

ANNUAL FINANCIAL REPORT
WILLOWBROOK APARTMENTS
JUNE 30, 2025

WILLOWBROOK APARTMENTS

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INDEPENDENT AUDITOR'S REPORT

September 26, 2025

Louisiana Housing Corporation
Willowbrook Apartments
Baton Rouge, Louisiana

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Willowbrook Apartments as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Willowbrook Apartments' basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Willowbrook Apartments 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 Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Willowbrook Apartments, 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 opinion.

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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 Willowbrook Apartments' 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 *Governmental 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 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 *Governmental 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 Willowbrook Apartments' 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 Willowbrook Apartments' ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Emphasis of Matter

As discussed in Note 1, these financial statements include only the activities of Willowbrook Apartments and are not intended to present fairly the combined financial position, combined results of operations or combined cash flows of the Louisiana Housing Corporation in conformity with accounting principles generally accepted in the United States of America.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Governmental Auditing Standards*, we have also issued our report dated September 26, 2025, on our consideration of Willowbrook Apartments’ 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 Willowbrook Apartments’ internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering Willowbrook Apartments’ internal control over financial reporting and compliance.

Duplantier, Sharpner, Hogan and Shaker, LLP

Metairie, Louisiana

WILLOWBROOK APARTMENTS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2025

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

FINANCIAL HIGHLIGHTS

- The Complex's net position was \$15,910,469 at June 30, 2025, which represents a 9.44% decrease from last fiscal year. The largest portion of the net position was \$14,563,467 which reflects the Complex's net investment in capital assets (building, furniture, equipment, and sitework). The Complex uses these capital assets to provide services to tenants.
- The Complex's total operating revenues increased by \$130,233, or 3.46% primarily due to an increase in market rent. Total operating expenses decreased by \$328,914, or 6.83% primarily due to a decrease in repairs to the complex.
- The Complex's total non-operating revenues increased by \$233,128, due to insurance claim proceeds from hurricanes and a fire at the complex. Total non-operating expenses increased by \$27,082 due to fire related repairs to the complex.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Complex's basic financial statements. These financial statements consist of two sections - Management's Discussion and Analysis (this section) and basic financial statements (including the notes to the financial statements).

Basic Financial Statements

The basic financial statements present information for the Complex as a whole, in a format designed to make the statements easier for the reader to understand. The statements in this section 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 the assets and liabilities separately. The difference between total assets and total liabilities is net position and may provide a useful indicator of whether the financial position of the Complex is improving or deteriorating.

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

WILLOWBROOK APARTMENTS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Basic Financial Statements (continued)

The Statement of Cash Flows presents information showing how the Complex'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 *Governmental Accounting Standards*.

FINANCIAL ANALYSIS OF THE ENTITY

Condensed Statements of Net Position
June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Current assets	\$ 1,427,766	\$ 2,074,825
Security deposits	144,534	141,934
Capital assets (net)	<u>14,563,467</u>	<u>15,718,538</u>
Total assets	16,135,767	17,935,297
Deferred outflows of resources	<u>42,237</u>	<u>42,135</u>
Total assets and deferred outflows	<u>\$ 16,178,004</u>	<u>\$ 17,977,432</u>
Current liabilities	\$ 107,109	\$ 248,155
Security deposits	<u>146,343</u>	<u>141,338</u>
Total liabilities	<u>253,452</u>	<u>389,493</u>
Deferred inflows of resources	<u>14,083</u>	<u>19,455</u>
Net position		
Net investment in capital assets	14,563,467	15,718,538
Unrestricted	<u>1,347,002</u>	<u>1,849,946</u>
Total net position	<u>15,910,469</u>	<u>17,568,484</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 16,178,004</u>	<u>\$ 17,977,432</u>

CAPITAL ASSETS

At the end of fiscal year 2025, the Complex had \$14,563,467 net investment in capital assets. This amount represents a decrease of \$1,155,071 since last year which represents depreciation expense for the current fiscal year. There were no additions or disposals of assets during fiscal year 2025.

