REPORT

LOUISIANA HOUSING CORPORATION

FINANCIAL STATEMENTS

JUNE 30, 2025

LOUISIANA HOUSING CORPORATION

FINANCIAL STATEMENTS

INDEX TO REPORT

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INDEX TO REPORT

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INDEPENDENT AUDITOR'S REPORT

October 21, 2025

To the Board of Directors
Louisiana Housing Corporation
Baton Rouge, Louisiana

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the Louisiana Housing Corporation, a component unit of the State of Louisiana, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Corporation's financial statements as listed in the index to the report.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as listed in the index to the report, be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the 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 financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Louisiana Housing Corporation's financial statements. The other supplementary information as listed in the index to the report is presented for purposes of additional analysis and is not a required part of the financial statements. The accompanying Annual Fiscal Report is presented for purposes of additional analysis and is not a required part of the financial statements, but is information required by Louisiana's Office of Statewide Reporting and Accounting Policy. Such information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The other supplementary information and the Annual Financial Report have been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information and the Annual Financial Report are fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 21, 2025, on our consideration of the Louisiana Housing Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Louisiana Housing Corporation'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 Louisiana Housing Corporation's internal control over financial reporting and compliance.

Duplantier, Hrapmann, Hogan and Maher, LLP

Metairie, Louisiana

Management's Discussion and Analysis of the Louisiana Housing Corporation's (the Corporation) financial performance presents a narrative overview and analysis of the Corporation's financial activities for the year ended June 30, 2025. This document focuses on the Corporation's current year activities, resulting changes, and currently known facts in comparison with the prior year's information. Please read this document in conjunction with the Corporation's financial statements.

FINANCIAL HIGHLIGHTS

- Assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources at the close of fiscal year 2025 by $821,730,212, which represents an 32% increase from last fiscal year.
- Total revenues increased by $177,486,662, or 47%, primarily due to an increase in federal grants drawn.
- Total expenses increased by $33,394,817, or 10%, primarily due to an increase in the provision for loan losses.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Corporation's financial statements present information for the Corporation as a whole, in a format designed to make the statements easier for the reader to understand. The Corporation's financial statements comprise three components 1) Management's Discussion and Analysis, 2) Financial Statements (including the notes to the financial statements), and 3) Required Supplementary Information. This report also contains other supplementary information in addition to the financial statements themselves.

Financial Statements

The Corporation's financial statements include the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position and the Statement of Cash Flows.

The Statement of Net Position presents information on all the Corporation's assets and deferred outflows of resources and liabilities and deferred inflows of resources with the difference between them presented as net position. Over time, increases or decreases in net position may provide a useful indicator of whether the financial position of the Corporation is improving or deteriorating.

The Statement of Revenues, Expenses, and Changes in Net Position presents information showing how the Corporation's net position changed as a result of current year operations. Regardless of when cash is affected, all changes in net position are reported as either revenues or expenses when the underlying transactions occur. As a result, there are transactions included that will not affect cash until future fiscal periods.

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

***Basic Financial Statements* (Continued)**

The Statement of Cash Flows presents information showing how the Corporation's cash changed as a result of current year operations. The cash flow statement is prepared using the direct method and includes the reconciliation of operating income (loss) to net cash provided (used) by operating activities (indirect method) as required by GASB Statement No. 34.

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

FINANCIAL ANALYSIS OF THE ENTITY

Condensed Statements of Net Position:
(in thousands)

	2025	2024
Current and other assets	$ 41,787	$ 36,093
Restricted assets	1,449,777	1,133,029
Capital assets	53,474	56,327
Total assets	1,545,038	1,225,448
Deferred outflows of resources	5,790	6,225
Total assets and deferred outflows of resources	$ 1,550,828	$ 1,231,673
Current liabilities	$ 23,057	$ 19,148
Long-term liabilities	697,044	582,096
Total liabilities	720,101	601,244
Deferred inflows of resources	8,997	7,213
Net position:		
Net investment in capital assets	53,474	56,327
Restricted	774,625	580,155
Unrestricted	(6,369)	(13,267)
Total net position	821,730	623,216
Total liabilities, deferred inflows of resources and net position	$ 1,550,828	$ 1,231,673

FINANCIAL ANALYSIS OF THE ENTITY (Continued)

Amounts invested in capital assets represent the carrying amount of property and equipment less depreciation. Restricted net positions represent those assets that are not available for spending as a result of legal constraints, donor agreements, and grant requirements. Unrestricted net positions represent unrestricted assets, net of obligations, to support the general operations and investments of the Corporation.

Net position increased by $198,514,194 or 32%, from June 30, 2024 to June 30, 2025. This increase in net position can be primarily attributed to an increase in federal grants drawn.

Condensed Statements of Revenues, Expenses, and Changes in Net Position:
(in thousands)

	2025	2024
Operating revenues	$ 64,855	$ 45,820
Operating expenses	54,314	49,791
Operating income (loss)	10,541	(3,971)
Non-operating revenues	187,973	58,393
Income before transfers	198,514	54,422
Transfers from MRB Program	-	(296)
Increase in net position	$ 198,514	$ 54,126

Total revenues before transfers decreased by $2,699,996, or 1%, primarily as a result of a decrease in federal grants drawn. Total expenses decreased by $2,530,306, or 1%, primarily as a result of a decrease in the grant disbursements.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of fiscal 2025, the Louisiana Housing Corporation had $62 million invested in a broad range of capital assets, including two facilities located in Baton Rouge, two apartment complexes in New Orleans, and an apartment complex in Baton Rouge. (See Table below). This amount represents a net decrease (including additions and deductions) of $3,316,045, or a 5% decrease compared to the prior year.

CAPITAL ASSET AND DEBT ADMINISTRATION (Continued)

***Capital Assets* (Continued)**

Capital Assets at Year-end
(in thousands)

	2025	2024
Land	$ 1,022	$ 1,022
Land improvements (net of accumulated depreciation)	28	31
Building (net of accumulated depreciation)	59,952	63,033
Equipment (net of accumulated depreciation)	561	794
Total	$ 61,563	$ 64,880

Changes in capital assets for the years ended June 30, 2025 and 2024 include:

	2025	2024
Acquisitions and replacements	$ 132	$ 395
Depreciation (net of disposals)	(3,310)	(3,286)
Disposals	(139)	(3)

Debt Administration

The Corporation had $671 million in bonds outstanding at year-end, compared to $550 million at the end of last fiscal year, an increase of $121 million, or a 22% increase, as shown in the table below. This increase was primarily due to the issuance of new mortgage revenue bonds in the current year.

	2025	2024
Mortgage Revenue Bonds	671,238	549,539

The Corporation's Single Family Mortgage Revenue Bonds carry an AA+.

The Corporation has accounts payable and accrued liabilities of $9,016,689 outstanding at June 30, 2025 compared with $5,999,021 at June 30, 2024. Other obligations include accrued vacation pay and sick leave, deferred revenue, and other postemployment benefits payable.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Corporation's appointed officials considered the following factors and indicators when setting next year's budget, rates, and fees. These factors and indicators include:

- Several programs have closed which resulted in an expected reduction in administrative fees

The Corporation expects that next year's results will be more conservative based on the reductions in programs and administrative fees.

CONTACTING THE LOUISIANA HOUSING CORPORATION'S MANAGEMENT

This financial report is designed to provide Louisiana's citizens and taxpayers, as well as the Corporation's customers, investors, and creditors with a general overview of the Louisiana Housing Corporation's finances and to show the Corporation's accountability for the funds it receives. If there are questions about this report, or if additional financial information is desired, contact the Finance Department, 2415 Quail Drive, Baton Rouge, LA 70808.

LOUISIANA HOUSING CORPORATION
STATEMENT OF NET POSITION
JUNE 30, 2025

ASSETS:	
Unrestricted Assets:	
Cash and cash equivalents	$ 7,397,823
Cash and cash equivalents - Work Force Initiative	3,179,999
Investments	203,028
Investments - Work Force Initiative	988,670
Mortgage loans receivable	369,762
Accrued investment interest receivable	51,662
Other receivables	23,524,691
Due from other governments	5,610,949
Capital assets (net of accumulated depreciation of $42,192,642)	53,473,945
Other assets	460,624
Total Unrestricted Assets	95,261,153
Restricted Assets:	
Cash and cash equivalents	85,675,170
Investments	5,322,949
Mortgage loans and mortgage-backed securities	
Single Family (net of allowance for loan losses of $1,611,529)	674,160,523
Multifamily (net of allowance for loan losses of $161,035,104)	586,411,486
Accrued loan interest receivable	90,117,178
Capital assets (net of accumulated depreciation of $6,237,446)	8,089,819
Total Restricted Assets	1,449,777,125
Total Assets	1,545,038,278
DEFERRED OUTFLOWS OF RESOURCES:	
Deferred outflows of resources related to pensions	3,712,695
Deferred outflows of resources related to OPEB	2,077,482
Total Deferred Outflows of Resources	5,790,177
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 1,550,828,455

(Continued)

LOUISIANA HOUSING CORPORATION
STATEMENT OF NET POSITION
JUNE 30, 2025

LIABILITIES:	
Current Liabilities:	
Accounts payable and accrued liabilities	$ 6,543,220
Accrued interest payable	2,473,469
Bonds payable due within one year	12,738,562
Due to other governments	1,000,000
Compensated absences due within one year	69,168
Other postemployment benefits payable due within one year	232,704
Total Current Liabilities	23,057,123
Non-Current Liabilities:	
Compensated absences	2,372,577
Net pension liability	23,789,275
Other postemployment benefits payable	11,408,186
Amounts held in escrow	973,922
Bonds payable	658,499,765
Total Non-Current Liabilities	697,043,725
Total Liabilities	720,100,848
DEFERRED INFLOWS OF RESOURCES:	
Deferred inflows of resources related to debt refinancing	232,853
Deferred inflows of resources related to unearned income	3,717,332
Deferred inflows of resources related to pensions	2,966,961
Deferred inflows of resources related to OPEB	2,080,249
Total Deferred Inflows of Resources	8,997,395
NET POSITION:	
Net investment in capital assets	53,473,945
Restricted	774,624,836
Unrestricted	(6,368,569)
Total Net Position	821,730,212
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 1,550,828,455

See accompanying notes.

LOUISIANA HOUSING CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

OPERATING REVENUES:	
MRB program issuer fees	$ 2,169,222
Low income housing tax credit program fees	3,035,280
Federal program administrative fees	9,026,522
Federal project delivery fees	7,257,081
State project delivery fees	122,316
Mortgage loan interest income	18,432
Investment interest and dividend income	34,771,571
Gain (loss) on investments/mortgage-backed securities	7,917,492
Single family turnkey program fees	147,839
Other income	389,277
Total Operating Revenue	64,855,032
OPERATING EXPENSES:	
Personnel services	14,657,729
Supplies	888,460
Travel	253,010
Operating services	1,749,929
Professional services	6,152,911
Interest expense	26,331,816
General and administrative	3,855,619
Depreciation	424,046
Total Operating Expenses	54,313,520
Operating income	10,541,512
NON-OPERATING REVENUES (EXPENSES):	
Grant funds drawn	481,033,665
Grant funds disbursed	(256,210,452)
Net loss from rental property	(1,346,112)
Net loss from rental property - restricted	(573,232)
Provision for loan losses	(41,730,264)
Restricted mortgage loan interest income	6,146,073
Restricted investment income	21,741
Restricted unrealized gain	419,646
Legislative acts pension contribution income	131,768
Investment income - Work Force Initiative	61,499
Unrealized gain (loss) - Work Force Initiative	18,350
Total Non-Operating Revenues (Expenses)	187,972,682
Change in Net Position	198,514,194

(Continued)

LOUISIANA HOUSING CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

NET POSITION - Beginning of year, as previously reported	571,543,455
Restatement due to change in accounting principle	(715,336)
Restatement due to error correction	15,397,688
Restatement due to change in reporting entity	36,990,211
NET POSITION - Beginning of year, as restated	623,216,018
NET POSITION - End of year	$ 821,730,212

See accompanying notes.

LOUISIANA HOUSING CORPORATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash received from:	
Fee revenue collected	$ 21,747,217
Investment and mortgage loan income	33,980,569
Mortgage collections and mortgage-backed securities redeemed	25,532,497
Other	77,597
Cash paid to:	
Suppliers of service	(12,953,587)
Mortgage loans issued and mortgage-backed securities purchased	(188,595,764)
Interest paid on bonds	(27,322,798)
Employees and benefit providers	(16,077,523)
Other	(14,414)
Net cash used in operating activities	(163,626,206)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Net transfers from (to) MRB programs	(6,594,927)
Receipt of grants	480,972,545
Disbursement of grants	(254,357,320)
Mortgage collections	888,435
Mortgage purchases	(228,611,106)
Other non-operating income	1,493,253
Issuance of bonds	151,857,613
Repayment of bonds	(28,625,710)
Net change in escrow accounts	(29,611)
Net cash provided by noncapital financing activities	116,993,172
CASH FLOWS FROM INVESTING ACTIVITIES:	
Investments purchased	(20,442,753)
Investments redeemed	27,110,908
Interest payments received	83,241
Net change in activity of investment in rental properties	989,001
Net cash provided by investing activities	7,740,397
CASH FLOWS USED IN CAPITAL FINANCING ACTIVITIES:	
Purchase of property and equipment	(131,888)
Loss on sale of property and equipment	138,544
Net cash provided by capital financing activities	6,656

(Continued)

LOUISIANA HOUSING CORPORATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

NET DECREASE IN CASH AND CASH EQUIVALENTS	$ (38,885,981)
CASH AND CASH EQUIVALENTS, beginning of year	135,138,975
CASH AND CASH EQUIVALENTS, end of year	$ 96,252,994
Presented on Statement of Net Position as	
Unrestricted	$ 10,577,822
Restricted	85,675,170
	$ 96,252,992

RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:	
Operating Income	$ 10,541,512
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:	
Depreciation	424,046
Amortization of bond discount (premium)	(1,533,055)
Amortization of debt refunding	11,364
(Gain) loss on investments/mortgage-backed securities	7,670,280
Change in mortgage loans receivable	721,246
Change in other receivables	12,853
Change in due from governments	(349,990)
Change in other assets	288,772
Change in mortgage loans and mortgage-backed securities	(179,372,286)
Change in accrued interest receivable	(809,436)
Change in accounts payable and accrued liabilities	(366,179)
Change in accrued interest payable	530,708
Change in compensated absences payable	(236,899)
Change in net pension liability	(5,207,157)
Change in pension deferred inflows/outflows	3,988,404
Change in OPEB payable	1,778,792
Change in OPEB deferred inflows/outflows	(1,719,181)
Net cash used in operating activities	$ (163,626,206)

See accompanying notes.

ORGANIZATION OF THE CORPORATION:

Louisiana Housing Corporation (the Corporation or LHC) is an instrumentality of the State of Louisiana established July 1, 2011 pursuant to Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended. The enabling legislation grants the Corporation the authority to promulgate rules, regulations, or other procedures for the coordination of all state-administered housing programs.

Programs implemented by the Corporation consist of Mortgage Revenue Bond Programs, the Low-Income Housing Tax Credit Program, the Louisiana Housing Trust Fund Program, the Neighborhood Stabilization Program, and various federal award programs including the Low-Income Housing Energy Assistance Program, the Weatherization Assistance Program, HOME Investment Partnerships, Housing Choice Vouchers Program, Emergency Solutions Grant Program, Continuum of Care Program, Section 811 Program, Comprehensive Housing Counseling Program, and Section 8 Contract Administration.

For the furtherance of public purposes, the Corporation is authorized to issue mortgage revenue bonds in order to provide funds to promote the development of adequate and affordable residential housing and other economic development for the benefit of the State. The powers of the Corporation are vested in a Board of Directors which is empowered to contract with outside parties to conduct the operations of programs it initiates. The Corporation issues bonds under the single family program and multi family program. For the Mortgage Revenue Bond Programs it initiates, the Corporation utilizes mortgage lenders to originate and service mortgage and construction loans acquired under its Mortgage Revenue Bond Programs. The Corporation also utilizes various financial institutions to serve as trustees for each of its programs. The trustees administer the assets of the Mortgage Revenue Bond Programs held under trusts pursuant to the trust indentures. The single family program mortgage revenue bonds are limited obligations of the Corporation and do not constitute a debt, liability, or moral obligation of the state or any political subdivision thereof. The multi family program mortgage revenue bonds are issued as conduit debt or asset backed financing and are payable solely from income, revenues, and receipts derived from the mortgage loans and other investments held under and pursuant to the trust indentures and therefore pledged. The Corporation receives service and issuer fees in connection with its Mortgage Revenue Bond Programs.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Basis of Presentation:

The financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity:

The Corporation’s financial statements include the activity of the General Fund and the Single Family Mortgage Revenue Bond Program.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Reporting Entity: Continued)

As required by GASB Codification Section 2100, *Defining the Financial Reporting Entity*, a legally separate entity is considered a component unit of the State of Louisiana (the State) if at least one of the following criteria is met:

- The State appoints a voting majority of the organization's governing body and is either able to impose its will on the organization or there is a potential financial benefit/ burden to the State.

- The entity is fiscally dependent on the State and there is a potential financial benefit/ burden to the State.

- The nature and significance of the relationship between the State and the entity is such that exclusion would cause the financial statements of the State to be misleading.

Due to the nature and significance of the relationship between the Corporation's General Fund and the State of Louisiana, the financial statements of the State would be misleading if the accompanying financial statements were excluded. Accordingly, the State of Louisiana has determined that the Corporation is a component unit.

Annually, the State of Louisiana issues basic financial statements which include the activity contained in the accompanying financial statements. The basic financial statements are issued by the Louisiana Division of Administration - Office of Statewide Reporting and Accounting Policy and are audited by the Louisiana Legislative Auditor.

