FINANCIAL STATEMENTS

December 31, 2022 and 2021



Zielinski & Associates, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

FINANCIAL STATEMENTS

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## **Independent Auditor's Report**

Board of Directors Almost Home St. Louis, Missouri

We have audited the accompanying financial statements of Almost Home (a nonprofit organization), which comprise the Statements of Financial Position as of December 31, 2022 and 2021, and the related Statements of Activities, Functional Expenses, and Cash Flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Almost Home as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis of Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 Almost Home and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Almost Home's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## 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 will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- 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 audits 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 Almost Home'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 Almost Home'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 audits, significant audit findings, and certain internal control related matters that we identified during the audits.

May 10, 2023

# STATEMENTS OF FINANCIAL POSITION

## December 31, 2022 and 2021

	2022	2021
Assets		
Current Assets		
Cash and cash equivalents	\$ 1,228,912	\$ 950,644
Investments (Note C)	329,262	381,497
Accounts receivable (Note D)	281,606	303,154
Prepaid expenses	3,475	14,158
<b>Total Current Assets</b>	1,843,255	1,649,453
Noncurrent Assets		
Property, plants, and equipment, net (Note E)	780,276	792,656
Due from Almost Home Permanent Housing, L.P. (Note I)	383,332	351,899
Note receivable—Almost Home		
Permanent Housing, L.P. (Note I)	82,859	82,859
<b>Total Noncurrent Assets</b>	1,246,467	1,227,414
TOTAL ASSETS	\$ 3,089,722	\$ 2,876,867
Liabilities and Net Assets		
Liabilities		
Accounts payable	\$ 31,345	\$ 11,605
Accrued expenses	29,665	25,480
TOTAL LIABILITIES	61,010	37,085
Net assets		
Without donor restrictions	2,697,186	2,499,891
Board designated (Note J)	106,660	106,660
With donor restrictions (Note K)	224,866	233,231
TOTAL NET ASSETS	3,028,712	2,839,782
TOTAL LIABILITIES AND NET ASSETS	\$ 3,089,722	<u>\$ 2,876,867</u>

## STATEMENTS OF ACTIVITIES

For the years ended December 31, 2022 and 2021

	2022			2021			
	Without Donor Restrictions	With Donor Restrictions	<u> </u>	Without Donor Restrictions	With Donor Restrictions	Total	
Support and Revenue							
Grant income	\$ 309,973	\$ 22,500	\$ 332,473	\$ 322,643	\$ 22,036	\$ 344,679	
Fees for services	316,599	\$ 22,300	316,599	334,998	\$ 22,030	334,998	
Other development revenue	510,577	143,700	143,700	4,000	140,060	144,060	
Donations	282,434	143,700	282,434	169,655	140,000	169,655	
Special event revenue, net of expenses	120,733	_	120,733	153,002	_	153,002	
Interest	79	_	79	61	_	61	
Donations in-kind	107,668	_	107,668	91,667	_	91,667	
Other income	1,781	_	1,781	882	_	882	
Net assets released from restrictions	174,565	(174,565)	-0-	37,628	(37,628)	-0-	
The abbets foldased from restrictions	171,505	(171,505)			(37,020)		
TOTAL SUPPORT AND REVENUE	1,313,832	(8,365)	1,305,467	1,114,536	124,468	1,239,004	
Expenses							
Program services	765,100	-	765,100	804,781	-	804,781	
Management and general	149,828	-	149,828	102,239	-	102,239	
Fundraising	130,546		130,546	65,728	<del>_</del>	65,728	
TOTAL EXPENSES	1,045,474		1,045,474	972,748		972,748	
CHANGES IN NET ASSETS							
BEFORE OTHER CHANGES	268,358	(8,365)	259,993	141,788	124,468	266,256	
Other Changes							
Almost Home Permanent Housing investment activity	(69,161)	-	(69,161)	(63,889)	-	(63,889)	
(Loss) gain on sale of fixed assets	(1,209)		(1,209)	-	-	-0-	
Unrealized loss on investment	(693)	<u> </u>	(693)	(138)	<del></del>	(138)	
TOTAL OTHER CHANGES	(71,063)		(71,063)	(64,027)		(64,027)	
CHANGES IN NET ASSETS	197,295	(8,365)	188,930	77,761	124,468	202,229	
Net Assets, Beginning of Year	2,606,551	233,231	2,839,782	2,528,790	108,763	2,637,553	
NET ASSETS, END OF YEAR	\$ 2,803,846	<u>\$ 224,866</u>	\$ 3,028,712	<u>\$ 2,606,551</u>	<u>\$ 233,231</u>	\$ 2,839,782	