WILLOWBROOK APARTMENTS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2025

NET POSITION

The Complex's net position includes contributions from owner for capital assets and operational revenues and expenses. The Complex's net position decreased from the prior year by \$1,658,015.

Condensed Statements of Revenues, Expenses,
and Changes in Net Position
For the Years Ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Operating revenues	\$ 3,894,251	\$ 3,764,018
Operating expenses	<u>4,485,295</u>	<u>4,814,209</u>
Operating loss	(591,044)	(1,050,191)
Non-operating revenue	428,477	195,349
Non-operating expenses	<u>(144,449)</u>	<u>(117,367)</u>
Non-operating income	284,028	77,982
Change in net position	(307,016)	(972,209)
Net position - beginning of year	17,568,484	18,690,108
Contributions from owner	277,846	233,006
Distributions to owner	<u>(1,628,845)</u>	<u>(382,421)</u>
Net position - end of year	<u>\$ 15,910,469</u>	<u>\$ 17,568,484</u>

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Monthly occupancy levels were steady around 92% over the fiscal year ended June 30, 2025. Management remains steadfast to maintaining the occupancy levels for the complex, and thus keeping corresponding rental receipts at a consistent level. Continued development of the surrounding New Orleans area infrastructure and owner involvement should provide for maintaining a high occupancy rate, along with a high level of operating revenues. Average rents in the New Orleans area increased by 3.4% over last year, which means affordable housing is still a necessity in the area. Management expects that the results from operations for the fiscal year ending June 30, 2026, will provide for owner distributions near current levels.

WILLOWBROOK APARTMENTS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2025

REQUEST FOR INFORMATION

Questions concerning any of the information provided in this report or requests for additional financial information can be addressed to Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808, 225-763-8700.

WILLOWBROOK APARTMENTS
STATEMENT OF NET POSITION
JUNE 30, 2025

ASSETS

CURRENT ASSETS:

Cash on hand and in banks	\$ 1,411,673
Tenant receivables, net of allowance for doubtful accounts	14,682
Other receivable	411
Deposits	1,000
Total current assets	1,427,766

DEPOSITS:

Cash - tenant security deposits	144,534
Total deposits	144,534

CAPITAL ASSETS:

Building & improvements	34,384,839
Furniture, fixtures, and equipment	174,672
	34,559,511
Less: accumulated depreciation	19,996,044
Net capital assets	14,563,467
TOTAL ASSETS	16,135,767

DEFERRED OUTFLOWS OF RESOURCES

Prepaid expense	42,237
	42,237

TOTAL ASSETS AND DEFERRED OUTFLOWS
OF RESOURCES

\$ 16,178,004

LIABILITIES

CURRENT LIABILITIES:

Accounts payable	\$ 28,206
Accrued expenses	78,903
Total current liabilities	107,109

LONG-TERM LIABILITIES:

Tenant security deposits	146,343
Total long term liabilities	146,343
Total liabilities	253,452

DEFERRED INFLOWS OF RESOURCES

Advanced rent	14,083
Total deferred inflows of resources	14,083

NET POSITION

Net investment in capital assets	14,563,467
Unrestricted, board designated	1,286,673
Unrestricted deficit	60,329
Total net position	15,910,469

TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES
AND NET POSITION

\$ 16,178,004

See accompanying notes.

WILLOWBROOK APARTMENTS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

OPERATING REVENUES	
Rental income	\$ 3,773,510
Tenant charges	<u>120,741</u>
Total operating revenues	<u>3,894,251</u>
OPERATING EXPENSES	
Administrative	150,571
Personnel services	355,043
Operating and maintenance	1,519,253
Depreciation	1,155,071
Utilities	686,738
Insurance	337,234
Bad debt expense	106,066
Management fees	<u>175,319</u>
Total operating expenses	<u>4,485,295</u>
Operating loss	<u>(591,044)</u>
NON-OPERATING REVENUES	
Insurance claim proceeds	<u>428,477</u>
Total non-operating revenues	<u>428,477</u>
NON-OPERATING EXPENSES	
Insurance claim expenses	<u>144,449</u>
Total non-operating expenses	<u>144,449</u>
Net non-operating revenues/expenses	<u>284,028</u>
CHANGE IN NET POSITION	(307,016)
NET POSITION - Beginning of year	17,568,484
Contributions from owner	277,846
Distributions to owner	<u>(1,628,845)</u>
NET POSITION - End of year	<u>\$ 15,910,469</u>

See accompanying notes.

