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

- C. For each location selected under procedure #5A above, obtain the entity's non-payroll disbursement transaction population (excluding cards and travel reimbursements) and obtain management's representation that the population is complete. Randomly select 5 disbursements for each location, obtain supporting documentation for each transaction, and
 - i. Observe whether the disbursement, whether by paper or electronic means, matched the related original itemized invoice and supporting documentation indicates that deliverables included on the invoice were received by the entity, and
 - ii. Observe whether the disbursement documentation included evidence (e.g., initial/date, electronic logging) of segregation of duties tested under procedure #5B above, as applicable.
- D. Using the entity's main operating account and the month selected in Bank Reconciliations procedure #3A, randomly select 5 non-payroll-related electronic disbursements (or all electronic disbursements if less than 5) and observe that each electronic disbursement was (a) approved by only those persons authorized to disburse funds (e.g., sign checks) per the entity's policy, and (b) approved by the required number of authorized signers per the entity's policy. *Note: If no electronic payments were made from the main operating account during the month selected the practitioner should select an alternative month and/or account for testing that does include electronic disbursements.*

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

- A. Obtain from management a listing of all active credit cards, bank debit cards, fuel cards, and purchase cards (cards) for the fiscal period, including the card

¹³ Electronic disbursements do not include transfers from one bank account to another within the agency (i.e. operating account to payroll account).

- numbers and the names of the persons who maintained possession of the cards¹⁴. Obtain management's representation that the listing is complete.
- B. Using the listing prepared by management, randomly select 5 cards (or all cards if less than 5) that were used during the fiscal period. Randomly select one monthly statement or combined statement for each card (for a debit card, randomly select one monthly bank statement). Obtain supporting documentation, and
- i. Observe whether there is evidence that the monthly statement or combined statement and supporting documentation (e.g., itemized receipts for credit/debit card purchases, exception reports for excessive fuel card usage) were reviewed and approved, in writing (or electronically approved) by someone other than the authorized card holder (those instances requiring such approval that may constrain the legal authority of certain public officials, such as the mayor of a Lawrason Act municipality, should not be reported); and
 - ii. Observe that finance charges and late fees were not assessed on the selected statements.
- C. Using the monthly statements or combined statements selected under procedure #6B above, excluding fuel cards, randomly select 10 transactions (or all transactions if less than 10) from each statement, and obtain supporting documentation for the transactions (e.g., each card should have 10 transactions subject to inspection)¹⁵. For each transaction, observe that it is supported by (1) an original itemized receipt that identifies precisely what was purchased, (2) written documentation of the business/public purpose, and (3) documentation of the individuals participating in meals (for meal charges only). For missing receipts, the practitioner should describe the nature of the transaction and observe whether management had a compensating control to address missing receipts, such as a "missing receipt statement" that is subject to increased scrutiny.
- D. Using the list of terminated employees obtained in Payroll and Personnel procedure #9C identify those individuals who had access to cards and randomly select 5 terminated employees (or all terminated employees with card access if less than 5) from this population. Observe evidence that the cards have been deactivated for these terminated employees. In cases where a card is shared by multiple users, obtain evidence that the terminated employees' authorization has been removed.

¹⁴ Including cards used by school staff for either school operations or school activity fund operations.

¹⁵ For example, if 3 of the 5 cards selected were fuel cards, transactions would only be selected for each of the 2 credit cards. Conceivably, if all 5 cards randomly selected under procedure #6B were fuel cards, procedure #6C would not be applicable.