See notes to financial statements.

# STATEMENTS OF FUNCTIONAL EXPENSES

For the years ended December 31, 2022 and 2021

	2022			2021				
	Program Services	Management and General	Fundraising	<u>Total</u>	Prograi Service			<u>Total</u>
Interest expense	\$ 97	-	-	\$ 97	\$	521 \$ 11	2 \$ 112	\$ 745
Food	6,895	-	-	6,895	8	3,233		8,233
Facilities	49,271	-	-	49,271	33	3,811 2,27	9 1,900	37,990
Utilities	43,845	-	-	43,845	33	3,635 2,26	1,890	37,793
Software expenses	4,532	\$ 830	\$ 1,021	6,383	4	1,169 1,28	8 674	6,131
Miscellaneous	907	-	-	907		-		-0-
Memberships and subscriptions	300	-	-	300	1	1,190 25	5 255	1,700
Insurance	33,288	6,058	7,263	46,609	26	5,804 2,90	2,584	32,294
Operating expenses	3,465	12,398	2,370	18,233	26	5,323 1,13	2 849	28,304
Personnel costs	443,195	80,740	99,373	623,308	487	7,855 56,73	4 50,059	594,648
Donation in-kind	107,668	-	-	107,668	82	2,500 9,16	-	91,667
Transportation	3,108	-	30	3,138	2	2,725		2,725
Professional fees	6,604	42,135	11,052	59,791	32	2,605 23,82	7 6,270	62,702
Program expenses	20,049	-	-	20,049	11	1,053		11,053
Depreciation	41,876	7,667	9,437	58,980	53	3,357 2,27	1,135	56,763
TOTAL FUNCTIONAL EXPENSES	\$ 765,100	<u>\$ 149,828</u>	<u>\$ 130,546</u>	<u>\$ 1,045,474</u>	\$ 804	<u>4,781</u> <u>\$ 102,23</u>	9 \$ 65,728	<u>\$ 972,748</u>

See notes to financial statements.

# STATEMENTS OF CASH FLOWS

For the years ended December 31, 2022 and 2021

	2022		2021	
Cash Flows from Operating Activities				
Changes in net assets	\$	188,930	\$	202,229
Adjustments to reconcile changes in net assets to		,		Ź
net cash provided by operating activities:				
Depreciation		58,980		56,763
Unrealized gains on investments		693		138
Changes in:				
Accounts receivable		21,548		(87,139)
Due from Almost Home Permanent Housing, L.P.		(31,433)		(25,025)
Prepaid expenses		10,683		(11,547)
Accounts payable and other liabilities		23,925		(38,715)
NET CASH PROVIDED BY				
OPERATING ACTIVITIES		273,326		96,704
Cash Flows from Investing Activities				
Real estate investment activity, net		69,161		63,889
Investment activity, net		(17,619)		(33,566)
Property and equipment, net		(46,600)		(19,900)
NET CASH PROVIDED BY				
INVESTING ACTIVITIES		4,942		10,423
NET INCREASE IN CASH		278,268		107,127
Cash and Cash Equivalents, Beginning of Year		950,644	_	843,517
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$</u>	1,228,912	<u>\$</u>	950,644
Interest Paid	\$	97	\$	745