WILLOWBROOK APARTMENTS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Cash received from:

Rental receipts	\$ 3,784,710
Other receipts	120,741
	3,905,451

Cash paid for:

Administrative expenses	(144,098)
Personnel services	(355,043)
Operating and maintenance	(1,666,886)
Utilities	(686,738)
Insurance	(59,376)
Management fees	(175,319)
	(3,087,460)
Net cash provided by operating activities	817,991

CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES

Distributions to owner	(1,628,845)
Insurance claim proceeds	428,477
Insurance claim expense	(144,449)
Net cash used by non-capital financing activities	(1,344,817)

Net change in cash	(526,826)
Cash - beginning of year	1,938,499
CASH - END OF YEAR	\$ 1,411,673

RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES

Operating loss	\$ (591,044)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,155,071
Bad debt	106,066
Contribution from owner for insurance	277,846
Changes in operating assets and liabilities:	
Prepaid expenses	(102)
Insurance proceeds receivable	108,076
Tenant receivable	(93,909)
Tenant security deposits	2,405
Accounts payable	(143,554)
Accrued expenses	2,508
Advanced rent	(5,372)
	817,991
Net cash provided by operating activities	\$ 817,991

See accompanying notes.

WILLOWBROOK APARTMENTS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NATURE OF ORGANIZATION AND OPERATIONS:

Willowbrook Apartments (the Complex) is a 408-unit apartment complex in New Orleans, Louisiana. The Complex was purchased on October 1, 1995, by the Louisiana Housing Corporation (LHC or the owner), the successor to the Louisiana Housing Finance Agency, at a cost of \$1 under the U.S. Department of Housing and Urban Development's Property Disposition Program. Under the terms of the purchase agreement, the owner is bound by certain use restrictions of the apartment complex, which primarily relate to low-income housing. The Complex suffered significant damage in 2005 as a result of Hurricane Katrina and underwent renovations. The Complex resumed operations in May 2008. The Complex accepts rent certificates administered by the local housing authority.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Reporting Entity:

Since the Complex is owned by the Louisiana Housing Corporation, an instrumentality of the State of Louisiana, the financial statements of the Complex 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.

The accompanying financial statements present only the transactions of the Complex and do not present any of the assets, liabilities, and operations of the Louisiana Housing Corporation.

Basis of Accounting:

The Complex is considered a proprietary fund and is presented as a business-type activity. Proprietary fund types are used to account for activities that are similar to those found in the private sector where the determination of operating income and changes in net position is necessary or useful for sound financial administration. The GAAP used for proprietary funds are generally those applicable to similar businesses in the private sector (accrual basis accounting).

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflows of resources, liabilities (whether current or noncurrent), and deferred inflows of resources are included on the Statement of Net Position. The Statement of Revenues, Expenses, and Changes in Net Position present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred, regardless of the timing of related cash flows.

WILLOWBROOK APARTMENTS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Basis of Accounting: (Continued)

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund's ongoing operations. Operating expenses are those expenses that are essential to the primary operations of the fund. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the Complex's policy to use restricted resources first, then unrestricted resources as they are needed.

Use of Estimates:

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

Cash and Cash Equivalents:

The Complex's cash and cash equivalents include all highly liquid deposits. The tenant security deposits have use restrictions and are not considered cash equivalents.