7) Travel and Travel-Related Expense Reimbursements¹⁶ (excluding card transactions)

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

8) Contracts

- A. Obtain from management a listing of all agreements/contracts for professional services, materials and supplies, leases, and construction activities that were initiated or renewed during the fiscal period. *Alternatively, the practitioner may use an equivalent selection source, such as an active vendor list.* Obtain management's representation that the listing is complete. Randomly select 5 contracts (or all contracts if less than 5) from the listing, excluding the practitioner's contract, and
- i. Observe whether the contract was bid in accordance with the Louisiana Public Bid Law¹⁷ (e.g., solicited quotes or bids, advertised), if required by law;
 - ii. Observe whether the contract was approved by the governing body/board, if required by policy or law (e.g., Lawrason Act, Home Rule Charter);

¹⁶ Non-travel reimbursements are not required to be inspected under this category.

¹⁷ If the entity has adopted the state Procurement Code, replace "Louisiana Public Bid Law" (R.S. 38:2211 *et seq*) with "Louisiana Procurement Code."

- iii. If the contract was amended (e.g., change order), observe that the original contract terms provided for such an amendment and that amendments were made in compliance with the contract terms (e.g., if approval is required for any amendment, the documented approval); and
- iv. Randomly select one payment from the fiscal period for each of the 5 contracts, obtain the supporting invoice, agree the invoice to the contract terms, and observe that the invoice and related payment agreed to the terms and conditions of the contract.

9) Payroll and Personnel

- A. Obtain a listing of employees and officials¹⁸ employed during the fiscal period and management's representation that the listing is complete. Randomly select 5 employees or officials, obtain related paid salaries and personnel files, and agree paid salaries to authorized salaries/pay rates in the personnel files.
- B. Randomly select one pay period during the fiscal period. For the 5 employees or officials selected under procedure #9A above, obtain attendance records and leave documentation for the pay period, and
 - i. Observe that all selected employees or officials¹⁹ documented their daily attendance and leave (e.g., vacation, sick, compensatory);
 - ii. Observe whether supervisors approved the attendance and leave of the selected employees or officials;
 - iii. Observe that any leave accrued or taken during the pay period is reflected in the entity's cumulative leave records; and
 - iv. Observe the rate paid to the employees or officials agrees to the authorized salary/pay rate found within the personnel file.
- C. Obtain a listing of those employees or officials that received termination payments during the fiscal period and management's representation that the list is complete. Randomly select two employees or officials and obtain related documentation of the hours and pay rates used in management's termination payment calculations and the entity's policy on termination payments. Agree the hours to the employee's or official's cumulative leave records, agree the pay rates to the employee's or official's authorized pay rates in the employee's or official's personnel files, and agree the termination payment to entity policy.
- D. Obtain management's representation that employer and employee portions of third-party payroll related amounts (e.g., payroll taxes, retirement contributions, health insurance premiums, garnishments, workers' compensation premiums) have been paid, and any associated forms have been filed, by required deadlines.

¹⁸ "Officials" would include those elected, as well as board members who are appointed.

¹⁹ 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 a policy and/or contract, the official should document his/her daily attendance and leave.

10) Ethics²⁰

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

11) Debt Service²¹

- A. Obtain a listing of bonds/notes and other debt instruments issued during the fiscal period and management's representation that the listing is complete. Select all debt instruments on the listing, obtain supporting documentation, and observe that State Bond Commission approval was obtained for each debt instrument issued as required by Article VII, Section 8 of the Louisiana Constitution.
- B. Obtain a listing of bonds/notes outstanding at the end of the fiscal period and management's representation that the listing is complete. Randomly select one bond/note, inspect debt covenants, obtain supporting documentation for the reserve balance and payments, and agree actual reserve balances and payments to those required by debt covenants (including contingency funds, short-lived asset funds, or other funds required by the debt covenants).

12) Fraud Notice²²

- A. Obtain a listing of misappropriations of public funds and assets during the fiscal period and management's representation that the listing is complete. Select all misappropriations on the listing, obtain supporting documentation, and observe that the entity reported the misappropriation(s) to the legislative

²⁰ The Louisiana Code of Governmental Ethics (Ethics Code) is generally not applicable to nonprofit entities but may be applicable in certain situations, such as councils on aging. If the Ethics Code is applicable to a nonprofit, the procedures should be performed.