Basis of Accounting:

The Corporation's accounts are organized as funds, which include accounts of the assets, deferred outflows, liabilities, deferred inflows, net position, revenues, and expenses of the General Fund and the Single Family Mortgage Revenue Bonds Program (Single Family Program). The Single Family Program accounts for proceeds from bonds issued, the debt service requirements of the bonds and the related program investments, as required by the various bond resolutions established under the various trust indentures of the program.

The Corporation uses the accrual method of accounting. The Corporation's Funds have been presented on a combined basis, as the Corporation is considered a single enterprise fund for financial reporting purposes. Current assets include cash and amounts convertible into cash during the next normal operating cycle or one year. Current liabilities include those obligations to be liquidated with current assets. All inter-fund balances and transactions have been eliminated in the accompanying financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Investments:

As required by GASB 72, *Fair Value and Measurement Application*, investments are reported at fair value. Fair value is described as an exit price. GASB 72 requires the Corporation to use valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs. GASB 72 also establishes a hierarchy of inputs to valuation techniques used to measure fair value which has three levels. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities. Level 2 inputs are inputs, other than quoted prices, included within Level 1 that are observable for the asset or liability, whether directly or indirectly. Level 3 inputs are unobservable inputs, such as management's assumptions of the default rate among underlying mortgages of a mortgage-backed security. This statement requires disclosures to be made about fair value measurements, the level of fair value hierarchy, and valuation techniques.

Program Mortgage Loans and Mortgage-Backed Securities:

Certain loans of the Mortgage Revenue Bond Program Fund programs have been pooled and packaged into mortgage-backed securities which were then purchased by the funds. The mortgage-backed securities consist of Government National Mortgage Association (GNMA) certificates, Federal National Mortgage Association (FNMA) certificates, Federal Home Loan Bank (FHLB) certificates, and Federal Home Loan Mortgage Corporation (FHLMC) certificates. The certificates are carried at fair market value.

Allowance for Loan Losses:

The allowance is maintained at a level adequate to absorb probable losses. Management determines the adequacy of the allowance based upon reviews of groups of credits, loss experience of similar type loans, current and future estimated economic conditions, the risk characteristics of the various categories of loans, and other pertinent factors. Loans deemed uncollectible are charged to the allowance. Past due status is based on contractual terms. Provisions for loan losses and recoveries on loans previously charged off are added to the allowance.

Capital Assets:

Capital assets are stated at cost less accumulated depreciation. All property and equipment with initial, individual costs of greater than $5,000 is capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

Buildings	40 years
Equipment	3–7 years

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Deferred Outflows and Inflows of Resources:

In addition to assets, the Statement of Net Position reports a separate section for deferred outflows of resources that represents a consumption of net position that applies to future period(s) and will not be recognized as an outflow of resources (expense) until then. The Corporation has two items that qualify for reporting in this category, which are deferred amounts related to pensions and deferred amounts related to other postemployment benefits.

In addition to liabilities, the Statement of Net Position reports a separate section for deferred inflows of resources that represents an acquisition of net position that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The Corporation has three items that meet the criterion for this category: deferred amounts related to unearned income, deferred amounts related to pensions, and deferred amounts related to other postemployment benefits.

Pensions:

For the purposes of measuring net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Louisiana State Employees' Retirement System (LASERS) and changes in LASERS's fiduciary net position have been determined on the same basis as they are reported by LASERS. For this purpose, benefits payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Bond Issuance Costs:

Bond issuance costs, including underwriters' discounts on bonds sold, are expensed in the period incurred.

Debt Refundings:

Debt refundings are accounted for in accordance with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. This statement requires accounting for gains and losses that result from debt refundings to be deferred and amortized over the life of the new debt or the retired debt, whichever is the shorter period. The deferred refunding amounts are classified as either a deferred inflow or outflow of resources in the financial statements.

Interfund Activity:

During the course of operations, numerous transactions occur between the General Fund and the Mortgage Revenue Bond Program Funds. Receivables and payables are classified as "due from MRB programs" or "due to other funds." Interfund transfers are classified as "transfers from MRB programs" or "transfers to General Fund." Interfund receivables and

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Interfund Activity: Continued)

payables and interfund transfers between the General Fund and the Mortgage Revenue Bond Program Funds are eliminated in the Statement of Net Position.

Revenues and Expenses:

Operating revenues consist of program administration fees, project delivery fees, bond issuer fees, and unrestricted investment income as these revenues are generated from operations and used in carrying out the Corporation's statutory purpose. All expenses incurred for that purpose are classified as operating expenses. Federal grant pass-through revenues and expenses, provision for loan losses on program loans, restricted investment income and income from rental properties are ancillary to the Corporation's statutory purpose and are classified as non-operating.

When an item of income earned or expense incurred for purposes for which there are both restricted and unrestricted net positions available, it is the Corporation's policy to apply those items to both restricted and unrestricted net positions, in accordance with the appropriate proportion as delineated by the activity creating the item.

Compensated Absences:

Employees earn and accumulate annual, sick, compensatory and retirement leave at various rates depending on their years of service. The amount of annual and sick leave that may be accumulated and used through time off by each employee is unlimited; however, payment of annual leave at termination or retirement is limited to 780 hours.

Upon termination, employees or their heirs are compensated for up to 300 hours of unused annual leave at the employee's hourly rate of pay at the time of termination. Upon retirement, unused annual leave in excess of 300 hours plus unused sick leave is used to compute retirement benefits.

Statement of Cash Flows:

For purposes of the Statement of Cash Flows, cash and cash equivalents include cash on hand, financial institution deposits, and all highly-liquid investments with an original maturity of three months or less.

Net Position:

In the Statement of Net Position, the difference between the Corporation's assets, deferred outflows and liabilities and deferred inflows is recorded as net position. The three components of net position are as follows:

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Net Position: (Continued)

Net investment in capital assets – The category records capital assets net of accumulated depreciation and reduced by any outstanding balances of mortgages, notes, or other borrowings attributable to the acquisition, construction or improvement of capital assets.

Restricted net position – Net positions that are restricted by external sources such as creditors, grantors, contributors, or by law are reported separately as restricted net position.

Unrestricted net position – Consists of net positions that do not meet the definition of "restricted" or "net investment in capital assets."

New Accounting Standard:

Effective July 1, 2024, the District implemented GASB Statement No. 100, *Accounting Changes and Error Corrections*. This standard establishes accounting and reporting requirements for changes in accounting principles, changes in accounting estimates, changes to or within the financial reporting entity, and corrections of errors. A detailed description of the changes affecting the District's financial statements is provided in Note 13, "Beginning Net Position (Deficit) Restatement.

In June 2022, the Governmental Accounting Standards Board (GASB) issued Statement No. 101 *Compensated Absences*, effective for years beginning after December 15, 2023. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. Additionally, the statement requires that a liability for certain types of compensated absences not be recognized until the leave commences or is used. The statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements and for certain salary-related payments that are directly and incrementally associated with payments for leave which should be included in the measurement of the liabilities.

In December 2023, the GASB issued Statement No. 102 *Certain Risk Disclosures,* effective for years beginning after June 15, 2024. The Statement aims to provide users of the government financial statements with essential information regarding risks associated with concentrations (lack of diversity in significant inflows or outflows of resources) and constraints (limitations imposed by external parties or by the government's decision-making authority) that may affect a government's financial condition. Governments must disclose concentrations or constraints if (1) facts are known prior to the issuance of the financial statements; (2) it makes the reporting unit vulnerable to a substantial impact; and (3) a triggering event has occurred, begun to occur, or is more likely than not to begin within twelve months of the financial statement issuance date.

2. ESTIMATES:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and deferred outflows of resources and liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS:

Cash and cash equivalents are stated at cost, which approximates market value. Under state law, the Corporation may deposit funds within a fiscal agent bank authorized to conduct business in the State of Louisiana. The Corporation may purchase time certificates of deposit of any bank domiciled or having a branch office in the State of Louisiana. The Corporation may also invest in savings accounts or shares of savings and loan associations and savings banks and in share accounts and share certificate accounts of federally or state-chartered credit unions.

Under Louisiana Revised Statutes, the Corporation may invest in obligations of the U.S. Treasury, obligations of U.S. Agencies which are guaranteed by the U.S. government or U.S. government agencies, repurchase agreements, certificates of deposit as mentioned above, investment grade commercial paper, investment grade corporate notes and bonds, and other investments as required by the terms of bond trust indentures.

Cash and Cash Equivalents:

Cash and cash equivalents (book balances) as of June 30, 2025 are as follows:

		Rating
Unrestricted:		
Demand deposits	$ 2,773,149	N/A
Money market funds	7,804,673	AAA
Total unrestricted	$ 10,577,822	
Restricted:		
Demand deposits	$ 17,014,287	N/A
Money market funds	68,660,883	AAA
Total restricted	$ 85,675,170	

The deposit and money market accounts are subject to custodial credit risk; that is, in the event of a bank failure, the funds may not be returned. To mitigate this risk, state law requires deposits to be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The fair value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. At June 30, 2025, the Corporation had $34,140,766 in demand deposits (bank balances), all of which were collateralized by FDIC insurance or pledged collateral held by the Federal Reserve Bank. At June 30, 2025, the Corporation had $63,099,518 in money market funds in the Single Family Program which were held in trust in accordance with the Bond Trust Indenture.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Cash and Cash Equivalents: (Continued)

The money market accounts are invested in short-term money market instruments issued by the United States Treasury which are backed by the full faith and credit of the United States government.

Investments:

The Corporation categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The Corporation had recurring fair value measurements of its investments at June 30, 2025, as follows:

	Total	Level 1	Level 2	Level 3
Mortgage backed securities	$ 1,142,351	$ -	$ 1,142,351	$ -
U.S. Government obligations	5,372,296	5,372,296	-	-
Total	$ 6,514,647	$ 5,372,296	$ 1,142,351	$ -

U.S. government obligations, classified in Level 1 of the fair value hierarchy, are valued using prices quoted in active markets for those securities.

Debt securities are classified in Level 2 of the fair value hierarchy. Mortgage-backed securities are valued using quoted prices for identical securities in markets that are not active.

Interest Rate Risk: Interest rate risk is defined as the risk that changes in interest rates, in the general market, will adversely affect the fair value of an investment. The Corporation does not have an interest rate risk policy. As of the fiscal years ended June 30, 2025, the Corporation had the following investments and maturities (in years):

		Investment Maturities (in years)			
Investment Type	Total	Less than 1	1 to 5	6 to 10	>10
Mortgage backed securities	$ 1,142,351	$ -	$ 644,146	$ 39,490	$ 458,715
U.S. Government obligations	5,372,296	1,553,721	3,818,575	-	-
Total	$ 6,514,647	$ 1,553,721	$ 4,462,721	$ 39,490	$ 458,715

Credit Risk: Credit Risk is defined as the risk that an issuer or other counterparty to an investment will not fulfill its obligations. It is the Corporation's policy to limit its investments to those issued a top rating by Nationally Recognized Statistical Ratings Organizations. As of June 30, 2025, all of the investments were rated AA, AA- or AA+ by Standard & Poor's.

Custodial Credit Risk: Custodial credit risk is the risk that, in the event of the failure of the counterparty, the value of investments or collateral securities that are in the possession of an outside party will not be able to be recovered. The Corporation does not have a custodial credit risk policy. The investments are held by the custodial bank as an agent for the Corporation, in the Corporation's name and are thereby not exposed to custodial credit risk.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Investments: (Continued)

Concentration of Credit Risk: Concentration of credit risk is defined as the risk of loss attributed to the magnitude of the Corporation's investments in a single issuer. The Corporation does not have a concentration of credit risk policy. As of June 30, 2025, investments of the following issuers represented more than 5% of total investments:

Federal National Mortgage Association	10%

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES:

Mortgage-backed securities and mortgage loans consist of the following as of June 30, 2025.

	Single Family	Multi-Family	Total
General Fund:			
Unrestricted loans	$ -	$ 369,762	$ 369,762
Restricted program loans	23,274,622	747,446,590	770,721,212
	23,274,622	747,816,352	771,090,974
Less: reserve for loan losses	(1,611,529)	(161,035,104)	(162,646,633)
Total General Fund	21,663,093	586,781,248	608,444,341
Single Family Mortgage Revenue Bonds:			
Mortgage loans and mortgage-backed securities	652,497,430	-	652,497,430
Total Mortgage-backed Securities and Mortgage Loans Receivable	$ 674,160,523	$ 586,781,248	$ 1,260,941,771

General Fund – Restricted Program Mortgage Loans:

As part of the Community Development Block Grant Piggyback Program, funds are loaned to qualified borrowers to provide needed residential rental property assistance for qualified projects to remedy the loss of such residential rental property due to the damage caused by Hurricane Katrina, Hurricane Rita and the Great Floods of 2016. These loans are financed at interest rates between 0% and 3.5% and are either payable upon demand or from surplus cash generated by the projects.

As part of the Community Development Block Grant Disaster Recovery Program, funds are loaned to qualified borrowers for the development, rehabilitation, replacement, restoration, construction, and/or operation of multifamily residential projects affected by Hurricane Laura, Hurricane Delta, and Hurricane Ida. These loans are financed at an interest rate of 0% and 2.16% and are repayable in annual installments from surplus cash generated by the projects.

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES: (Continued)

General Fund – Restricted Program Mortgage Loans: (Continued)

As part of the HOME program, loans have been made to qualified low-income single family homebuyers and to developers of low-income, multi-family projects. The HOME loans are issued as a supplement to primary financing and are collateralized by a second mortgage on the property financed. Payments on these loans are deferred until the earlier of: a) the date the primary loan is paid out, or b) a specified future date, with cash flows as a factor in determining amounts due for the majority of the multi-family HOME loans. The multi-family loans are financed at interest rates ranging from 0% - 7.75%. The single family loans are financed at 0% interest.

During the year ended June 30, 2010, a Tax Credit Assistance Program (TCAP) Grant under Title XII of the American Recovery and Reinvestment Act of 2009 was received to loan funds to Low Income Housing Tax Credit (LIHTC) projects. These loans are financed at interest rates ranging from 0% to 5% and are collectible from surplus cash generated by the projects.

The National Housing Trust Fund (NHTF) is a federal affordable housing production program designed to complement existing Federal, state, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families and individuals. The NHTF regulations are modeled on the HOME Program, but there are several key differences. NHTF has deeper income targeting, lower rent requirements, and a longer minimum affordability period. LHC was designated as the State Designated Entity (SDE) for purposes of administering the State's National Housing Trust Fund Program. These loans are financed at interest rates between 0% and 4.15%.

During the year ended June 30, 2010, an award of funds (1602 Funds) was received from the United States Treasury Department under the provisions of Section 1602 of Subtitle C of Title I of Division B of the American Recovery and Reinvestment Act of 2009. The Corporation began loaning these funds to qualified multifamily low-income housing projects. These loans are financed at a 0% interest rate and will mature at the end of a 15-year period. The debt will be forgiven at the end of this period, if certain conditions have been met.

The single family soft second mortgage program loans up to $50,000 on a forgivable second mortgage to provide funds that fill the affordability gap for homebuyers at or below the 80% AMI level to purchase one unit owner occupied properties. The mortgage is funded through HOME dollars. An additional $5,000 of HOME funds can be provided for closing costs.

The Louisiana Housing Trust Funds are utilized to provide financing for sustainable affordable rental and homeownership housing developments. The Housing Trust funds provide soft-second mortgages to qualified low-income, single family homebuyers and developers of low-income, multifamily rental projects. These loans are financed at a 0% interest rate and will mature at the end of the 15-year affordability period. The debt will be forgiven at the end of the affordability period, if certain conditions have been met.

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES: (Continued)

General Fund – Restricted Program Mortgage Loans: (Continued)

The CDBG 2016 Flood Landlord Loans are funded through the Louisiana Neighborhood Landlord Rental Program (LNLRP initiative). The LNLRP initiative provides assistance to landlords experienced in rental residential properties to tenants, or developing residential rental housing to be located in areas adversely affected by the 2016 severe storms and flooding events. Program applicants constructed new residential rental housing units or renovated residential rental housing units in one of the parishes declared to be a disaster area as a result of the severe storms and flooding.

The CDBG Laura/Delta/Ida Middle Market Loan Program is for loans for recovery activities related to flooding events resulting from Hurricanes Laura and Delta in 2020 and Hurricane Ida in 2021. The program is designed to provide funding for the development of multifamily affordable housing in the most impacted areas. Total loan and grant funding available through the program is $56.1 million. The loans have an interest rate ranging from 0.00% to 2.16% and are fully forgivable if compliance with the affordability period is met.

The CDBG 2016 Flood Multi Family Loans program is for loans and grants for developers with multifamily structures of 20 or more units under the Multifamily Restoration Loan Fund (MRLF). Widespread flooding in 2016 resulted in the loss of affordable rental units across more than 51 parishes. Funds were made available to properties with existing affordability commitments for repair and restoration of flood-impacted units. Total loan and grant funding available for the MRLF is $19.25 million, allocated across four pools to ensure participation across various areas of concern.

The Emergency Rental Assistance Program 2 (ERAP 2) is a federally funded initiative designed to help households impacted by the COVID-19 pandemic. It provides financial assistance for rent, utilities, and other housing-related costs to eligible renters facing housing instability. This second round of funding introduced flexibility to address ongoing rental needs. A portion of the allocation received were used to assist in the development of LIHTC rental units experiencing cost increases. These loans were made as a cash flow loan payable through the projects surplus cash and are tied to a 30 year affordability required by the tax credit program.

The CDBG Soft Second Program gives the opportunity to obtain safe, affordable, energy-efficient housing, and it is designed to cover the affordability gap between the maximum amount that a homebuyer can afford and the purchase price of the home. This program is specifically designed for individuals with an annual household income at or below 80% of the Area Median Income. A first-time homebuyer is an individual who meets specific criteria set by program developers to meet the required goals set for those who participate in the program.