## NOTES TO FINANCIAL STATEMENTS

December 31, 2022 and 2021

## NOTE A—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

## **Organization**

Almost Home (the Organization), is a not-for-profit corporation organized under the law of the State of Missouri and is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Service Code. Almost Home is a transitional living experience for young women with children, coming from inadequate housing or other agencies, who want to develop personal and economic independence and stability. Almost Home commits to provide an environment of trust and respect where women may develop concrete skills which will enable them to achieve their individual goals. Prior to December 15, 2015, Almost Home was sponsored by the Franciscan Sisters of Mary. Effective December 15, 2015, Almost Home is exempt from federal income tax under Internal Revenue Code Section 501(c)(3) independent of the Franciscan Sisters of Mary.

#### **Basis of Presentation**

Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

Net assets without donor restrictions—net assets that are not subject to donor-imposed stipulations.

*Net assets with donor restrictions*—net assets subject to donor-imposed stipulations that can be used for specified purposes or time periods or must be maintained in perpetuity by the Organization.

### **Revenue Recognition**

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as support with donor restrictions and increase the respective class of net assets. Contributions received with donor restrictions that are met in the same reporting period are reported as unrestricted support and increased net assets without donor restrictions.

#### Cash and Cash Equivalents

Cash and cash equivalents consist of cash held in checking, savings, and money market accounts. At times, cash may be in excess of the FDIC limits.

#### **Investments**

Investments are reported at market value. Gains or losses on sales of investments are determined on a specific cost identification method. Unrealized gains and losses are determined based on year-end value fluctuations.

#### **Accounts Receivable**

The Organization considers accounts receivable to be fully collectible; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

## NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2022 and 2021

# NOTE A—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

## **Subsequent Events**

In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through May 10, 2023, the date the financial statements were available to be issued.

## Property, Plant, and Equipment

Property, plant, and equipment are stated at cost or fair market value at date of donation. All expenditures for property and equipment in excess of \$5,000 are capitalized. Major renewals and improvements are capitalized while replacements, maintenance, and repairs which do not improve or extend the lives of the assets are expensed currently. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives, on a straight-line basis as follows:

	<u>Years</u>
Buildings	20-40
Furniture and equipment	3-10
Land improvements	20
Automobiles	5

### **Use of Estimates**

In preparing the Organization's financial statements, in conformity with generally accepted accounting principles, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the 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.

### **Comparative Statements**

The financial statements for the prior period are presented for comparative purposes.

#### **Income Taxes**

The Organization is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code and from comparable state law whereby only unrelated business income when earned, as defined by Section 509(a)(1) of the Code, is subject to federal income tax. The Organization currently has no unrelated business income.

The Organization does not believe there are any material uncertain tax positions and, accordingly, they will not recognize any liability for them. For the year ended December 31, 2022, there were no penalties or interest recorded or included in the financial statements.

The Organization's Form 990, Return of Organization Exempt from Income Taxes for the years ended December 31, 2022, 2021, and 2020, are subject to examination by the IRS, generally three years after they were filed.

## NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2022 and 2021

## NOTE A—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

## **Functional Expenses**

The Organization allocates certain of its expenses on a functional basis among its various programs and support services. Expenses that can be identified with a specific program or support service are allocated directly to that function.

#### **Contributed Services**

Contributed services are reflected in the financial statements at the fair value of the services received. Contributed services are recognized if the services require specialized skills and would need to be purchased if not provided by donation. Contributed services of \$33,411 and \$41,451 were received during the years ended December 31, 2022 and 2021, respectively.

## NOTE B—LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following:

Cash and cash equivalents Investments (Level 1) Accounts receivable	\$	1,228,912 64,247 281,606
Less liabilities Less net assets with donor restrictions		(61,010) (224,866)
Financial Assets Available to Meet Cash Needs for General Expenditures Within One Year	<u>\$</u>	1,288,889

As part of management's liquidity plan, cash in excess of daily requirements is invested in money market funds. Almost Home has the ability to draw on a \$90,000 line of credit to assist with cash needs.