²¹ This AUP category is generally not applicable to nonprofit entities. However, if applicable, the procedures should be performed.

²² Observation may be limited to those premises that are visited during the performance of other procedures under the AUPs. The notice is available for download at www.lla.la.gov/hotline

auditor and the district attorney of the parish in which the entity is domiciled as required by R.S. 24:523.

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

13) Information Technology Disaster Recovery/Business Continuity

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

- A. Obtain and inspect the entity's most recent documentation that it has backed up its critical data (if there is no written documentation, then inquire of personnel responsible for backing up critical data) and observe evidence that such backup (a) occurred within the past week, (b) was not stored on the government's local server or network, and (c) was encrypted.
- B. Obtain and inspect the entity's most recent documentation that it has tested/verified that its backups can be restored (if there is no written documentation, then inquire of personnel responsible for testing/verifying backup restoration) and observe evidence that the test/verification was successfully performed within the past 3 months.
- C. Obtain a listing of the entity's computers currently in use and their related locations, and management's representation that the listing is complete. Randomly select 5 computers and observe while management demonstrates that the selected computers have current and active antivirus software and that the operating system and accounting system software in use are currently supported by the vendor.
- D. Randomly select 5 terminated employees (or all terminated employees if less than 5) using the list of terminated employees obtained in Payroll and Personnel procedure #9C. Observe evidence that the selected terminated employees have been removed or disabled from the network.
- E. Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #9A, obtain cybersecurity training documentation from management, and observe that the documentation demonstrates that the following employees/officials with access to the agency's information technology assets have completed cybersecurity training as required by R.S. 42:1267²³. The requirements are as follows:

- Hired before June 9, 2020 - completed the training; and

²³ While it appears to be a good practice for charter schools to ensure its employees are trained to keep their information technology assets safe from cyberattack, charter schools do not appear required to comply with 42:1267. An individual charter school, though, through specific provisions of its charter, may mandate that all employees/officials receive cybersecurity training.

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

14) *Prevention of Sexual Harassment*²⁴

- A. Using the 5 randomly selected employees/officials from Payroll and Personnel procedure #9A, obtain sexual harassment training documentation from management, and observe that the documentation demonstrates each employee/official completed at least one hour of sexual harassment training during the calendar year as required by R.S. 42:343.
- B. Observe that the entity has posted its sexual harassment policy and complaint procedure on its website (or in a conspicuous location on the entity's premises if the entity does not have a website).
- C. Obtain the entity's annual sexual harassment report for the current fiscal period, observe that the report was dated on or before February 1, and observe that the report includes the applicable requirements of R.S. 42:344:
 - i. Number and percentage of public servants in the agency who have completed the training requirements;
 - ii. Number of sexual harassment complaints received by the agency;
 - iii. Number of complaints which resulted in a finding that sexual harassment occurred;
 - iv. Number of complaints in which the finding of sexual harassment resulted in discipline or corrective action; and
 - v. Amount of time it took to resolve each complaint.

²⁴ While it appears to be a good practice for charter schools to ensure it has policies and training for sexual harassment, charter schools do not appear required to comply with the Prevention of Sexual Harassment Law (R.S. 42:341 et seq). An individual charter school, through the specific provisions of its charter, may mandate sexual harassment training.

ADDENDUM B

HOUSING AUTHORITY OF THE CITY OF
NEW IBERIA, LOUISIANA

LOUISIANA LEGISLATIVE AUDITOR, STATE-WIDE AGREED-UPON PROCEDURES

CORRECTIVE ACTION PLAN

MARCH 31, 2026

Written Policies and Procedures

The Authority will update its Contracting Policy to include a legal review.

Collections

The Authority will deposit collections within one business day of receipt.

Board

The Authority will meet on a frequency in accordance with its bylaws, except when prohibited by extenuating circumstances.