As part of the Neighborhood Stabilization Program (NSP), funds are loaned to qualified borrowers for the purpose of redeveloping abandoned and foreclosed homes, land banking and homebuyer education. These loans are financed at interest rates between 0% and 2% and are either payable upon demand or from surplus cash generated by the projects. Certain loans under this program are forgivable.

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES: (Continued)

General Fund – Restricted Program Mortgage Loans: (Continued)

Lafourche CDBG-NDR Resilience Piggyback program is designed to provide "gap" funding for the development of a single, resilient multifamily affordable housing development in Lafourche Parish. The awarded project is expected to utilize the CDBG-NDR funds with 4% low-income housing tax credits and mortgage financing proceeds. The loans accrue interest at a rate not exceeding the long-term applicable federal rate. Principal and interest are repayable from surplus cash.

The CDBG Katrina/Rita Piggyback program is designed to provide funding for the new construction or acquisition/rehabilitation development of multifamily affordable housing developments for eligible projects within the Katrina-Rita Parishes. The loans bear no interest and are payable from surplus cash.

EBR 2016 Flood Developer Loans purpose is to eliminate blight and stabilize neighborhoods impacted by the Great Floods of 2016, repair damaged rental housing stock that will be made available at affordable rental rates for low-income households, and increase the available rental stock in flood-damaged East Baton Rouge. The program is designed to provide forgivable loans for construction of new rental units and repair or reconstruction of flood-damaged rental units affected by the Great Floods of 2016 for occupancy by low to moderate-income tenants. Eligible property owners must secure all funds necessary that are required in excess of the assistance provided by the program. The program will provide benefit in the form of affordable rents to tenant households meeting the low and moderate-income (LMI) National Objective requirements in accordance with HUD LMI standards.

EBR 2016 Flood Landlord Loans are part of the Baton Rouge ReBuild Rental Program. The program is designed to provide forgivable loans for repair or reconstruction of rental units damaged in the Great Floods of 2016 for occupancy by low-to-moderate income tenants. Under the program, eligible property owners apply for assistance to repair or reconstruct residential rental housing units in a project that will not exceed seven (7) residential housing units. Properties may be scattered site, within a single building, or combination of these. Preference is given to eligible property owners whose annual household income is below 120% of the Area Median Income based on household size.

Conditional HOME loans include compliance requirements associated with the loan agreement. As long as the property owner is in compliance with the agreement the debt will be reduced by a predetermined rate at the end of each affordability period. The entire principal balance will be forgiven on the maturity date. In the event the owner is found to be out of compliance, the total principal balance will be due upon demand.

The Single Family Soft Second Mortgage Loans (Investar) include agreements whereby the Corporation agrees to finance the program note of HOME Funds Loan for the agreed upon amount for the contribution to purchase price of the home and closing coat with and additional

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES: (Continued)

General Fund – Restricted Program Mortgage Loans: (Continued)

allocation for closing cost not to exceed $5,000. Based on the total HOME funds contributed to the purchase price determines the length of affordability anywhere from 5 to 15 years. The borrower’s part in the agreement is that, in consideration of the Corporation's agreement to finance the program note, the borrower agrees that he or she will continue to occupy the housing as his or her principal residence until the end of the period of affordability. There is no interest rate associated with the program.

The Habitat for Humanity Program is the Nonprofit Open Cycle Affordable Housing Program between the Corporation and Habitat for Humanity. The program consists of HOME funds used for affordable gap financing plus any other construction or interim loan funds advanced to finance the construction of the affordable housing units. The period beginning is on the date on the HOME note, and ending on the completion deadline. The period of coverage is thirty (30) years from the final sale date, but no later than the maturity date. The program is open to eligible first-time low-income homebuyers who have received housing counseling and who have entered into an agreement with Habitat for Humanity to purchase a housing unit. The annual rate for these agreements is zero percent (0.0%).

As part of the multifamily program, loans have been made under the Section 202 Program. The Program is designed to make loans to eligible projects pursuant to Section 202 of the Housing Act of 1959, as amended, and the Risk Sharing Program administered by HUD. The multifamily Section 202 loans consist of a Risk Sharing Mortgage Note and a Subordinate Mortgage Note. The loans are collateralized by a security interest in the property with principal and interest payments due monthly through 2022. These loans are financed at interest rates ranging from 3.25% - 3.60% interest. The Risk Sharing Mortgage Notes are 50% guaranteed by HUD under the Risk Sharing loan insurance program. The properties have also obtained HOME loans as described in a previous paragraph.

The Single Family Delta 100 Program provides up to 100% financing (maximum loan amount of $242,000) and up to 3% for closing cost and prepayment assistance to eligible homebuyers in certain Delta Parishes. The loans bear interest at 3.85%

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES: (Continued)

General Fund – Restricted Program Mortgage Loans: (Continued)

The loan portfolio at June 30, 2025 was as follows:

CDBG - Piggyback	$ 207,833,095
CDBG Laura/Delta/Ida Prime PD	182,027,671
HOME Multifamily Mortgage Loans	160,988,629
TCAP Multifamily Mortgage Loans	40,565,348
National Housing Trust Fund Loans	26,608,533
1602 Sub Award Multifamily Loans	24,672,208
HOME Single Family Mortgage Loans	22,182,477
Louisiana Housing Trust Fund Loans	15,521,363
CDBG 2016 Flood Landlord Loans	15,486,105
CDBG Laura/Delta/Ida MMLP	15,403,385
CDBG 2016 Flood Multi-Family Loans	12,006,040
Emergency Renal Assistance Program	8,716,020
CDBG Soft Second Loans	7,973,992
Neighborhood Stabilization Program Loans	7,175,712
CDBG Lafourche Resiliency	7,033,000
CDBG Katrina/Rita Piggyback	6,871,035
EBR 2016 Flood Developer Loans	6,262,762
EBR 2016 Flood Landlord Loans	1,279,293
Multifamily Conditional HOME Loans	814,900
Single Family Soft Second Loans	569,413
Habitat for Humanity	366,879
202 Elderly Project Mortgage Loans	207,500
Single Family Delta 100 Program	155,852
	770,721,212
Reserve for loan losses	(162,646,633)
	$ 608,074,579

The collections from the HOME, 1602 Exchange, TCAP, NSP and Louisiana Housing Trust Fund loans are restricted to funding future lending programs. The principal balance and accruals of interest receivable on these loans are reported as restricted assets.

The reserve for loan losses increased $19,704,952 for the year ended June 30, 2025.

4. MORTGAGE LOANS AND MORTGAGE-BACKED SECURITIES: (Continued)

Mortgage Revenue Bond Program – Mortgage-Backed Securities:

With certain exceptions, loans acquired under the Mortgage Revenue Bond Program for single families are pooled and packaged into GNMA, GNMA I, GNMA II, FNMA, FNMA Pass-Thru I, FHLB, or FHLMC securities. The GNMA and GNMA II securities are guaranteed by the full faith and credit of the U.S. Government while the FNMA, FNMA Pass-Thru 1, FHLB, and FHLMC securities are limited obligations of the U.S. Government. These securities have interest rates of 1.60% - 7.60%. The underlying loans backing the securities must be conventional mortgage loans or FHA insured, VA guaranteed or RD guaranteed.

The fair value of the mortgage-backed securities by contractual maturity as of June 30, 2025, is shown below. Expected maturities as listed in the following table will differ from contractual maturities because borrowers may have the right to call or prepay obligations.

	Fair Value	Less than 1 Year	1 to 5 Years	6 to 10 Years	> 10 Years
GNMA	420,627,400	1,835	663,473	6,352,474	413,609,618
GNMA II	114,471,901	-	-	-	114,471,901
FNMA	59,925,224	-	66,683	371,099	59,487,442
FNMA Pass-Thru I	10,859,802	-	-	-	10,859,802
FHLMC	46,613,103	-	-	-	46,613,103
	$ 652,497,430	$ 1,835	$ 730,156	$ 6,723,573	$ 645,041,866

5. CAPITAL ASSETS:

A summary of changes in capital assets for the year ended June 30, 2025 is as follows:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
Capital assets not being depreciated:				
Land	$ 1,022,338	$ -	$ -	$ 1,022,338
Total capital assets not being depreciated	1,022,338	-	-	1,022,338
Capital assets being depreciated:				
Buildings	107,023,487	-	-	107,023,487
Equipment	2,015,092	131,888	(370,363)	1,776,617
Land improvements	171,410	-	-	171,410
Total capital assets being depreciated	109,209,989	131,888	(370,363)	108,971,514

5. CAPITAL ASSETS: (Continued)

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
Accumulated depreciation:				
General	(5,312,017)	(424,046)	231,819	(5,504,244)
HUD disposition	(34,288,012)	(2,400,386)	-	(36,688,398)
Mid-City Gardens	(5,752,489)	(484,957)	-	(6,237,446)
Total accumulated depreciation	(45,352,518)	(3,309,389)	231,819	(48,430,088)
Total capital assets being depreciated, net	63,857,471	(3,177,501)	(138,544)	60,541,426
Total capital assets, net	$64,879,809	$(3,177,501)	$(138,544)	$61,563,764

Included in capital assets at June 30, 2025 is $84,564,096 of costs related to the two HUD disposition properties owned by the Corporation. These buildings were heavily damaged by Hurricane Katrina (see Note 6). Reconstruction of the first property (Willowbrook) was completed during the year ended June 30, 2008, and its operations commenced in May 2008. Reconstruction of the second property (Village de Jardin) was completed during the year ended June 30, 2012, and its operations commenced in April 2012. The depreciation expense related to these properties is recorded within the net loss from rental property on the statement of revenues, expenses, and changes in net position.

Included in restricted capital assets for the year ended June 30, 2025, is $14,327,265 related to the Mid-City Gardens (formerly Capital City South) project. This project is restricted because it is funded by the Neighborhood Stabilization Program (NSP) and any net income is currently expected to be recognized as program income to be used within the program. The property was acquired by the Corporation in 2010 through the foreclosure of a loan funded with HOME program funds. The Corporation used the NSP funds and HOME program funds to renovate and rehabilitate the property. The property commenced operations in December 2012. The depreciation expense related to these properties is recorded within the net loss from rental property on the statement of revenues, expenses, and changes in net position.

6. HUD DISPOSITION PROPERTIES:

The Corporation is the owner of two low-income, multi-family rental properties that were originally purchased from the U. S. Department of Housing and Urban Development (HUD) at a cost of $1 each. The Corporation funded renovations to the properties totaling approximately $3.3 million through June 30, 2005. On August 29, 2005, the properties were heavily damaged by Hurricane Katrina. The properties were insured by the State of Louisiana Office of Risk Management. The State of Louisiana assumed responsibility for the reconstruction of the properties. Both properties are fully renovated and occupied. The completed properties are recorded within capital assets on the Corporation's Statement of Net Position.

6. HUD DISPOSITION PROPERTIES: (Continued)

The properties were purchased in 1995. If the properties are sold, the sales proceeds less certain costs and expenses shall be assigned to HUD in the following amounts:

a) 75%, if sold between 15 and 20 years from the purchase date;
b) 50%, if sold between 20 and 30 years from the purchase date; or
c) 25%, if sold over 30 years from the purchase date

The net income (loss) from the properties is recorded as non-operating revenue (expense).

7. LONG-TERM LIABILITIES:

The Corporation at June 30, 2025 has the following long-term liabilities:

	Beginning Balance	Additions	(Reductions)	Ending Balance	Amounts Due Within One Year
Bonds payable	$ 549,539,479	$ 151,857,613	$ (30,158,765)	$ 671,238,327	$ 12,738,562
Compensated absences	2,678,644	-	(236,899)	2,441,745	69,168
Net pension liability	28,996,432	2,720,290	(7,927,447)	23,789,275	-
Other postemployment benefit plan payable	9,862,098	2,251,339	(472,547)	11,640,890	232,704
Amounts held in escrow	1,003,533	-	(29,611)	973,922	-
	$ 592,080,186	$ 156,829,242	$ (38,825,269)	$ 710,084,159	$ 13,040,434

Repayment of limited obligation bonds' principal and interest are funded by receipts from mortgage loans receivable. Compensated absences, pension liabilities, other postemployment benefit plan payable are paid from the Corporation's operating revenues. Amounts held in escrow are refunded from the escrow funds received.

Bonds Payable:

As authorized by the initial enabling legislation, the LHC Single Family Program issues revenue bonds to assist in the financing of housing needs in the State of Louisiana. The bonds are limited obligations of the LHC, payable only from the income, revenues, and receipts derived from the mortgage loans and other investments held under and pursuant to the trust indentures and therefore pledged. The issuance of debt for the financing of projects by the LHC Single Family Program is subject to the approval of the Louisiana State Bond Commission. Bonds are issued under various bond resolutions adopted by the LHC Single Family Program to provide financing for qualified single family projects. The bonds are secured by several forms of credit enhancement, including FNMA and FHLMC credit enhancement agreements, FHA-insured mortgage loans, GNMA-guaranteed certificates, and letters of credit from financial institutions including collateralized, insured, and uncollateralized and uninsured arrangements.

7. LONG-TERM LIABILITIES: (Continued)

Bonds Payable: (Continued)

The assets generated with the proceeds of each series of bonds issued are pledged as collateral for the payment of principal and interest on bond and note indebtedness of only that program. The ability of the programs to meet the debt service requirements on the bonds is dependent upon the ability of the mortgagors in such programs to generate sufficient funds to meet their respective mortgage repayments.

The following table is a list of outstanding bonds payable at June 30, 2025:

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
1998 Indenture of Trust				
Series 2015 A Refunding	08/27/15	2038	3.05%	$ 7,418,154
Series 2016 A Refunding	08/01/16	2038	2.10%	1,824,053
Series 2017 A Refunding	06/01/17	2038	2.87%	3,987,674
Series 2018 A-1 Term	10/01/18	2033-2049	3.60%-4.50%	5,324,938
Series 2018 A-1 Serial	10/01/18	2026-2029	2.55%-3.30%	375,000
Series 2018 A-2 Refunding	10/01/18	2040	3.70%	5,548,895
				11,248,833
Series 2019 A-1 Term	03/01/19	2039-2049	3.65%- 4.50%	25,193,163
Series 2019 A-1 Serial	03/01/19	2026	2.25%-2.35%	520,000
Series 2019 A-1 Refunding Term	03/01/19	2034	3.35%	2,080,000
Series 2019 A-1 Refunding Serial	03/01/19	2026-2030	2.35%-3.00%	2,435,000
				30,228,163
Series 2020 B Term	07/01/20	2035-2050	2.10%-3.50%	9,090,412
Series 2020 B Serial	07/01/20	2026-2032	1.10%-2.05%	1,200,000
Series 2020 A Refunding Term	07/01/20	2041	2.05%	10,581,101
				20,871,513
Series 2021 B Term	03/01/21	2036-2051	2.05%-3.00%	22,883,188
Series 2021 B Serial	03/01/21	2026-2033	0.60%-2.00%	9,620,000
Series 2021 A Refunding Term	03/01/21	2041	1.55%	3,793,425
				36,296,613
Series 2021 C Refunding	11/30/21	2041	2.125%	6,880,578
Series 2021 D Term Bonds	12/14/21	2036-2052	2.10%-3.25%	44,351,587
Series 2021 D Serial	12/14/21	2026-2033	0.85%-2.05%	7,285,000
				58,517,165
Series 2022 A Term	07/05/22	2037-2052	3.85%-5.00%	49,905,330
Series 2022 A Serial	07/05/22	2026-2034	2.55%-3.75%	8,025,000
				57,930,330

7. LONG-TERM LIABILITIES: (Continued)

Bonds Payable: (Continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
1998 Indenture of Trust (Continued)				
Series 2022 BC Term	12/22/22	2037-2053	4.25%-6.00%	30,829,749
Series 2022 BC Serial	12/22/22	2026-2034	3.55%-5.05%	7,650,000
				38,479,749
Series 2023 AB Term	06/14/23	2038-2054	4.40%-5.75%	50,099,688
Series 2023 AB Serial	06/14/23	2026-2035	3.80%-5.21%	9,000,000
				59,099,688
Series 2023 CD Term	09/13/23	2038-2053	4.45%-6.25%	71,380,782
Series 2023 CD Serial	09/13/23	2026-2035	3.45%-5.77%	8,030,000
				79,410,782
Series 2024 AB Term	04/18/24	2039-2055	4.00%-5.90%	99,065,885
Series 2024 AB Serial	04/18/24	2026-2036	3.75%-5.30%	15,210,000
				114,275,885
Series 2024 CDE Term	07/16/24	2034-2055	4.15%-6.00%	61,083,086
Series 2024 CDE Serial	07/16/24	2026-2036	3.85%-5.39%	11,615,000
				72,698,086
2025 Indenture of Trust				
Series 2025 A Term	03/06/25	2040-2055	4.15%-6.00%	64,066,639
Series 2025 AB Serial	03/06/25	2026-2037	3.15%-4.63%	14,885,000
				78,951,639
				$ 671,238,327

Debt Service:

The minimum debt service payments over the life of the Single Family Mortgage Revenue Bond Programs are scheduled to occur as follows. Future interest payments for variable interest rate bonds were calculated using the rate of interest in effect at the end of the fiscal year.