Tenant Receivables:

An allowance for uncollectible accounts is established based on prior experience and management's assessment for the collectability of those accounts. Accounts are considered past due on a contractual term. Management charges late fees on past due accounts but not interest. Allowance for doubtful accounts for the year ended June 30, 2025, was \$-0-. Management writes off accounts receivable balances deemed uncollectable. For the year ended June 30, 2025, the Complex recorded bad debt expense in the amount of \$106,066.

Tenant Security Deposits:

Regulations of the LHC require that security deposits be segregated from the general funds of the Complex. Accordingly, the Complex holds all security deposit funds in a separate, interest-bearing account.

WILLOWBROOK APARTMENTS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Capital Assets:

Capital assets are carried at cost less accumulated depreciation. The Complex capitalizes all property and equipment with initial, individual costs greater than \$5,000. The cost of maintenance and repairs is charged to expense as incurred; significant repairs and betterments are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

Buildings and improvements	15-30 years
Furniture and equipment	5-15 years

Net Position:

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

Net investment in capital assets - The category records capital assets net of accumulated depreciation and reduced by any outstanding balances of bonds, 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 - Net positions that do not meet the definition of "restricted" or "net investment in capital assets."

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 Complex has one item that meets the criterion for this category, related to prepaid insurance.

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 Complex has one item that meets the criterion for this category. Deferred inflows related to advanced rent are included in the financial statements.

WILLOWBROOK APARTMENTS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Rental Income:

The Complex receives rental income from units which are reserved for people with low and moderate incomes. Rental income is recognized as the rents are earned. Rental payments received in advance are reported as deferred inflows of resources. All leases between the Complex and its tenants are operating leases. Contract rent increases are prohibited without the approval of the LHC Board of Directors. The Complex derives substantially all of its revenues from its rental activities in New Orleans, Louisiana.

Tenant Charges:

Tenant charges are recognized as earned and consist of charges to tenants for gate access cards, late fees, NSF fees, application fees, cleaning fees, pet fees, laundry income, cable television income, and vending income.

Advertising:

The Complex expenses advertising costs as they are incurred. Advertising expense for the year ended June 30, 2025, was \$24,509.

2. CASH AND CASH EQUIVALENTS:

At June 30, 2025, the Complex had cash and cash equivalents which were demand deposits at a local financial institution.

The deposit 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.

Pledged securities are held in the name of Louisiana Housing Corporation for Willowbrook Apartments, Mid City Apartments & Village de Jardin Apartments. 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. Collateral is sufficient to cover the cash balances of all aforementioned apartments.

At June 30, 2025, the Complex's demand deposits bank balances totaling \$1,699,187 were fully covered by FDIC insurance and pledged securities.

WILLOWBROOK APARTMENTS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

3. CAPITAL ASSETS:

Following is a summary of the changes in capital assets for the year ended June 30, 2025:

	Balance <u>July 01, 2024</u>	Additions	Disposals	Balance <u>June 30, 2025</u>
Furniture & fixtures	\$ 174,672	\$ -	\$ -	\$ 174,672
Buildings	33,403,098	-	-	33,403,098
Building improvements	<u>981,741</u>	<u>-</u>	<u>-</u>	<u>981,741</u>
	34,559,511	-	-	34,559,511
Accumulated depreciation	<u>(18,840,973)</u>	<u>(1,155,071)</u>	<u>-</u>	<u>(19,996,044)</u>
Capital assets, net	<u>\$ 15,718,538</u>	<u>\$ (1,155,071)</u>	<u>\$ -</u>	<u>\$ 14,563,467</u>

Depreciation expense for the year ended June 30, 2025, was \$1,155,071.

4. LEASES:

The Complex's lease agreements are with tenants and have varying start dates with all leases having one-year terms that converts to a month-to-month basis upon completion of lease term and prior to the signing of a new lease. The payment amounts are based on a market rent adjusted based on individual tenants' needs. The cost and carrying amount of the leased property is \$34,384,839 and \$14,563,467 respectively. Future minimum lease revenue as of June 30, 2025 is \$2,125,059 and is anticipated to be collected in accordance with lease agreements.