June 30	Principal	Interest	Total
2026	$ 12,738,562	$ 29,353,373	$ 42,091,935
2027	13,783,562	28,901,164	42,684,726
2028	14,303,562	28,415,553	42,719,115
2029	14,748,562	27,901,656	42,650,218
2030	15,303,562	27,369,231	42,672,793
2031-2035	86,252,810	127,744,739	213,997,549

7. LONG-TERM LIABILITIES: (Continued)

Debt Service: (Continued)

Year Ending June 30	Principal	Interest	Total
2036-2040	112,891,939	109,107,190	221,999,129
2041-2045	119,574,230	84,686,179	204,260,409
2046-2050	149,587,890	53,965,042	203,552,932
2051-2055	129,558,648	16,520,702	146,079,350
2056-2060	2,495,000	74,780	2,569,780
	$ 671,238,327	$ 534,039,609	$ 1,205,277,936

Debt Refunding:

On August 27, 2015, the entity issued $39 million of Single Family Mortgage Revenue Refunding Bonds, Series2015A for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2002A, 2004A,2004B, 2004C and 2005A, and advance refunding the Series 2006A, 2006B and 2006C bonds. The interest rate on the Series 2015A bond is 3.05%, whereas the interest rates on the Series 2002A, 2004A, 2004B, 2004C, 2005A, 2006A, 2006B and 2006C bonds ranged from 3.75% to 5.875%. This decrease in interest rates resulted in an economic gain on the refunding of $10.9 million (the difference between the present value of the Series 2002A, 2004A,2004B, 2004C, 2005A, 2006A, 2006B and 2006C cash flows and the Series 2015A cash flows). The refunding resulted in a decrease of debt service payments in the amount of $11.9 million through the maturity of the bonds on December 1, 2038.

On August 31, 2016, LHC issued $24.8 million of Single Family Mortgage Revenue Refunding Bonds, Series 2016A for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2006D and advance refunding the Series 2007A bonds. The interest rate on the Series 2016A bond is 2.10%, whereas the interest rates on the Series 2006D and 2007A bonds ranged from 3.50% to 6.15%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of $6 thousand through the maturity of the bonds on December 1, 2038. The refunding resulted in an economic gain of $1.1 million (the difference between the present value of the Series 2006D and 2007A cash flows and the Series 2016A cash flows).

On April 27, 2017, LHC issued $27.1 million of Single Family Mortgage Revenue Refunding Bonds, Series 2017A for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2007B and 2007C bonds. The interest rate on the Series 2017A bond is 2.875%, whereas the interest rates on the Series 2007B and 2007C bonds ranged from 3.60% to 6.00%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of $9.6 million through the maturity of the bonds on November 1, 2038. The refunding resulted in an economic gain of $8.1 million (the difference between the present value of the Series 2007B and 2007C cash flows and the Series 2017A cash flows).

7. LONG-TERM LIABILITIES: (Continued)

Debt Refunding: (Continued)

On October 15, 2018, LHC issued $11.2 million of Single Family Mortgage Revenue Refunding Bonds, Series 2018A-2 for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2008A and 2008B. The interest rate on the Series 2018A-2 bond is 3.7%, whereas the interest rates on the Series 2008A and 2008B bonds ranged from 4.25% to 6.30%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of approximately $4.7 million through the maturity of the bonds on June 1, 2040. The refunding resulted in an economic gain of approximately $4.2 million (the difference between the present value of the Series 2008A and 2008B cash flows and the Series 2018A-2 cash flows).

On June 1, 2019, LHC issued $6.6 million of Single Family Mortgage Revenue Refunding Bonds, Series 2019A-2 for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2009A-2. The interest rate on the Series 2019A-2 bond ranged from 2.35% to 3.35%, whereas the interest rates on the Series 2009A bonds ranged from 3.9% to 5.125%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of approximately $2.5 million through the maturity of the bonds on June 1, 2034. The refunding resulted in an economic gain of approximately $2 million (the difference between the present value of the Series 2009A-2 cash flows and the Series 2019A-2 cash flows).

On July 30, 2020, LHC issued $17.9 million of Single Family Mortgage Revenue Refunding Bonds, Series 2020A for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2010A. The interest rate on the Series 2020A bond is 2.05%, whereas the interest rates on the Series 2010A bonds ranged from 3.01% to 4.75%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of approximately $1.8 million through the maturity of the bonds on March 1, 2041. The refunding resulted in an economic gain of approximately $1.5 million (the difference between the present value of the Series 2010A cash flows and the Series 2020A cash flows).

On March 30, 2021, LHC issued $7.5 million of Single Family Mortgage Revenue Refunding Bonds, Series 2021A for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2011A and 2013A. The interest rate on the Series 2021A bond is 1.55%, whereas the interest rates on the Series 2011A and 2013A bonds ranged from 2.35% to 2.77%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of approximately $1.8 million through the maturity of the bonds on September 1, 2041. The refunding resulted in an economic gain of approximately $1.1 million (the difference between the present value of the Series 2011A and 2013A cash flows and the Series 2021A cash flows).

On November 30, 2021, LHC issued $7.7 million of Single Family Mortgage Revenue Refunding Bonds, Series 2021C for the purpose of currently refunding the Single Family Mortgage Revenue Bonds, Series 2012A. The interest rate on the Series 2021C bond is 2.125%, whereas the interest rate on the Series 2012A bond was 2.75%. The decrease in interest rate resulted in a decrease of debt service payments in the amount of approximately $563 thousand through the maturity of the bonds on December 1, 2041. The refunding resulted in an economic

7. LONG-TERM LIABILITIES: (Continued)

Debt Refunding: (Continued)

gain of approximately $590 thousand (the difference between the present value of the Series 2012A cash flows and the Series 2021C cash flows).

Changes in Bonds Payable:

Bonds payable activity for the year ended June 30, 2025 is as follows:

	1998 Indenture of Trust	2025 Indenture of Trust	Total Bonds Payable
Beginning Balance	$ 549,539,479	$ -	$ 549,539,479
Additions	72,872,387	78,985,226	151,857,613
Reductions	(30,125,178)	(33,587)	(30,158,765)
Ending Balance	$ 592,286,688	$ 78,951,639	$ 671,238,327

Compensated Absences:

Employees earn and accumulate annual and sick leave at various rates depending on their years of service.

The cost of leave privileges, computed in accordance with GASB Codification C60, *Accounting for Compensated Absences,* is recognized as a current year expense when the leave is earned. The Corporation had paid compensated absences of $236,899 throughout the year ended June 30, 2025, for a remaining balance of $2,441,745.

Amounts Held in Escrow:

Properties with outstanding loans or other obligations through the Corporation have surplus amounts set aside, from principal and interest payments, held in escrow to be used for insurance, taxes, and expenses. Amounts held in escrow offset corresponding cash account balances. As of June 30, 2025, the outstanding balance of the amounts held in escrow are $973,922.

8. CONDUIT DEBT:

As authorized by the initial enabling legislation, the Corporation issues multi-family mortgage revenue bonds to assist in the financing of housing needs in the State of Louisiana. The bonds are payable only from the income, revenues, and receipts derived from the mortgage loans and other investments held under and pursuant to the trust indentures and therefore pledged. The

8. CONDUIT DEBT: (Continued)

bonds are considered to be conduit debt of the Corporation and do not constitute an obligation, either general or special, of the State of Louisiana, any municipality or any other political subdivision of the state. Bonds issued by the Corporation for which the Corporation and the state have no responsibility for repayment are not recorded in the accompanying financial statements. At June 30, 2025, there were approximately $885 million of such bonds outstanding in 86 bond programs.

9. RETIREMENT BENEFITS:

Plan Description:

Substantially all of the employees of the Corporation are members of the Louisiana State Employees' Retirement System (LASERS), a cost-sharing, multiple-employer, defined benefit pension plan. LASERS is a statewide public employee retirement system (PERS) for the benefit of state employees which is administered and controlled by a separate board of trustees.

LASERS provides retirement, deferred retirement option (DROP), disability, and survivor's benefits. The following is a brief description of the Plan and its benefits. Participants should refer to the appropriate statutes for more complete information.

In 1999, an Optional Retirement Plan (ORP) was established as a defined contribution component of LASERS for certain unclassified employees who otherwise would have been eligible to become members of the defined benefit plan. The ORP provides portability of assets and full and immediate vesting of all contributions submitted on behalf of members. The ORP is administered by a third-party provider with oversight from LASERS Board of Trustees.

Monthly employer and employee contributions are invested as directed by the member to provide the member with future retirement benefits. The amount of these benefits is entirely dependent upon the total contributions and investment returns accumulated during the member's working lifetime. ORP balances are held by the provider in each participant's name. These balances are included in LASERS total investments on the Statement of Fiduciary Net Position. The ORP was closed to new members on December 7, 2007. However, members in the ORP as of December 31, 2007 were granted the option by Act 718 of the 2012 Louisiana Regular Legislative Session to regain membership in the defined benefit plan.

Benefits Provided:

The age and years of creditable service required in order for a member to retire with full benefits are established by statute, and vary depending on the member's hire date, employer, and job classification. Rank-and-file members hired prior to July 1, 2006, may either retire with full benefits at any age upon completing 30 years of creditable service, at age 55 upon completing 25 years of creditable service, and at age 60 upon completing 10 years of creditable service depending on their plan. Those members hired between July 1, 2006 and June 30, 2015, may

9. RETIREMENT BENEFITS: (Continued)

Benefits Provided: (Continued)

retire at age 60 upon completing five years of creditable service and those hired on or after July 1, 2015 may retire at age 62 upon completing five years of creditable service. The basic annual retirement benefit for members is equal to 2.5% to 3.5% of average compensation multiplied by the number of years of creditable service. Additionally, members may choose to retire with 20 years of service at any age, with an actuarially reduced benefit.

Average compensation is defined as the member's average annual earned compensation for the highest 36 consecutive months of employment for members employed prior to July 1, 2006. For members hired July 1, 2006 or later, average compensation is based on the member's average annual earned compensation for the highest 60 consecutive months of employment.

The maximum annual retirement benefit cannot exceed the lesser of 100% of average compensation or a certain specified dollar amount of actuarially determined monetary limits, which vary depending upon the member's age at retirement. Judges, court officers, and certain elected officials receive an additional annual retirement benefit equal to 1.0% of average compensation multiplied by the number of years of creditable service in their respective capacity. As an alternative to the basic retirement benefits, a member may elect to receive their retirement throughout their life, with certain benefits being paid to their designated beneficiary after their death.

Act 992 of the 2010 Louisiana Regular Legislative Session, changed the benefit structure for LASERS members hired on or after January 1, 2011. This resulted in three new plans: regular, hazardous duty, and judges. The new regular plan includes regular members and those members who were formerly eligible to participate in specialty plans, excluding hazardous duty and judges. Regular members and judges are eligible to retire at age 60 after five years of creditable service and, may also retire at any age, with a reduced benefit, after 20 years of creditable service.

Hazardous duty members are eligible to retire with 12 years of creditable service at age 55, 25 years of creditable service at any age or with a reduced benefit after 20 years of creditable service. Average compensation will be based on the member's average annual earned compensation for the highest 60 consecutive months of employment for all three new plans. Members in the regular plan will receive a 2.5% accrual rate, hazardous duty plan a 3.33% accrual rate, and judges a 3.5% accrual rate. The extra 1.0% accrual rate for each year of service for court officers, the governor, lieutenant governor, legislators, House clerk, sergeants-at-arms, or Senate secretary, employed after January 1, 2011, was eliminated by Act 992. Specialty plan and regular members, hired prior to January 1, 2011, who are hazardous duty employees have the option to transition to the new hazardous duty plan.

Act 226 of the 2014 Louisiana Regular Legislative Session established new retirement eligibility for members of LASERS hired on or after July 1, 2015, excluding hazardous duty plan members. Regular members and judges under the new plan are eligible to retire at age 62 after 5 years of creditable service and, may also retire at any age, with a reduced benefit, after 20 years of

9. RETIREMENT BENEFITS: (Continued)

Benefits Provided: (Continued)

creditable service. Average compensation will be based on the member's average annual earned compensation for the highest 60 consecutive months of employment. Members in the regular plan will receive a 2.5% accrual rate and judges a 3.5% accrual rate, with the extra 1.0% accrual rate based on all years of service as a judge.

A member leaving employment before attaining minimum retirement age, but after completing certain minimum service requirements, becomes eligible for a benefit provided the member lives to the minimum service retirement age and does not withdraw their accumulated contributions. The minimum service requirement for benefits varies depending upon the member's employer and service classification.

Deferred Retirement Benefits:

The State Legislature authorized LASERS to establish a Deferred Retirement Option Plan (DROP). When a member enters DROP, their status changes from active member to retiree even though they continue to work and draw their salary for a period of up to three years. The election is irrevocable once participation begins. During DROP participation, accumulated retirement benefits that would have been paid to each retiree are separately tracked.

For members who entered DROP prior to January 1, 2004, interest at a rate of one-half percent less than LASERS' realized return on its portfolio (not to be less than zero) will be credited to the retiree after participation ends. At that time, the member must choose among available alternatives for the distribution of benefits that have accumulated in the DROP account. Members who enter DROP on or after January 1, 2004, are required to participate in LASERS Self-Directed Plan (SDP) which is administered by a third-party provider.

The SDP allows DROP participants to choose from a menu of investment options for the allocation of their DROP balances. Participants may diversify their investments by choosing from an approved list of mutual funds with different holdings, management styles, and risk factors.

Members eligible to retire and who do not choose to participate in DROP may elect to receive at the time of retirement an initial benefit option (IBO) in an amount up to 36 months of benefits, with an actuarial reduction of their future benefits. For members who selected the IBO option prior to January 1, 2004, such amount may be withdrawn or remain in the IBO account earning interest at a rate of one-half percent less than the LASERS' realized return on its portfolio (not to be less than zero). Those members who select the IBO on or after January 1, 2004, are required to enter the SDP as described above.

9. RETIREMENT BENEFITS: (Continued)

Benefits Provided: (Continued)

Disability Benefits:

Generally, active members with ten or more years of credited service who become disabled may receive a maximum disability retirement benefit equivalent to the regular retirement formula without reduction by reason of age. Upon reaching retirement age, the disability retiree may receive a regular retirement benefit by making application to the Board of Trustees. For injuries sustained in the line of duty, hazardous duty personnel in the Hazardous Duty Services Plan will receive a disability benefit equal to 75% of final average compensation or 100% of final average compensation if the injury was the result of an intentional act of violence.

Survivor's Benefits:

Certain eligible surviving dependents receive benefits based on the deceased member′s compensation and their relationship to the deceased. The deceased regular member hired before January 1, 2011, who was in state service at the time of death, must have a minimum of five years of service credit, at least two of which were earned immediately prior to death, or who had a minimum of twenty years of service credit, regardless of when earned, in order for a benefit to be paid to a minor or handicapped child. Benefits are payable to an unmarried child until age 18, or age 23 if the child remains a full-time student. The aforementioned minimum service credit requirement is ten years for a surviving spouse with no minor children and benefits are to be paid for life to the spouse or qualified handicapped child.

The deceased regular member hired on or after January 1, 2011, must have a minimum of five years of service credit regardless of when earned in order for a benefit to be paid to a minor child. The aforementioned minimum service credit requirements for a surviving spouse are 10 years, 2 years being earned immediately prior to death, and active state service at the time of death, or a minimum of 20 years of service credit regardless of when earned. A deceased member's spouse must have been married for at least one year before death.

A Hazardous Duty Services Plan member's surviving spouse and minor or handicapped or mentally incapacitated child or children are entitled to survivor benefits of 80% of the member's final average compensation if the member was killed in the line of duty. If the member dies in the line of duty as a result of an intentional act of violence, survivor benefits may be increased to 100% of the members' final average compensation.

Cost-of-Living Adjustments:

As fully described in Title 11 of the Louisiana Revised Statutes, LASERS allows for the payment of cost-of-living adjustments (COLAs), which are funded through investment earnings when recommended by the Board of Trustees and approved by the State Legislature.

9. RETIREMENT BENEFITS: (Continued)

Contributions:

Employer Contributions

The employer contribution rate is established annually under La. R.S. 11:101-11:104 by the Public Retirement Systems' Actuarial Committee (PRSAC), taking into consideration the recommendation of the LASER's Actuary. Each plan pays a separate actuarially-determined employer contribution rate. However, all assets of LASERS are used for the payment of benefits for all class members, regardless of their plan membership. The employer contribution rate for the fiscal year ended June 30, 2025 was 34.7% of annual covered payroll. The Corporation's contribution to LASERS for the year ended June 30, 2025 was $3,408,219.

Legislative Acts Income

Legislative Acts Contributions include appropriations by the State Legislature to cover unfunded accrued pension liabilities.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At June 30, 2025, the Corporation reported a liability in the amount of $23,789,275 for its proportionate share of the net pension liability. The net pension liabilities were measured as of June 30, 2024, and the total pension liabilities used to calculate the net pension liabilities were determined by actuarial valuations as of those dates. The Corporation's proportion of the net pension liability was based on a projection of the Corporation's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers. At June 30, 2025, the Corporation's proportion was 0.437%. This reflects an increase of 0.004% from its proportion measured as of the June 30, 2024.

For the year ended June 30, 2025, the Corporation recognized pension expense of $2,321,234.

At June 30, 2025, the Corporation reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

9. RETIREMENT BENEFITS: (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: (Continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ -	$ 105,213
Changes of assumptions	166,294	-
Net difference between projected and actual earnings on pension plan investments	-	2,836,375
Changes in proportion and differences between employer contributions and proportionate share of contributions	138,182	25,373
Employer contributions subsequent to the measurement date	3,408,219	-
Total	$ 3,712,695	$ 2,966,961

Deferred outflows of resources resulting from employer contributions subsequent to the measurement date in the amount of $3,408,219 will be recognized as a reduction of the net pension liability during the year ending June 30, 2026. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions to be recognized in pension expense are as follows:

Year Ended June 30	Amount
2026	$(1,592,843)
2027	732,846
2028	(1,093,175)
2029	(709,313)
Total	$(2,662,485)

Actuarial Assumptions:

The total pension liabilities in the June 30, 2024 actuarial valuations were determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial valuation dates	June 30, 2024
Actuarial cost method	Entry Age Normal

9. RETIREMENT BENEFITS: (Continued)

Actuarial Assumptions: (Continued)

Expected remaining service lives	2 years
Investment rate of return	7.25% per annum
Inflation rate	2.40% per annum
Period of experience study	2019 – 2023
Mortality Rates	Non-disabled members: The PubG-2010 Healthy Retiree on a fully generational basis by Mortality Improvement Scale MP-2021 Disabled members: Mortality rates based on the RP-2000 Disabled Retiree Mortality Table, with no projection for mortality improvement.
Termination, Disability, and Retirements	Termination, disability, and retirement assumptions were projected based on a five-year (2019-2023) experience study of LASERS' members.
Salary increases	Salary increases were projected based on a 2019-2023 experience study of LASERS's members. The salary increase ranges for specific types of members are:

Member Type	Lower Range	Upper Range
Regular	3.3%	14.0%
Judges	2.4%	4.8%
Corrections	4.4%	15.3%
Hazardous Duty	4.4%	15.3%
Wildlife	4.4%	15.3%

Cost-of-living adjustments	The present value of future retirement benefits is based on benefits currently being paid by LASERS and includes previously granted cost of living increases. The projected benefit payments do not include provisions for potential future increases not yet authorized by the Board of Trustees as they were deemed not to be substantively automatic.

9. RETIREMENT BENEFITS: (Continued)

Actuarial Assumptions: (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation of 2.40%, and an adjustment for the effect of rebalancing/ diversification. The resulting expected long-term nominal rate of return is 8.15% for 2024. Best estimates of geometric real rates of return for each major asset class included in LASERS target asset allocation as of June 30, 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Geometric)
Cash	0%	0.76%
Domestic Equity	34%	4.29%
International Equity	17%	5.22%
Domestic Fixed Income	3%	2.04%
International Fixed Income	19%	5.24%
Alternative Investments	27%	8.19%
Total	100%	

The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rates and that contributions from participating employers will be made at the actuarially determined contribution rates approved by PRSAC, taking into consideration the recommendation of LASERS' actuary. Based on those assumptions, LASERS' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of the projected benefit payments to determine the total pension liability.

Sensitivity of the Employer's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate:

The following presents the Corporation's proportionate share of the net pension liability using the current discount rate, as well as what the employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current rate:

9. RETIREMENT BENEFITS: (Continued)

Sensitivity of the Employer's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate: (Continued)

1.0% Decrease (6.25%)	Current Discount Rate (7.25%)	1.0% Increase (8.25%)
$ 32,852,355	$ 23,789,275	$ 16,087,732

Pension Plan Fiduciary Net Position:

Detailed information about the pension plan's fiduciary net position is available in the separately issued 2024 and 2023 Annual Comprehensive Financial Reports for LASERS at www.lasersonline.org or on the Louisiana Legislative Auditor's website at www.lla.la.gov.

Payables to the Pension Plan:

As of June 30, 2025, the Corporation reported a payable of $278,330 for outstanding contributions due to LASERS.

10. POSTEMPLOYMENT HEALTH CARE AND LIFE INSURANCE BENEFITS:

Substantially all employees become eligible for postemployment health care and life insurance benefits if they reach normal retirement age while working for the Corporation. These benefits for retirees and similar benefits for active employees are provided through an insurance company whose premiums are paid jointly by the employee and the Corporation. For each of the years ended June 30, 2025, 25 retirees were receiving postemployment benefits.

Plan Description:

Employees may participate in the State of Louisiana's Other Postemployment Benefit Plan (OPEB Plan), an agent multiple-employer defined benefit OPEB Plan that provides medical and life insurance to eligible active employees, retirees and their beneficiaries. The state administers the plan through the Office of Group Benefits (OGB). LRS 42:801-883 assigns the authority to establish and amend benefit provisions of the plan. No assets are accumulated in a trust that meets the criteria of Governmental Accounting Standards Board (GASB) Statement No. 75 to pay related benefits.

Benefits Provided:

The OPEB Plan provides benefits such as: death benefits, life insurance, disability, and long-term care that are paid in the period after employment and that are provided separately from a pension plan, as well as healthcare benefits paid in the period after employment. The OPEB plan does not provide termination benefits or termination payments for sick leave.

10. POSTEMPLOYMENT HEALTH CARE AND LIFE INSURANCE BENEFITS: (Continued)

Contributions:

The contribution requirements of plan members and the Corporation are established and may be amended by LRS 42:801-883. The OPEB Plan is currently funded on a pay-as-you-go basis through a combination of retiree and Corporation contributions. Employees do not contribute to their postemployment benefits cost until they become retirees and begin receiving post-employment benefits. The retirees contribute to the cost of their postemployment benefits based on a service schedule. Contribution amounts vary depending on what healthcare provider is selected from the plan and if the member has Medicare coverage. Employer contributions to the OPEB Plan from the Corporation were $232,704 for the year ended June 30, 2025.

Employer contributions are based on plan premiums and the employer contribution percentage. This percentage is based on the date of participation in an OGB plan (before or after January 1, 2002) and employee years of service at retirement. Employees who began participation or rejoined the plan before January 1, 2002, pay approximately 25% of the cost of coverage (except single retirees under age 65 who pay approximately 25% of the active employee cost). For those beginning participation or rejoining on or after January 1, 2002, the percentage of premiums contributed by the employer is based on the following schedule:

OGB Participation	Retiree Share	State Share
Under 10 years	81%	19%
10-14 years	62%	38%
15-19 years	44%	56%
20+ years	25%	75%

In addition to healthcare benefits, retirees may elect to receive life insurance benefits. Basic and supplemental life insurance is available for the individual retiree and spouses of retirees, subject to maximum values. The employer pays 50% of the individual retiree's premium. The retiree is responsible for 100% of the premium for dependents. Effective January 1, 2018, the total monthly premium for retirees varies according to age group.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:

At June 30, 2025, the Corporation reported a liability of $11,640,890 for its proportionate share of the collective total OPEB liability. The collective total OPEB liability was measured as of July 1, 2024 and the total OPEB liability used to calculate the OPEB liability was determined by an actuarial valuation as of that date. The Corporation's proportion of the total OPEB liability was based on a projection of the Corporation's total OPEB liability relative to the projected total OPEB liability of all participating employers, actuarially determined. As of July 1, 2024, the Corporation's proportion was 0.1490%.

10. POSTEMPLOYMENT HEALTH CARE AND LIFE INSURANCE BENEFITS: (Continued)

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB: (Continued)

For the year ended June 30, 2025, the Corporation recognized OPEB expense of $292,315. As of June 30, 2025, the Corporation reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	$ 865,885	$ 1,336,703
Differences between expected and actual experience	199,504	-
Changes in employer's proportionate share	779,389	253,488
Differences between employer contributions and proportionate share of contributions	-	490,058
Employer contributions subsequent to the measurement date	232,704	-
Total	$ 2,077,482	$ 2,080,249

Deferred outflows of resources related to OPEB resulting from employer contributions subsequent to the measurement date of $232,704 will be recognized as a reduction of the collective total OPEB liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense (benefit) as follows:

Year Ended June 30	Amount
2026	$ (519,414)
2027	(188,943)
2028	316,519
2029	156,367
Total	$ (235,471)

10. POSTEMPLOYMENT HEALTH CARE AND LIFE INSURANCE BENEFITS: (Continued)

Actuarial Assumptions:

The total OPEB liability in the July 1, 2024 actuarial valuations were determined using the following actuarial assumptions:

Inflation	2.40%
Salary Increases	3.75%
Investment Rate of Return	3.93%, based on the June 30, 2024 Bond Buyer 20 Index Rate
Healthcare Cost Trend	4.50% - 8.50%
Mortality Rates	For general active lives: the PubG-2010 Employee Table, adjusted by 1.055 for males and 1.034 for females, projected from 2020 on a fully generational basis by Mortality Improvement Scale MP-2021. For general healthy retiree lives: the PubG-2010 Retiree Table, adjusted by 1.215 for males and 1.277 for females, projected from 2020 on a fully generational basis by Mortality Improvement Scale MP-2021. For general disabled retiree lives: the RP2000 Disabled Retiree Mortality Table, adjusted by 0.936 for males and 1.065 for females, not projected with mortality improvement. For public safety active lives: the PubS-2010 Below Median Employee Table, adjusted by 1.050 for males and 0.974 for females, projected from 2020 on a fully generational basis by Mortality Improvement Scale MP-2021. For public safety healthy retiree lives: the PubS-2010 Below Median Retiree Table, adjusted by 1.049 for males and 1.020 for females, projected from 2020 on a fully generational basis by Mortality Improvement Scale MP-2021. For public safety disabled retirees lives: The RP-2000 Disabled Retiree Mortality Table, adjusted by 0.978 for males and 1.002 for females, not projected with mortality improvement.

10. POSTEMPLOYMENT HEALTH CARE AND LIFE INSURANCE BENEFITS: (Continued)

Actuarial Assumptions: (Continued)

Mortality Rates (Continued)	For survivors: the PubG-2010 Contingent Survivor Table, adjusted by 1.264 for males and 1.326 for females, projected from 2020 on a fully generational basis by Mortality Improvement Scale MP-2021.

Discount Rate:

The discount rate used to measure the total OPEB liability was 3.93% for 2024. The projection of cash flows used to determine the discount rate assumed that contributions from employers will be made at contractually required rates. Based on this assumption and as the OPEB Plan is unfunded, the OPEB plan's fiduciary net position was not projected to be available to make all projected OPEB payments for current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was determined using a discount rate that reflects the 20-year tax-exempt municipal bond yield or index rate.

The discount rate used to measure the total OPEB liability was decreased to 3.93% in July 1, 2024 valuation from 4.13% as of July 1, 2023

Sensitivity of the Corporation's Proportionate Share of the Collective Total OPEB Liability to Changes in the Discount Rate:

The following presents the Corporation's proportionate share of the collective total OPEB liability using the current discount rate, as well as what the Corporation's proportionate share of the collective total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate:

	1.0% Decrease (2.93%)	Current Discount Rate (3.93%)	1.0% Increase (4.93%)
Corporation's proportionate share of the collective total OPEB liability	$ 13,707,229	$ 11,640,890	$ 9,992,038

The following presents the Corporation's proportionate share of the collective total OPEB liability using the healthcare cost trend rates, as well as what the Corporation's proportionate share of the collective total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates:

	1.0% Decrease	Healthcare Cost Trend	1.0% Increase
Corporation's proportionate share of the collective total OPEB liability	$ 9,850,337	$ 11,640,890	$ 13,937,559

10. POSTEMPLOYMENT HEALTH CARE AND LIFE INSURANCE BENEFITS: (Continued)

Payables to the OPEB Plan:

As of June 30, 2025, the Corporation did not report any outstanding amount of contributions payable to the OPEB Plan.

11. RESTRICTED NET POSITION:

For the Statement of Net Position, net position is reported as restricted when constraints placed on net position use are either:

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

At June 30, 2025, the statement of net position reports the following restricted net position:

Restricted to fund future lending programs:	
Cash and cash equivalents	$ 63,099,518
Mortgage loans and mortgage backed securities	1,423,218,642
Accrued interest receivable	90,117,178
Less: provision for loan losses	(162,646,633)
Less: accrued interest payable	(2,473,469)
Less: bonds payable	(671,238,327)
Less: due to other governments	(233,718)
Less: deferred inflows of resources related to debt financing	(232,853)
	739,610,338
Restricted for use in federal grant programs:	
Cash	17,014,286
Cash equivalents	5,561,366
Investments	5,322,949
Mid-City Gardens	8,089,819
Less: amounts held in escrow	(973,922)
	35,014,498
Restricted Net Position	$ 774,624,836

12. UNRESTRICTED NET POSITION – DEFICIT BALANCE:

The Corporation has a deficit of $6,368,569 in unrestricted net position as of June 30, 2025. This is primarily due to the recording of a net pension liability of $23,789,275 and an OPEB liability of $11,640,890 as of June 30, 2025 offset by beginning of year restatements totaling $51,672,563. Additionally, the Corporation reported operating income of approximately $10.5 million for the year ended June 30, 2025, which further increased unrestricted net position.

Although the Corporation has a deficit in unrestricted net position, the Corporation's overall net position is a surplus of approximately $822 million as of June 30, 2025. Management is currently evaluating the deficit in unrestricted net position in order to develop a plan to increase the Corporation's profits.

13. FEDERAL FINANCIAL ASSISTANCE:

Federal grant programs represent an important source of funding to finance housing programs which are beneficial to the State of Louisiana. These grants are recorded as non-operating income and expense, and any assets held in relation to the programs are restricted. Receivables are established when eligible expenditures are incurred. The grants specify the purpose for which funds may be used and are subject to audit in accordance with Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.*

In the normal course of operations, grant funds are received from various federal and state agencies. The grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. These audits can result in restitution to the federal agency as a result of noncompliance.

14. CONCENTRATIONS AND CONSTRAINTS:

In accordance with Governmental Accounting Standards Board Statement No. 102, *Certain Risk Disclosures*, the Corporation has evaluated known concentrations and constraints that could significantly affect the Corporation's ability to ensure Louisiana residents have access to safe, affordable and energy-efficient housing and to meet financial obligations.

Known Concentrations

As of June 30, 2025, the Corporation is exposed to the following concentration risks:

- Inflows of Resources: The Corporation receives funding from the federal government in the form of grants. Without federal funding, the Corporation would be unable to provide assistance to the residents of Louisiana.

14. CONCENTRATIONS AND CONSTRAINTS: (Continued)

Known Concentrations (Continued)

- Industry: The Corporation's objective to provide safe, affordable and energy-efficient housing to the residents of Louisiana is dependent on the demand for housing. Economic changes to the housing industry could negatively affect the Corporation's ability to provide services.

- Common Ownership: HOME and CDBG program loans are issued to single family borrowers and multifamily low-income housing projects throughout Louisiana. A substantial portion of the multifamily low-income housing project loans have been issued among entities with a common ownership.

Known Constraints

As of June 30, 2025, the Corporation is exposed to the following operational constraints:

- Mandated spending: A significant portion of the Corporation's expenditures are subject to federal laws and regulations. Non-compliance with federal laws and regulations could result in decreased federal funding.

Management regularly monitors these risks and believes the strategies of current governance mitigates any impact.

15. RISK MANAGEMENT:

The Corporation is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and injuries to employees. To provide coverage for these risks, the Corporation participates with the State of Louisiana's Office of Risk Management (ORM), a public corporation risk pool currently operating as a common risk management and insurance program for branches of state government. An annual premium is paid to ORM for this coverage.

16. COMMITMENTS AND CONTINGENCIES:

The Corporation receives significant financial assistance from the Federal Government Department of Housing and Urban Development (HUD) in the form of grants and entitlements, which are conditioned upon compliance with terms and conditions of the grant agreements and applicable federal regulations. During fiscal year ended June 30, 2017, HUD performed a review of the HOME program and issued a complaint letter concerning the Corporation's administration of the HOME Investment Partnership Programs. As a result of the review and subsequent discussions, HUD is demanding reimbursement of funds totaling $1,350,000. The Corporation has accrued a contingent liability of $1,000,000 in the due to other governments in the statement of net position awaiting final resolution of ongoing negotiations with HUD.

16. COMMITMENTS AND CONTINGENCIES: (Continued)

The Corporation is a defendant in lawsuits filed by various parties. It is the opinion of the Corporation's counsel that estimated potential losses for general damages could range from $75,000 to $500,000. However, additional potential losses for any other special damages are not determinable. The Corporation intends to vigorously defend these claims. An unfavorable outcome for the Corporation of these claims is not probable. Litigation in which losses to the Corporation is reasonably possible has not been accrued.

17. CHANGE IN ACCOUNTING PRINCIPLE:

July 1, 2024, the Corporation implemented Governmental Accounting Standards Board (GASB) Statement No. 101 Compensated Absences. As a result of the new accounting standard, the Corporation’s beginning net position decreased and net compensated absences liabilities increased $715,336.

18. CHANGE IN REPORTING ENTITY:

During the year ended June 30, 2025, the Corporation determined the Single Family Mortgage Revenue Bonds Home Ownership Program was a limited obligation of the Corporation and not conduit debt as previously reported. As a result, the beginning net position increased by $36,990,211 to include the net position of the Single Family Mortgage Revenue Bond Program.

19. ERROR CORRECTION:

During the year ended June 30, 2025, the Corporation determined that certain inter-fund transactions with the Single Family Mortgage Revenue Bonds Home Ownership Program had been recorded as a reduction in a mortgage loan receivable instead of a transfer of funds for the fiscal years June 30, 2019 through June 30, 2024. To correct this error, the beginning net position of the General Fund has been increased by $15,397,688.

LOUISIANA HOUSING CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CORPORATION'S PROPORTIONATE SHARE OF COLLECTIVE TOTAL OPEB LIABILITY
FOR THE EIGHT YEARS ENDED JUNE 30, 2025

Fiscal Year*	Corporation's Proportion of the Collective Total OPEB Liability	Corporation's Proportionate Share of the Collective Total OPEB Liability	Corporation's Covered Payroll	Corporation's Proportionate Share of the Collective Total OPEB Liability as a % of its Covered Payroll
2025	0.1490%	$ 11,640,890	$ 9,537,190	122%
2024	0.1380%	$ 9,862,098	$ 8,815,867	112%
2023	0.1397%	$ 9,426,890	$ 7,843,693	120%
2022	0.1457%	$ 13,339,342	$ 7,591,678	176%
2021	0.1366%	$ 11,319,298	$ 7,786,924	145%
2020	0.1424%	$ 10,994,350	$ 7,199,154	153%
2019	0.1291%	$ 11,020,220	$ 6,294,504	175%
2018	0.1291%	$ 11,222,480	$ 5,781,619	194%

*The amounts presented for each fiscal year were determined as of the prior fiscal year ended.

This schedule is intended to show information for 10 years. Additional years will be presented as they become available.