5. CONTRIBUTION FROM OWNER:

Contributions from owner consist of funding to meet the operating needs of the Complex in addition to the payment of expenses on behalf of the Complex. For the year ended June 30, 2025 the owner provided \$277,846 in funding for the payment of property insurance on behalf of the Complex.

6. MANAGEMENT FEES:

During the year ended June 30, 2019, the Complex entered into a management agreement with Rampart/Wurth Holding Inc. to conduct services in connection with the leasing, management and operation of the apartment complex. In exchange, the Complex shall pay Rampart a monthly management fee equal to the greater of 4.5% of gross receipts collected or \$12,240 per month (\$30 per month per unit). The term of the agreement was extended through June 30, 2025. For the year ended June 30, 2025, there was \$175,319 in management fees incurred.

WILLOWBROOK APARTMENTS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

7. CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS:

The Complex operates in a heavily regulated environment. Its activities are subject to oversight by the U.S. Department of Housing and Urban Development (HUD), the Louisiana Housing Corporation (LHC), and other federal, state, and local agencies. Changes in laws, regulations, or administrative directives including funding levels for affordable housing programs may materially affect operations, compliance obligations, and related costs. Such administrative directives, rules, and regulations are subject to change by an Act of Congress or an administrative change mandated by or passed through HUD. Such changes may occur with little notice of inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change. Future operations could be affected by changes in economic or other conditions in the geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

A significant portion of net position (\$14.6 million at June 30, 2025) is invested in capital assets. These assets are illiquid and not available for operating needs. Although the board has designated funds for insurance and capital replacement (\$1.3 million at June 30, 2025), future repair and replacement needs could exceed amounts set aside. The Complex relies primarily on rental revenues to fund operations, supplemented by owner contributions to cover certain costs such as insurance. Contribution levels may vary from year to year, and insurance or other costs may increase beyond anticipated levels. While occupancy has remained strong at approximately 92%, liquidity pressures could arise if collections decline or if regulatory constraints limit the ability to adjust rental rates.

8. UNRESTRICTED – BOARD DESIGNATED:

Although not required by an agreement or external sources, the board considered best practice to designate funds for insurance and capital replacement. The funds designated each year are \$350 per unit per year, or \$142,800 annually. The balance in the board designated net assets as of June 30, 2025, is \$1,286,673.

9. FIRE:

On May 26, 2024 a fire damaged four rental units in the complex. Two tenants were relocated & two cancelled their leases. During the year ended June 30, 2025, the Complex received insurance claim proceeds in the amount of \$428,477 and incurred costs totaling \$144,449 for repairs to the damaged units as of June 30, 2025.

10. SUBSEQUENT EVENTS:

Management has evaluated subsequent events through the date these financial statements were available to the issued, September 26, 2025.



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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 GOVERNMENTAL AUDITING STANDARDS

September 26, 2025

To the Board of Directors of
Louisiana Housing Corporation
Willowbrook Apartments
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 *Governmental Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Willowbrook Apartments, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Willowbrook Apartments' basic financial statements, and have issued our report thereon dated September 26, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Willowbrook Apartments' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Willowbrook Apartments' internal control. Accordingly, we do not express an opinion on the effectiveness of Willowbrook Apartments' internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Willowbrook Apartments' financial statements are free from material misstatements, 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 requires to be reported under *Governmental Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental 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, Sharpner, Hogan and Parker, LLP

Metairie, Louisiana

WILLOWBROOK APARTMENTS
SUMMARY SCHEDULE OF FINDINGS
FOR THE YEAR ENDED JUNE 30, 2025

SUMMARY OF AUDITOR'S RESULTS:

1. The opinion issued on the financial statements of Willowbrook Apartments for the year ended June 30, 2025 was unmodified.

2. Internal Control

Material weaknesses: None noted
Significant deficiencies: None noted

3. Compliance

None noted

4. No management letter was issued.

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

None Noted.

SUMMARY OF PRIOR YEAR FINDINGS:

None Noted.