LOUISIANA HOUSING CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CORPORATION'S PROPORTIONATE
SHARE OF THE NET PENSION LIABILITY
FOR THE TEN YEARS ENDED JUNE 30, 2025

Fiscal Year*	Corporation's Proportion of the Net Pension Liability	Corporation's Proportionate Share of the Net Pension Liability	Corporation's Covered Payroll	Corporation's Proportionate Share of the Net Pension Liability as a % of its Covered Payroll	Plan Fiduciary Net Position as a % of the Total Pension Liability
2025	0.43745 %	$ 23,789,275	$ 10,144,891	235%	74.6%
2024	0.43320 %	$ 28,996,432	$ 9,558,269	303%	68.4%
2023	0.43871 %	$ 33,165,041	$ 8,965,658	370%	63.7%
2022	0.40315 %	$ 22,189,223	$ 8,706,181	255%	72.8%
2021	0.41890 %	$ 34,645,497	$ 8,281,601	418%	58.0%
2020	0.39129 %	$ 28,348,404	$ 7,833,901	362%	62.9%
2019	0.39202 %	$ 26,735,410	$ 7,339,373	364%	64.3%
2018	0.34293 %	$ 24,138,414	$ 5,966,126	405%	62.5%
2017	0.32222 %	$ 25,302,649	$ 6,496,374	389%	57.7%
2016	0.37644 %	$ 25,603,670	$ 7,562,192	339%	62.7%

*The amounts presented for each fiscal year were determined as of the prior fiscal year ended.

LOUISIANA HOUSING CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CORPORATION'S PENSION CONTRIBUTIONS
FOR THE TEN YEARS ENDED JUNE 30,2025

Fiscal Year*	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Corporation's Covered Payroll	Contributions as a Percentage of Covered Payroll
2025	$ 3,408,347	$ 3,408,219	$ 128	$ 9,811,015	34.7%
2024	$ 4,189,840	$ 4,176,186	$ 13,654	$ 10,144,891	41.2%
2023	$ 3,861,541	$ 3,860,446	$ 1,095	$ 9,558,269	40.4%
2022	$ 3,541,435	$ 3,620,666	$ (79,231)	$ 8,965,658	40.4%
2021	$ 3,491,179	$ 3,490,835	$ 344	$ 8,706,181	40.1%
2020	$ 3,370,612	$ 3,369,297	$ 1,315	$ 8,281,601	40.7%
2019	$ 2,969,048	$ 2,970,805	$ (1,757)	$ 7,833,901	37.9%
2018	$ 2,781,622	$ 2,782,983	$ (1,361)	$ 7,339,373	37.9%
2017	$ 2,135,873	$ 2,135,701	$ 172	$ 5,966,126	35.8%
2016	$ 2,416,651	$ 2,416,651	$ -	$ 6,496,374	37.2%

*The amounts presented were determined as of the end of the fiscal year.

1. Schedule of the Corporation's Proportionate Share of the Collective Total Other Post-employment Benefit Liability in the State of Louisiana Post-employment Benefits Plan:

This schedule reflects the participation of the Corporation's employees in the State of Louisiana Post-employment Benefits Plan and its proportionate share of the collective total other post-employment liability, and the proportionate share of the collective total other post-employment benefits liability as a percentage of its covered payroll. The employers' collective total other post-employment benefit liability is the liability of the Corporation's employees for benefits provided through the State of Louisiana Post-employment Benefits Plan. Covered payroll is the payroll of all employees that are provided with benefits through the plan. The amounts in the schedule for each fiscal year were determined as the prior fiscal year ended.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of the Governmental Accounting Standards Board Statement No. 75 to pay related benefits.

2. Schedule of the Corporation's Proportionate Share of the Net Pension Liability in the Louisiana State Employees' Retirement System:

This schedule reflects the participation of the Corporation's employees in Louisiana State Employees' Retirement System and its proportionate share of the net pension liability, the proportionate share of the net pension liability as a percentage of its covered payroll, and the plan fiduciary net position as a percentage of the total pension liability. The employers' net pension liability is the liability of the Corporation's employees for benefits provided through Louisiana State Employees' Retirement System. Covered payroll is the payroll on which contributions to the Louisiana State Employees' Retirement System are based. The amounts in the schedule for each fiscal year were determined as the prior fiscal year ended.

3. Schedule of the Corporation's Pension Contributions:

The difference between actuarially determined employer contributions and employer contributions received, and the percentage of employer contributions received to covered payroll, is presented in this schedule. The amounts presented in the schedule were determined as of the end of each fiscal year.

4. Changes in Benefit Terms:

Pension Plan

Act 656 of 2022 provided a one-time supplemental payment equal to the lesser of the retiree's or beneficiary's monthly benefit, or $2,000. Eligibility was based on the current statutory COLA eligibility requirements.

4. Changes in Benefit Terms: (Continued)

Pension Plan: (Continued)

During the reporting period 2017, a Cost-of-Living Adjustment (COLA) was granted by LASERS of 1.5%.

Act 37 of 2021 provided a monthly benefit increase to LASERS retirees that on June 30, 2021 have attained age 60, have 30 or more years of service, have been retired 15 or more years, receive a monthly benefit less than $1,450, and have not participated in DROP or IBO.

OPEB Plan

There were no changes in benefit terms for the State of Louisiana OPEB Plan for any of the years presented.

5. Changes in Assumptions:

Pension Plan

Louisiana State Employees' Retirement System (LASERS)

Valuation Date	Investment Rate of Return	Inflation Rate	Expected Remaining Service Lives	Salary Increases	Mortality Rate - Active & Retired Members	Termination, disability, and retirement assumptions
June 30, 2024	7.25%	2.40%	2 Years	2.4% - 15.3%	Mortality rates based on the RP-2021 mortality tables for non-disabled members and RP-2000 for disabled members	Projected on a 5 year (2019-2023) experience study
June 30, 2023	7.25%	2.30%	2 Years	2.6% - 13.8%	Mortality rates based on the RP-2014 mortality tables for non-disabled members and RP-2000 for disabled members	Projected on a 5 year (2014-2018) experience study
June 30, 2022	7.25%	2.30%	2 Years	2.6% - 13.8%	Mortality rates based on the RP-2014 mortality tables for non-disabled members and RP-2000 for disabled members	Projected on a 5 year (2014-2018) experience study
June 30, 2021	7.40%	2.30%	2 Years	2.6% - 13.8%	Mortality rates based on the RP-2014 mortality tables for non-disabled members and RP-2000 for disabled members	Projected on a 5 year (2014-2018) experience study
June 30, 2020	7.55%	2.30%	2 Years	2.6% - 13.8%	Mortality rates based on the RP-2014 mortality tables for non-disabled members and RP-2000 for disabled members	Projected on a 5 year (2014-2018) experience study
June 30, 2019	7.60%	2.50%	2 Years	2.8% - 14.0%	Mortality rates based on the RP-2014 mortality tables for non-disabled members and RP-2000 for disabled members	Projected on a 5 year (2014-2018) experience study

5. Changes in Assumptions: (Continued)

Pension Plan: (Continued)

Louisiana State Employees' Retirement System (LASERS)

Valuation Date	Investment Rate of Return	Inflation Rate	Expected Remaining Service Lives	Salary Increases	Mortality Rate - Active & Retired Members	Termination, disability, and retirement assumptions
June 30, 2018	7.65%	2.75%	3 Years	2.8% - 14.3%	Mortality rates based on the RP-2000 mortality tables for non-disabled members and disabled members	Projected on a 5 year (2009-2013) experience study
June 30, 2017	7.70%	2.75%	3 Years	2.8% - 14.3%	Mortality rates based on the RP-2000 mortality tables for non-disabled members and disabled members	Projected on a 5 year (2009-2013) experience study
June 30, 2016	7.75%	3.00%	3 Years	3.0% - 14.5%	Mortality rates based on the RP-2000 mortality tables for non-disabled members and disabled members	Projected on a 5 year (2009-2013) experience study
June 30, 2015	7.75%	3.00%	3 Years	3.0% - 14.5%	Mortality rates based on the RP-2000 mortality tables for non-disabled members and disabled members	Projected on a 5 year (2009-2013) experience study

OPEB Plan

The discount rate changed from 2.71% as of July 1, 2016 to 3.13% as of July 1, 2017, for the State of Louisiana OPEB Plan.

The discount rate changed from 3.13% as of July 1, 2017 to 2.98% as of July 1, 2018, for the State of Louisiana OPEB Plan.

Other changes in assumptions as of July 1, 2018 were as follows:

1. Baseline per capita costs were updated to reflect 2018 claims and enrollment and retiree contributions were updated based on 2019 premiums. The impact of the High Cost Excise Tax was revisited, reflecting updated plan premiums.

2. The mortality assumption for the Louisiana State Employees' Retirement System was updated from the RP-2014 Healthy Annuitant and Employee tables for males and females with generational projections using projection scale MP-2017 to the RP-2014 Healthy Annuitant and Employee tables for males and females using projection scale MP-2018.

The discount rate changed from 2.98% as of July 1, 2018 to 2.79% as of July 1, 2019, for the State of Louisiana OPEB Plan.

5. Changes in Assumptions: (Continued)

OPEB Plan: (Continued)

Other changes in assumptions as of July 1, 2019 were as follows:

1. Baseline per capita costs (PCCs) were updated to reflect 2019 claims and enrollment and retiree contributions were updated based on 2020 premiums. Plan claims and premiums increased less than had been expected, which decreased the Plan's liability. In addition, the estimate of future EGWP savings was increased, based on an analysis of recent EGWP experience. This further reduced the Plan's liability.

2. Life insurance contributions were updated based on updated schedules for 2020 monthly premium rates, which reduced the Plan's liability.

3. The impact of the High Cost Excise Tax was removed. The High Cost Excise Tax was repealed in December 2019. This reduced the Plan's liability.

4. Demographic assumptions were revised for the Louisiana State Employees' Retirement System to reflect the recent experience study.

The discount rate changed from 2.79% as of July 1, 2019 to 2.66% as of July 1, 2020, for the State of Louisiana OPEB Plan.

Other changes in assumptions as of July 1, 2020 were as follows:

1. Baseline per capita costs (PCCs) were updated to reflect 2020 claims and enrollment for the prescription drug costs and retiree contributions were updated based on 2021 premiums. Plan claims and premiums increased less than had been expected, which decreased the Plan's liability. In addition, the estimate of future EGWP savings was increased, based on an analysis of recent EGWP experience. This further reduced the Plan's liability.

2. Economic assumptions were updated to reflect the updated salary scale assumptions adopted by LASERS and TRSL. This slightly increased the Plan's liability.

3. Several demographic assumptions were updated based on a review of OPEB experience from July 1, 2017 through June 30, 2020.

   a. Medical participation rates were decreased, decreasing the Plan's liability.

   b. The life participation rate was decreased from 52% to 36%, decreasing the Plan's liability.

5. Changes in Assumptions: (Continued)

OPEB Plan: (Continued)

c. The age difference between future retirees and their spouses was updated, increasing the Plan's liability.

d. The assumed percent of participants assumed to be Medicare-eligible upon reaching age 65 was updated, increasing the Plan's liability.

e. Medical plan election percentages were updated which contributed to a decrease in the Plan's liability associated with updating baseline per capita costs (PCCs) and premiums.

The discount rate changed from 2.66% as of July 1, 2020 to 2.18% as of July 1, 2021, for the State of Louisiana OPEB Plan.

Other changes in assumptions as of July 1, 2021 were as follows:

1. Baseline per capita costs (PCCs) were updated to reflect 2021 claims and enrollment.
2. Medical plan election percentages were updated based on the coverage election of recent retirees.
3. The healthcare cost trend rate assumption was revised based on updated National Health Care Trend Survey information.
4. Inflation rate changed from 2.80% as of July 1, 2020 to 2.40% as of July 1, 2021.

The discount rate changed from 2.18% as of July 1, 2021 to 4.09% as of July 1, 2022, for the State of Louisiana OPEB Plan.

Other changes in assumptions as of July 1, 2022 were as follows:

1. Baseline per capita costs (PCCs) were updated to reflect 2022 claims and enrollment.
2. Medical plan election percentages were updated based on the coverage election of recent retirees.
3. The withdrawal assumption for LASERS Wildlife participants and the morality rate assumptions for LASERS Public Safety participants have been updated.

5. Changes in Assumptions: (Continued)

OPEB Plan: (Continued)

The discount rate changed from 4.09% as of July 1, 2022 to 4.13% as of July 1, 2023, for the State of Louisiana OPEB Plan.

Other changes in assumptions as of July 1, 2023 were as follows:

1. Baseline per capita costs (PCCs) were updated to reflect 2023 claims and enrollment.

2. Medical plan election percentages were updated based on the coverage election of recent retirees.

3. The mortality, retirement, termination, disability, and salary increase rates for the TRSL, LSERS, and LSPRS groups were updated. Additionally, all TRSL assumptions that were based on the Regular plan assumptions only have been updated to vary by sub-plan as applicable (Regular, Higher Ed, and Lunch).

4. The healthcare cost trend was updated.

The discount rate changed from 4.13% as of July 1, 2023 to 3.93% as of July 1, 2024, for the State of Louisiana OPEB Plan.

1. Baseline per capita costs (PCCs) were updated to reflect 2024 claims and enrollment.

2. Medical plan election percentages were updated based on the coverage elections of recent retirees.

3. The morality, retirement, termination, disability, and salary increase rates for the LASERS group were updated.

4. The healthcare cost trend was updated.

LOUISIANA HOUSING CORPORATION
STATE OF LOUISIANA
OTHER SUPPLEMENTARY INFORMATION
SCHEDULE OF PER DIEM PAID TO BOARD MEMBERS
JUNE 30, 2025

Sarah Collier	$ 1,250
Stephen Dwyer	750
Wendy Gentry	950
Christian Gil	700
Alfred Harrell, III	500
Steven Hattier	900
Tonya Mabry	550
Shawn Miller	200
Lance Ned	250
Kristen O'Keefe	550
Willie Rack	650
Jennifer Vidrine	800
Brandon Williams	1,000
Richard Winder	1,050
	$ 10,100

Note: The State Treasurer is absent from the above schedule, as he has elected to not receive meeting fees.

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2025

		Single Family Mortgage Revenue Bonds				
	General Fund	1998 Indenture	2025 Indenture	Total Single Family Bonds	Eliminations	Combined
ASSETS:						
Unrestricted Assets:						
Cash and cash equivalents	$ 7,397,823	$ -	$ -	$ -	$ -	$ 7,397,823
Cash and cash equivalents - Work Force Initiative	3,179,999	-	-	-	-	3,179,999
Investments	203,028	-	-	-	-	203,028
Investments - Work Force Initiative	988,670	-	-	-	-	988,670
Mortgage loans receivable	369,762	-	-	-	-	369,762
Accrued investment interest receivable	51,662	-	-	-	-	51,662
Other receivables	23,524,691	-	-	-	-	23,524,691
Due from other governments	5,610,949	-	-	-	-	5,610,949
Due from MRB programs	233,718	-	-	-	(233,718)	-
Capital assets (net of accumulated depreciation of $42,192,642)	53,473,945	-	-	-	-	53,473,945
Other assets	460,624	-	-	-	-	460,624
Total Unrestricted Assets	95,494,871	-	-	-	(233,718)	95,261,153
Restricted Assets:						
Cash and cash equivalents	22,575,652	37,259,269	25,840,249	63,099,518	-	85,675,170
Investments	5,322,949	-	-	-	-	5,322,949
Mortgage loans and mortgage-backed securities						
Single Family (net of allowance for loan losses of $1,611,529)	21,663,093	593,286,917	59,210,513	652,497,430	-	674,160,523
Multifamily (net of allowance for loan losses of $161,035,104)	586,411,486	-	-	-	-	586,411,486
Accrued loan interest receivable	87,312,476	2,520,665	284,037	2,804,702	-	90,117,178
Capital assets (net of accumulated depreciation of $6,237,446)	8,089,819	-	-	-	-	8,089,819
Total Restricted Assets	731,375,475	633,066,851	85,334,799	718,401,650	-	1,449,777,125
Total Assets	826,870,346	633,066,851	85,334,799	718,401,650	(233,718)	1,545,038,278
DEFERRED OUTFLOWS OF RESOURCES:						
Deferred outflows of resources related to pensions	3,712,695	-	-	-	-	3,712,695
Deferred outflows of resources related to OPEB	2,077,482	-	-	-	-	2,077,482
Total Deferred Outflows of Resources	5,790,177	-	-	-	-	5,790,177
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 832,660,523	$ 633,066,851	$ 85,334,799	$ 718,401,650	$ (233,718)	$ 1,550,828,455

(Continued)

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2025

		Single Family Mortgage Revenue Bonds				
	General Fund	1998 Indenture	2025 Indenture	Total Single Family Bonds	Eliminations	Combined
LIABILITIES:						
Current Liabilities:						
Accounts payable and accrued liabilities	$ 6,543,220	$ -	$ -	$ -	$ -	$ 6,543,220
Accrued interest payable	-	2,165,807	307,662	2,473,469	-	2,473,469
Bonds payable	-	11,841,388	897,174	12,738,562	-	12,738,562
Due to other governments	1,000,000	-	-	-	-	1,000,000
Due to other funds	-	209,578	24,140	233,718	(233,718)	-
Compensated absences due within one year	69,168	-	-	-	-	69,168
Other postemployment benefits payable due within one year	232,704	-	-	-	-	232,704
Total Current Liabilities	7,845,092	14,216,773	1,228,976	15,445,749	(233,718)	23,057,123
Non-Current Liabilities:						
Compensated absences	2,372,577	-	-	-	-	2,372,577
Net pension liability	23,789,275	-	-	-	-	23,789,275
Other postemployment benefits payable	11,408,186	-	-	-	-	11,408,186
Amounts held in escrow	973,922	-	-	-	-	973,922
Bonds payable	-	580,445,300	78,054,465	658,499,765	-	658,499,765
Total Non-Current Liabilities	38,543,960	580,445,300	78,054,465	658,499,765	-	697,043,725
Total Liabilities	46,389,052	594,662,073	79,283,441	673,945,514	(233,718)	720,100,848
DEFERRED INFLOWS OF RESOURCES:						
Deferred inflows of resources related to debt refinancing	-	232,853	-	232,853	-	232,853
Deferred inflows of resources related to unearned income	3,717,332	-	-	-	-	3,717,332
Deferred inflows of resources related to pensions	2,966,961	-	-	-	-	2,966,961
Deferred inflows of resources related to OPEB	2,080,249	-	-	-	-	2,080,249
Total Deferred Inflows of Resources	8,764,542	232,853	-	232,853	-	8,997,395
NET POSITION:						
Net investment in capital assets	53,473,945	-	-	-	-	53,473,945
Restricted	730,401,553	38,171,925	6,051,358	44,223,283	-	774,624,836
Unrestricted	(6,368,569)	-	-	-	-	(6,368,569)
Total Net Position	777,506,929	38,171,925	6,051,358	44,223,283	-	821,730,212
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 832,660,523	$ 633,066,851	$ 85,334,799	$ 718,401,650	$ (233,718)	$ 1,550,828,455

See accompanying notes.

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

		Single Family Mortgage Revenue Bonds				
	General Fund	1998 Indenture	2025 Indenture	Total Single Family Bonds	Eliminations	Combined
OPERATING REVENUES:						
MRB program issuer fees	$ 2,169,222	$ -	$ -	$ -	$ -	$ 2,169,222
Low income housing tax credit program fees	3,035,280	-	-	-	-	3,035,280
Federal program administrative fees	9,026,522	-	-	-	-	9,026,522
Federal project delivery fees	7,257,081	-	-	-	-	7,257,081
State project delivery fees	122,316	-	-	-	-	122,316
Mortgage loan interest income	18,432	-	-	-	-	18,432
Investment interest and dividend income	951,940	32,697,861	1,121,770	33,819,631	-	34,771,571
Gain (loss) on investments/mortgage-backed securities	123,606	7,091,065	702,821	7,793,886	-	7,917,492
Single family turnkey program fees	147,839	-	-	-	-	147,839
Other income	393,353	(4,076)	-	(4,076)	-	389,277
Total Operating Revenue	23,245,591	39,784,850	1,824,591	41,609,441	-	64,855,032
OPERATING EXPENSES:						
Personnel services	14,657,729	-	-	-	-	14,657,729
Supplies	888,460	-	-	-	-	888,460
Travel	253,010	-	-	-	-	253,010
Operating services	1,749,929	-	-	-	-	1,749,929
Professional services	6,152,911	-	-	-	-	6,152,911
Interest expense	-	25,186,033	1,145,783	26,331,816	-	26,331,816
General and administrative	-	2,695,829	1,159,790	3,855,619	-	3,855,619
Depreciation	424,046	-	-	-	-	424,046
Total Operating Expenses	24,126,085	27,881,862	2,305,573	30,187,435	-	54,313,520
Operating income (loss)	(880,494)	11,902,988	(480,982)	11,422,006	-	10,541,512

(Continued)

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

		Single Family Bonds				
	General Fund	1998 Indenture	2025 Indenture	Total Single Family Bonds	Eliminations	Combined
NON-OPERATING REVENUES (EXPENSES):						
Grant funds drawn	481,033,665	-	-	-	-	481,033,665
Grant funds disbursed	(256,210,452)	-	-	-	-	(256,210,452)
Net loss from rental property	(1,346,112)	-	-	-	-	(1,346,112)
Net loss from rental property - restricted	(573,232)	-	-	-	-	(573,232)
Provision for loan losses	(41,730,264)	-	-	-	-	(41,730,264)
Restricted mortgage loan interest income	6,146,073	-	-	-	-	6,146,073
Restricted investment income	21,741	-	-	-	-	21,741
Restricted unrealized gain	419,646	-	-	-	-	419,646
Legislative acts pension contribution income	131,768	-	-	-	-	131,768
Investment income - Work Force Initiative	61,499	-	-	-	-	61,499
Unrealized gain (loss) - Work Force Initiative	18,350	-	-	-	-	18,350
Total Non-Operating Revenues (Expenses)	187,972,682	-	-	-	-	187,972,682
Income (loss) before transfers and net contributions	$ 187,092,188	$ 11,902,988	$ (480,982)	$ 11,422,006	$ -	$ 198,514,194
Transfers from (to) MRB Programs	4,188,934	-	6,532,340	6,532,340	(10,721,274)	-
Transfers to (from) General Fund	-	(10,721,274)	-	(10,721,274)	10,721,274	-
Change in Net Position	191,281,122	1,181,714	6,051,358	7,233,072	-	198,514,194
NET POSITION - Beginning of year, as previously reported	571,543,455	-	-	-	-	571,543,455
Restatement due to change in accounting principle	(715,336)	-	-	-	-	(715,336)
Restatement due to error correction	15,397,688	-	-	-	-	15,397,688
Restatement due to change in reporting entity	-	36,990,211	-	36,990,211	-	36,990,211
NET POSITION - Beginning of year, as restated	586,225,807	36,990,211	-	36,990,211	-	623,216,018
NET POSITION - End of year	$ 777,506,929	$ 38,171,925	$ 6,051,358	$ 44,223,283	-	$ 821,730,212

See accompanying notes.

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

		Single Family Mortgage Revenue Bonds			
	General Fund	1998 Indenture	2025 Indenture	Total Single Family Bonds	Combined
CASH FLOWS FROM OPERATING ACTIVITIES:					
Cash received from:					
Fee revenue collected	$ 21,747,217	$ -	$ -	$ -	$ 21,747,217
Investment and mortgage loan income	970,373	32,172,462	837,734	33,010,196	33,980,569
Mortgage collections and mortgage-backed securities redeemed	721,246	24,811,251	-	24,811,251	25,532,497
Other	-	53,457	24,140	77,597	77,597
Cash paid to:					
Suppliers of service	(9,097,965)	(2,695,832)	(1,159,790)	(3,855,622)	(12,953,587)
Mortgage loans issued and mortgage-backed securities purchased	-	(130,088,072)	(58,507,692)	(188,595,764)	(188,595,764)
Interest paid on bonds	-	(26,451,089)	(871,709)	(27,322,798)	(27,322,798)
Employees and benefit providers	(16,077,523)	-	-	-	(16,077,523)
Other	-	(14,414)	-	(14,414)	(14,414)
Net cash used in operating activities	(1,736,652)	(102,212,237)	(59,677,317)	(161,889,554)	(163,626,206)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Net transfers from (to) MRB programs	(2,405,993)	(10,721,275)	6,532,341	(4,188,934)	(6,594,927)
Receipt of grants	480,972,545	-	-	-	480,972,545
Disbursement of grants	(254,357,320)	-	-	-	(254,357,320)
Mortgage collections	888,435	-	-	-	888,435
Mortgage purchases	(228,611,106)	-	-	-	(228,611,106)
Other non-operating income	1,493,253	-	-	-	1,493,253
Issuance of bonds	-	72,872,387	78,985,226	151,857,613	151,857,613
Repayment of bonds	-	(28,625,710)	-	(28,625,710)	(28,625,710)
Net change in escrow accounts	(29,611)	-	-	-	(29,611)
Net cash provided by (used in) noncapital financing activities	(2,049,797)	33,525,402	85,517,567	119,042,969	116,993,172

(Continued)

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

	General Fund	Single Family Bonds: 1998 Indenture	Single Family Bonds: 2025 Indenture	Single Family Bonds: Total Single Family Bonds	Combined
CASH FLOWS FROM INVESTING ACTIVITIES:					
Investments purchased	(20,442,753)	-	-	-	(20,442,753)
Investments redeemed	27,110,908	-	-	-	27,110,908
Interest payments received	83,241	-	-	-	83,241
Net change in activity of investment in rental properties	989,001	-	-	-	989,001
Net cash provided by (used in) investing activities	7,740,397	-	-	-	7,740,397
CASH FLOWS USED IN CAPITAL FINANCING ACTIVITIES:					
Purchase of property and equipment	(131,888)	-	-	-	(131,888)
Loss on sale of property and equipment	138,544	-	-	-	138,544
Net cash provided by capital financing activities	6,656	-	-	-	6,656
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	$ 3,960,604	$ (68,686,835)	$ 25,840,250	$ (42,846,585)	$ (38,885,981)
CASH AND CASH EQUIVALENTS, beginning of year	29,192,870	105,946,105	-	105,946,105	135,138,975
CASH AND CASH EQUIVALENTS, end of year	$ 33,153,474	$ 37,259,270	$ 25,840,250	$ 63,099,520	$ 96,252,994
Presented on Statement of Net Position as					
Unrestricted	$ 10,577,822	$ -	$ -	$ -	$ 10,577,822
Restricted	22,575,652	37,259,269	25,840,249	63,099,518	85,675,170
	$ 33,153,474	$ 37,259,269	$ 25,840,249	$ 63,099,518	$ 96,252,992

(Continued)

LOUISIANA HOUSING CORPORATION
SUPPLEMENTARY INFORMATION
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

	General Fund	Single Family Bonds 1998 Indenture	Single Family Bonds 2025 Indenture	Single Family Bonds Total Single Family Bonds	Combined
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:					
Operating income (loss)	$ (880,494)	$ 11,902,988	$ (480,982)	$ 11,422,006	$ 10,541,512
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:					
Depreciation	424,046	-	-	-	424,046
Amortization of bond discount (premium)	-	(1,499,467)	(33,588)	(1,533,055)	(1,533,055)
Amortization of debt refunding	-	11,364	-	11,364	11,364
(Gain) loss on investments/mortgage-backed securities	(123,606)	7,091,064	702,822	7,793,886	7,670,280
Change in mortgage loans receivable	721,246			-	721,246
Change in other receivables	12,853			-	12,853
Change in due from governments	(349,990)			-	(349,990)
Change in other assets	288,772			-	288,772
Change in due from other funds	(67,259)	43,119	24,140	67,259	-
Change in mortgage loans and mortgage-backed securities	-	(119,458,193)	(59,914,093)	(179,372,286)	(179,372,286)
Change in accrued interest receivable	-	(525,399)	(284,037)	(809,436)	(809,436)
Change in accounts payable and accrued liabilities	(366,179)	-	-	-	(366,179)
Change in accrued interest payable	-	223,046	307,662	530,708	530,708
Change in compensated absences payable	(236,899)	-	-	-	(236,899)
Change in net pension liability	(5,207,157)	-	-	-	(5,207,157)
Change in pension deferred inflows/outflows	3,988,404	-	-	-	3,988,404
Change in OPEB payable	1,778,792	-	-	-	1,778,792
Change in OPEB deferred inflows/outflows	(1,719,181)	-	-	-	(1,719,181)
Net cash provided by (used in) operating activities	$ (1,736,652)	$(102,211,478)	$ (59,678,076)	$(161,889,554)	$(163,626,206)

See accompanying notes.

DHHM
certified public accountants

Duplantier
Hrapmann
Hogan &
Maher, LLP

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

October 21, 2025

The Board of Directors
Louisiana Housing Corporation
State of Louisiana
Baton Rouge, 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 Louisiana Housing Corporation, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Louisiana Housing Corporation's financial statements, and have issued our report thereon dated October 21, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Louisiana Housing Corporation'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Louisiana Housing Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Louisiana Housing Corporation's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as items 25-01 and 25-02 that we consider to be material weaknesses.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Louisiana Housing Corporation'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*.

Louisiana Housing Corporation's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Louisiana Housing Corporation's response to the findings identified in our audit and described in the accompanying schedule of findings. Louisiana Housing Corporation's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Duplantier, Hrapmann, Hogan and Maher, LLP

Metairie, Louisiana

LOUISIANA HOUSING CORPORATION
STATE OF LOUISIANA
SCHEDULE OF FINDINGS
FOR THE YEAR ENDED JUNE 30, 2025

SUMMARY OF AUDITOR'S RESULTS:

1. The opinion issued on the financial statements of the Louisiana Housing Corporation, for the year ended June 30, 2025 was unmodified.

2. Internal Control over financial reporting:

   Material weaknesses: Yes.
   Significant deficiencies: None reported.

3. Compliance and Other Matters

   Noncompliance material to financial statements: No.

FINDINGS REQUIRED TO BE REPORTED UNDER GENERALLY ACCEPTED GOVERNMENTAL AUDITING STANDARDS:

Internal Controls – Significant deficiency with material weakness:

25-01 General Ledger

During the audit, we noted the Corporation incorrectly accounted for transfers from the Single Family Bond Program to the General Fund for down payment assistance. The incorrect posting resulted in a current year understatement of loan receivables in the amount of $6,594,927 in the General Fund; and an overstatement of administrative fees in the amount of $6,594,927 in the Single Family Bond Program. Additionally, the incorrect accounting required a beginning net position adjustment for the General Fund in the amount of $15,397,688.

The funds received by the General Fund were for single family down payment assistance by the General Fund paid in advance of receiving bond proceeds. The General fund recorded the funds received as a decrease in loans receivable for single family down payment assistance instead of a transfer of funds. The funds paid by the Single Family Bond Program were recorded as an administrative expense instead of a transfer of funds to the General Fund. Payment of advances and repayments of advances should be reported as transfers for both the General Fund and the Single Family Bond Fund.

We recommend the Corporation review its procedures to ensure the transfer of funds are properly recorded between the General Fund and the Single Family Bond Program.

Management's Response:

This issue has been resolved. The net position between loan receivables and administrative fees has been adjusted. Moving forward, the Corporation's Chief Financial Officer will ensure these transactions are properly recorded between the General Fund and the Single Family Bond Program.

FINDINGS REQUIRED TO BE REPORTED UNDER GENERALLY ACCEPTED GOVERNMENTAL AUDITING STANDARDS: (Continued)

Internal Controls – Significant deficiency with material weakness: (Continued)

25-02 During the audit we noted the Corporation lacked adequate internal controls and had insufficient staffing over the financial and accounting processes. This resulted in errors, mispostings, untimely reconciliations, and a lack of understanding of the nature and accounting treatment of certain transactions. Effective internal controls over financial reporting require the Corporation to maintain staff with the skill and experience to ensure transactions are recorded accurately, and financial accounts are reconciled timely and accurately. Without proper internal controls there is an increased risk that errors and omissions could occur and remain undetected. This condition could lead to inaccurate financial reporting and potential noncompliance with applicable laws and regulations.

We recommend that the Corporation strengthen its internal control environment by evaluating staffing levels, providing training to existing staff, and developing and implementing policies and procedures to ensure timely reconciliations, accurate transaction recording, and ongoing management review.

Management's Response:

The Corporation hired a new Chief Financial Officer on September 29, 2025, and a review of staffing, procedures, and training has started. The accounting division is currently operating at two-thirds of its full staffing due to retirements and other personnel actions. The Chief Financial Officer is presently assessing its staffing needs and working to fill priority open positions. Due to evolving operational demands and budgetary considerations, a definitive timeframe to hire staff has not been established; however, we hope to be fully staffed within the next fiscal year.

Internal Controls – Significant deficiency: No

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS:

FINDINGS REQUIRED TO BE REPORTED UNDER GENERALLY ACCEPTED GOVERNMENTAL AUDITING STANDARDS:

Internal Controls – Significant deficiency with material weakness: none reported

Internal Controls – Significant deficiency: No

ANNUAL FISCAL REPORT (AFR)
FOR 2025

AGENCY: 20-18 - Louisiana Housing Corporation
PREPARED BY: --
PHONE NUMBER: --
EMAIL ADDRESS: --
SUBMITTAL DATE: --

STATEMENT OF NET POSITION

ASSETS	
CURRENT ASSETS:	
CASH AND CASH EQUIVALENTS	10,577,822.00
RESTRICTED CASH AND CASH EQUIVALENTS	0.00
INVESTMENTS	1,191,698.00
RESTRICTED INVESTMENTS	0.00
DERIVATIVE INSTRUMENTS	0.00
OTHER DERIVATIVE INSTRUMENTS	0.00
RECEIVABLES (NET)	23,576,353.00
PLEDGES RECEIVABLE (NET)	0.00
LEASES RECEIVABLE (NET)	0.00
P3 RECEIVABLE (NET) (Only relates to Transferor)	0.00
AMOUNTS DUE FROM PRIMARY GOVERNMENT	0.00
DUE FROM FEDERAL GOVERNMENT	5,610,949.00
INVENTORIES	0.00
PREPAYMENTS	0.00
NOTES RECEIVABLE	369,762.00
OTHER CURRENT ASSETS	460,624.00
TOTAL CURRENT ASSETS	**$41,787,208.00**
NONCURRENT ASSETS:	
RESTRICTED ASSETS:	
CASH	85,675,170.00
INVESTMENTS	5,322,949.00
RECEIVABLES (NET)	90,117,178.00
NOTES RECEIVABLE	1,260,572,009.00
OTHER	8,089,819.00
INVESTMENTS	0.00
RECEIVABLES (NET)	0.00
NOTES RECEIVABLE	0.00
PLEDGES RECEIVABLE (NET)	0.00
LEASES RECEIVABLE (NET)	0.00
P3 RECEIVABLE (NET) (Only relates to Transferor)	0.00
CAPITAL ASSETS (NET OF DEPRECIATION & AMORTIZATION)	
LAND	1,022,338.00
BUILDINGS AND IMPROVEMENTS	51,898,091.00
MACHINERY AND EQUIPMENT	553,516.00
INFRASTRUCTURE	0.00
OTHER INTANGIBLE ASSETS	0.00
CONSTRUCTION IN PROGRESS	0.00
INTANGIBLE RIGHT-TO-USE ASSETS:	
LEASED LAND	0.00
LEASED BUILDING & OFFICE SPACE	0.00
LEASED MACHINERY & EQUIPMENT	0.00
SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS (SBITA)	0.00
PUBLIC-PRIVATE AND PUBLIC-PUBLIC PARTNERSHIP ARRANGEMENTS (P3) (Only relates to Operator)	0.00
OTHER NONCURRENT ASSETS	0.00
TOTAL NONCURRENT ASSETS	**$1,503,251,070.00**
TOTAL ASSETS	**$1,545,038,278.00**

DEFERRED OUTFLOWS OF RESOURCES

ANNUAL FISCAL REPORT (AFR)
FOR 2025

AGENCY: 20-18 - Louisiana Housing Corporation
PREPARED BY: --
PHONE NUMBER: --
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ACCUMULATED DECREASE IN FAIR VALUE OF HEDGING DERIVATIVE INSTRUMENTS	0.00
DEFERRED AMOUNTS ON DEBT REFUNDING	0.00
LEASE RELATED	0.00
P3-RELATED (Only relates to Operator)	0.00
GRANTS PAID PRIOR TO MEETING TIME REQUIREMENTS	0.00
INTRA-ENTITY TRANSFER OF FUTURE REVENUES (TRANSFEREE)	0.00
LOSSES FROM SALE-LEASEBACK TRANSACTIONS	0.00
DIRECT LOAN ORIGINATION COSTS FOR MORTGAGE LOANS HELD FOR SALE	0.00
ASSET RETIREMENT OBLIGATIONS	0.00
OPEB-RELATED	2,077,482.00
PENSION-RELATED	3,712,695.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	**$5,790,177.00**
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	**$1,550,828,455.00**
LIABILITIES	
CURRENT LIABILITIES:	
ACCOUNTS PAYABLE AND ACCRUALS	6,543,220.00
ACCRUED INTEREST	2,473,469.00
DERIVATIVE INSTRUMENTS	0.00
OTHER DERIVATIVE INSTRUMENTS	0.00
AMOUNTS DUE TO PRIMARY GOVERNMENT	0.00
DUE TO FEDERAL GOVERNMENT	1,000,000.00
AMOUNTS HELD IN CUSTODY FOR OTHERS	0.00
UNEARNED REVENUES	0.00
OTHER CURRENT LIABILITIES	0.00
CURRENT PORTION OF LONG-TERM LIABILITIES:	
CONTRACTS PAYABLE	0.00
COMPENSATED ABSENCES PAYABLE	69,168.00
LEASE LIABILITY	0.00
SBITA LIABILITY	0.00
P3 LIABILITY (Only relates to Operator)	0.00
ESTIMATED LIABILITY FOR CLAIMS	0.00
NOTES PAYABLE	0.00
BONDS PAYABLE	12,738,562.00
OPEB LIABILITY	232,704.00
POLLUTION REMEDIATION OBLIGATIONS	0.00
OTHER LONG-TERM LIABILITIES	0.00
TOTAL CURRENT LIABILITIES	**$23,057,123.00**
NONCURRENT PORTION OF LONG-TERM LIABILITIES:	
CONTRACTS PAYABLE	0.00
COMPENSATED ABSENCES PAYABLE	2,372,577.00
LEASE LIABILITY	0.00
SBITA LIABILITY	0.00
P3 LIABILITY (Only relates to Operator)	0.00
ESTIMATED LIABILITY FOR CLAIMS	0.00
NOTES PAYABLE	0.00
BONDS PAYABLE	658,499,765.00
OPEB LIABILITY	11,408,186.00
NET PENSION LIABILITY	23,789,275.00
POLLUTION REMEDIATION OBLIGATIONS	0.00
OTHER LONG-TERM LIABILITIES	973,922.00
UNEARNED REVENUE	0.00

ANNUAL FISCAL REPORT (AFR)
FOR 2025

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PREPARED BY: --
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SUBMITTAL DATE: --

TOTAL NONCURRENT LIABILITIES	**$697,043,725.00**
TOTAL LIABILITIES	**$720,100,848.00**
DEFERRED INFLOWS OF RESOURCES	
ACCUMULATED INCREASE IN FAIR VALUE OF HEDGING DERIVATIVE INSTRUMENTS	0.00
DEFERRED AMOUNTS ON DEBT REFUNDING	232,853.00
LEASE RELATED	0.00
P3-RELATED (Only relates to Transferor)	0.00
GRANTS RECEIVED PRIOR TO MEETING TIME REQUIREMENTS	3,717,332.00
SALES/INTRA-ENTITY TRANSFER OF FUTURE REVENUES (TRANSFEROR)	0.00
GAINS FROM SALE-LEASEBACK TRANSACTIONS	0.00
SPLIT INTEREST AGREEMENTS	0.00
POINTS RECEIVED ON LOAN ORIGINATION	0.00
LOAN ORIGINATION FEES RECEIVED FOR MORTGAGE LOANS HELD FOR SALE	0.00
OPEB-RELATED	2,080,249.00
PENSION-RELATED	2,966,961.00
TOTAL DEFERRED INFLOWS OF RESOURCES	**$8,997,395.00**
NET POSITION:	
NET INVESTMENT IN CAPITAL ASSETS	53,473,945.00
RESTRICTED FOR:	
CAPITAL PROJECTS	0.00
DEBT SERVICE	0.00
NONEXPENDABLE	0.00
EXPENDABLE	0.00
OTHER PURPOSES	774,624,836.00
UNRESTRICTED	**$(6,368,569.00)**
TOTAL NET POSITION	**$821,730,212.00**

ANNUAL FISCAL REPORT (AFR)
FOR 2025

AGENCY: 20-18 - Louisiana Housing Corporation
PREPARED BY: --
PHONE NUMBER: --
EMAIL ADDRESS: --
SUBMITTAL DATE: --

STATEMENT OF ACTIVITIES

	PROGRAM REVENUES			
EXPENSES	CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	**NET (EXPENSE) REVENUE**
354,173,580.00	21,758,260.00	481,033,665.00	0.00	**$148,618,345.00**

GENERAL REVENUES	
PAYMENTS FROM PRIMARY GOVERNMENT	0.00
OTHER	49,895,849.00
ADDITIONS TO PERMANENT ENDOWMENTS	0.00
CHANGE IN NET POSITION	**$198,514,194.00**
NET POSITION - BEGINNING	**$571,543,455.00**
NET POSITION - RESTATEMENT - ERROR CORRECTION	15,397,688.00
NET POSITION - RESTATEMENT - CHANGE IN ACCOUNTING PRINCIPLE	(715,336.00)
NET POSITION - RESTATEMENT - CHANGE IN REPORTING ENTITY	36,990,211.00
NET POSITION - ENDING	**$821,730,212.00**

ANNUAL FISCAL REPORT (AFR)
FOR 2025

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PREPARED BY: --
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EMAIL ADDRESS: --
SUBMITTAL DATE: --

DUES AND TRANSFERS

Account Type Amounts due from Primary Government	Intercompany (Fund)	Amount
	Total	**$0.00**

Account Type Amounts due to Primary Government	Intercompany (Fund)	Amount
	Total	**$0.00**

ANNUAL FISCAL REPORT (AFR)
FOR 2025

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PHONE NUMBER: --
EMAIL ADDRESS: --
SUBMITTAL DATE: --

SCHEDULE OF BONDS PAYABLE

Series Issue	Date of Issue	Original Issue Amount	Principal Outstanding PFY	Issue (Redeemed)	Principal Outstanding CFY	Interest Outstanding CFY
2015A	08/27/2015	38,985,000.00	8,449,055.00	(1,030,901.00)	$ 7,418,154.00	3,054,425.00
2016A	08/31/2016	24,755,000.00	2,544,724.00	(720,671.00)	$ 1,824,053.00	517,119.00
2017A	04/27/2017	27,100,000.00	5,252,863.00	(1,265,189.00)	$ 3,987,674.00	705,485.00
2018A	10/23/2018	27,190,000.00	12,691,367.00	(1,442,534.00)	$ 11,248,833.00	5,084,920.00
2019A	03/28/2019	56,580,000.00	32,781,861.00	(2,553,698.00)	$ 30,228,163.00	17,116,999.00
2020AB	08/13/2020	32,850,670.00	22,913,577.00	(2,042,064.00)	$ 20,871,513.00	6,069,931.00
2021AB	04/20/2021	47,539,906.00	39,502,615.00	(3,206,002.00)	$ 36,296,613.00	11,529,964.00
2021CD	12/14/2021	67,738,755.00	63,566,609.00	(5,049,444.00)	$ 58,517,165.00	25,017,041.00
2022A	07/05/2022	65,000,000.00	62,242,997.00	(4,312,667.00)	$ 57,930,330.00	41,537,722.00
2022BC	12/22/2022	40,000,000.00	40,654,194.00	(2,174,445.00)	$ 38,479,749.00	33,988,783.00
2023AB	06/14/2023	60,000,000.00	61,477,264.00	(2,377,576.00)	$ 59,099,688.00	56,363,262.00
2023CD	09/13/2023	80,000,000.00	81,845,918.00	(2,435,136.00)	$ 79,410,782.00	77,517,399.00
2024AB	04/18/2024	111,000,000.00	115,616,435.00	(1,340,550.00)	$ 114,275,885.00	105,082,185.00
2024CDE	07/16/2024	70,780,000.00	0.00	72,698,086.00	$ 72,698,086.00	75,596,025.00
2025AB	03/06/2025	76,970,000.00	0.00	78,951,639.00	$ 78,951,639.00	74,830,219.00
		Totals	**$549,539,479.00**	**$121,698,848.00**	**$671,238,327.00**	**$534,011,479.00**

Series - Unamortized Premiums:

Series Issue	Date of Issue		Principal Outstanding PFY	Issue (Redeemed)	Principal Outstanding CFY	
			0.00	0.00	$ 0.00	
		Totals	**$0.00**	**$0.00**	**$0.00**	

Series - Unamortized Discounts:

Series Issue	Date of Issue		Principal Outstanding PFY	Issue (Redeemed)	Principal Outstanding CFY	
			0.00	0.00	$ 0.00	
		Totals	**$0.00**	**$0.00**	**$0.00**	

ANNUAL FISCAL REPORT (AFR)
FOR 2025

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SUBMITTAL DATE: --

SCHEDULE OF BONDS PAYABLE AMORTIZATION

Fiscal Year Ending:	Principal	Interest
2026	12,738,562.00	29,352,058.00
2027	13,783,562.00	28,899,849.00
2028	14,303,562.00	28,414,238.00
2029	14,748,562.00	27,900,341.00
2030	15,303,562.00	27,367,916.00
2031	15,893,562.00	26,802,219.00
2032	16,563,562.00	26,208,561.00
2033	17,233,562.00	25,583,433.00
2034	17,853,562.00	24,906,076.00
2035	18,708,562.00	24,237,875.00
2036	19,241,236.00	23,508,305.00
2037	19,898,562.00	22,747,660.00
2038	30,020,769.00	21,944,640.00
2039	21,563,449.00	20,961,773.00
2040	22,167,923.00	19,938,236.00
2041	22,314,024.00	19,000,675.00
2042	23,076,437.00	18,018,348.00
2043	23,477,923.00	16,988,021.00
2044	24,672,923.00	15,907,679.00
2045	26,032,923.00	14,765,051.00
2046	27,242,923.00	13,547,284.00
2047	28,762,923.00	12,245,532.00
2048	30,227,923.00	10,866,124.00
2049	31,811,574.00	9,410,717.00
2050	31,542,547.00	7,893,386.00
2051	32,575,693.00	6,357,975.00
2052	32,384,139.00	4,751,356.00
2053	28,593,218.00	3,125,699.00
2054	24,160,379.00	1,687,677.00
2055	11,845,219.00	597,995.00
2056	2,495,000.00	74,780.00
2057	0.00	0.00
2058	0.00	0.00
2059	0.00	0.00
2060	0.00	0.00
Premiums and Discounts	**$0.00**	
Total	**$671,238,327.00**	**$534,011,479.00**

ANNUAL FISCAL REPORT (AFR)
FOR 2025

AGENCY: 20-18 - Louisiana Housing Corporation
PREPARED BY: --
PHONE NUMBER: --
EMAIL ADDRESS: --
SUBMITTAL DATE: --

Other Postemployment Benefits (OPEB)

If your agency has active or retired employees who are members of the Office of Group Benefits (OGB) Health Plan, please provide the following information: (Note: OGB has a 6/30/2024 measurement date for their OPEB valuation)

Benefit payments made subsequent to the measurement date of the **OGB** Actuarial Valuation Report until the employer's fiscal year end. (Benefit payments are defined as the employer payments for retirees' health and life insurance premiums). For agencies with a 6/30 year end this covers the current fiscal year being reported. For calendar year end agencies, it covers the period 7/1 to 12/31 for the current year being reported.	232,704.00
Covered Employee Payroll for the **PRIOR** fiscal year (not including related benefits)	0.00
For calendar year-end agencies only: Benefit payments or employer payments for retirees' health and life insurance premiums made for the next year's valuation reporting period (7/1/2024 - 6/30/2025). This information will be provided to the actuary for the valuation report early next year.	0.00

For agencies that have employees that participate in the **LSU Health Plan**, provide the following information: (Note: The LSU Health Plan has a measurement date of 6/30/2025 for their OPEB valuation report.)

Covered Employee Payroll for the **CURRENT** fiscal year (not including related benefits)	0.00

ANNUAL FISCAL REPORT (AFR)
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EMAIL ADDRESS: --
SUBMITTAL DATE: --

CERTAIN RISK DISCLOSURES (GASB 102)

A concentration or constraint must meet the following criteria before disclosure is required:

a. The concentration or constraint is known prior to the issuance of the financial statements.
b. The concentration or constraint makes the reporting unit vulnerable to the risk of a substantial impact.
c. An event associated with the concentration or constraint that could cause a substantial impact has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of the date the financial statements are issued. Note: The State's financial statements are issued December 31 for the fiscal year ended June 30.

If the concentration or constraint meets all the criteria above, disclose the following for each concentration or constraint. Note: If the agency has taken mitigation action that causes any of the disclosure criteria not to be met, no disclosure is required.

Do you have any concentrations or constraints to disclose that meet the criteria described above? Yes

List the concentration or constraint:	List each event associated with the concentration or constraint that could cause a substantial impact if the event has occurred, has begun to occur, or is more likely than not to begin to occur prior to December 31, 2026.	Disclose the actions taken by the entity to mitigate the risk.
Inflow of Resources	The Corporation receives funding from the federal government in the form of grants. Without federal funding, the Corporation would be unable to provide assistance to the residents of Louisiana.	Management regularly monitors these risks and believes the strategies of current governance mitigates any impact.
Industry	The Corporation's objective to provide safe, affordable and energy-efficient housing to the residents of Louisiana is dependent on the demand for housing. Economic changes to the housing industry could negatively affect the Corporation's ability to provide services.	Management regularly monitors these risks and believes the strategies of current governance mitigates any impact.
Common Ownership	HOME and CDBG program loans are issued to single family borrowers and multifamily low-income housing projects throughout Louisiana. A substantial portion of the multifamily low-income housing project loans have been issued among entities with a common ownership.	Management regularly monitors these risks and believes the strategies of current governance mitigates any impact.
Mandated Spending	A significant portion of the Corporation's expenditures are subject to federal laws and regulations. Non-compliance with federal laws and regulations could result in decreased federal funding.	Management regularly monitors these risks and believes the strategies of current governance mitigates any impact.

ANNUAL FISCAL REPORT (AFR)
FOR 2025

AGENCY: 20-18 - Louisiana Housing Corporation
PREPARED BY: --
PHONE NUMBER: --
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SUBMITTAL DATE: --

FUND BALANCE/NET POSITION RESTATEMENT

ERROR CORRECTIONS

For each beginning net position restatement resulting from a correction of an error, select the SNP account and the SOA account affected by the error. Only material errors should be restated. Immaterial errors should be corrected through current period revenue or expenses, as applicable. In the description field, explain the nature of the error, and its correction, including periods affected by the error.

Account Name/Description	Beginning Net Position Restatement Amount
SNP CURRENT ASSETS - RECEIVABLES (NET) SOA OTHER Description: To adjust for prior year SF-MRB Assistance Advances	15,397,688.00
Total Restatement - Error Corrections	**$15,397,688.00**

CHANGES IN ACCOUNTING PRINCIPLE

For each beginning net position restatement resulting from the application of a new accounting principle, select the SNP account and the SOA account that are affected by the change in accounting principle. In the description field explain the nature of the change in accounting principle and the reason for the change. If the change is due to the implementation of a new GASB pronouncement, identify the pronouncement that was implemented.

Account Name/Description	Beginning Net Position Restatement Amount
SNP NONCURRENT LIABILITIES - COMPENSATED ABSENCES PAYABLE SOA EXPENSES Description: To restate beginning balance for compensated absences under GASB 101	(715,336.00)
Total Restatement - Changes in Accounting Principle	**$(715,336.00)**

CHANGES IN REPORTING ENTITY

Describe the nature and reason for the change to or within the finanical reporting entity and list the effect (amount) on beginning net position.

Description	Effect on Beginning Net Position
Restatement due to reporting as combined amounts for the Single Family bond programs.	36,990,211.00
Total Restatement - Changes in Reporting Entity	**$36,990,211.00**

ANNUAL FISCAL REPORT (AFR)
FOR 2025

AGENCY: 20-18 - Louisiana Housing Corporation

PREPARED BY: --

PHONE NUMBER: --

EMAIL ADDRESS: --

SUBMITTAL DATE: --

SUBMISSION

Before submitting, ensure that all data (statements, notes, schedules) have been entered for the agency.

Once submitted no changes can be made to any of the agency data for the specified year.

By clicking 'Submit' below you certify that the financial statements herewith given present fairly the financial position and the results of operations for the year ended in accordance with policies and practices established by the Division of Administration or in accordance with Generally Accepted Accounting Principles as prescribed by the Governmental Accounting Standards Board.

Reminder: You must send Louisiana Legislative Auditors an electronic copy of the AFR report in a pdf, tiff, or some other electronic format to the following e-mail address: LLAFileroom@lla.la.gov.