## NOTES TO FINANCIAL STATEMENTS (Continued)

## December 31, 2022 and 2021

## NOTE C—INVESTMENTS

The Organization adopted FASB Accounting Standards Codification (ASC) Topic 820. Topic 820 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Topic 820 also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value.

- Level 1—Quoted prices in active markets for identical assets or liabilities.
- Level 2—Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- Level 3—Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

The following table summarizes the levels in the fair value hierarchy of the Organization's investments at December 31, 2022 and 2021:

		2022	
	Level	1 Level 3	<u>Total</u>
Cash and cash equivalents Real estate (Note F)	\$ 64	-,247 - - <u>\$ 265,015</u>	\$ 64,247 265,015
	<u>\$ 64</u>	<u>\$,247</u> <u>\$ 265,015</u>	<u>\$ 329,262</u>
		2021	
	Level	1 Level 3	<u>Total</u>
Cash and cash equivalents Real estate (Note F)	\$ 47	- - <u>\$ 334,176</u>	
	<u>\$ 47</u>	<u>,321</u> <u>\$ 334,176</u>	<u>\$ 381,497</u>

The composition of the investment return included in the Statements of Activities is as follows for the year ended December 31, 2022 and 2021:

	2	2022	2021
Realized gain (loss) (Level 1)	\$	113 \$	(1,999)
Unrealized (loss) gain on investments (Level 1)		<u>(806</u> )	1,861
	<u>\$</u>	(693) \$	(138)

# NOTES TO FINANCIAL STATEMENTS (Continued)

## December 31, 2022 and 2021

## NOTE C—INVESTMENTS (Continued)

The following summarizes the changes in fair value of Almost Home Level 3 investments:

Balance at 01/01/2021	\$ 398,065
Net rental activity Interest income	(64,072) 183
Balance at 12/31/2021	334,176
Net rental activity Interest income	 (69,517) 356
	 (69,161)
Balance at 12/31/2022	\$ 265,015

## NOTE D—ACCOUNTS RECEIVABLE

As of December 31, accounts receivable consisted of:

	·	2022	 2021
St. Louis County	\$	120,532	\$ 131,682
United Way		143,700	140,060
American Family Insurance Dreams Foundation		-	10,000
Emerson Charitable Trust		-	10,000
Rodemeyer Christel, Inc.		9,093	-
City of St. Louis		4,159	-
CACFP		2,622	8,936
Other		1,500	 2,476
TOTAL	\$	281,606	\$ 303,154

## NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2022 and 2021

## NOTE E-PROPERTY, PLANT, AND EQUIPMENT

Property, plant, and equipment consisted of the following at December 31:

	2022	2021
Land	\$ 46,763	\$ 46,763
Buildings	1,839,857	1,801,684
Furniture and equipment	200,219	195,065
Land improvements	207,633	202,354
Automobiles	41,162	45,462
	2,335,634	2,291,328
Less: accumulated depreciation	(1,555,358	(1,498,672)
TOTAL	\$ 780,276	<u>\$ 792,656</u>

Depreciation expense was \$58,980 and \$56,763 for the years ended December 31, 2022 and 2021, respectively.

### NOTE F—INVESTMENT IN PARTNERSHIP

Almost Home is the General Partner of Almost Home Permanent Housing, L.P., which owns and operates an apartment building used as transitional housing for women. During the construction of the transitional housing, certain transactions occurred between the Partnership and Almost Home. The investment in the Partnership is accounted for using the cost method on the Statement of Financial Position of Almost Home.

### NOTE G—LINE OF CREDIT

On March 10, 2015, the Organization obtained a demand line of credit from U.S. Bank up to a maximum of \$90,000. The interest rate charged on any outstanding balance will be equal to the prime rate announced by the bank. There have been no draws on the line of credit to date.

## NOTES TO FINANCIAL STATEMENTS (Continued)

## December 31, 2022 and 2021

## NOTE H—LEASE PAYABLE

During the year ended December 31, 2016, the Organization entered into a capital lease agreement for an office copier. The equipment has a value of \$3,029 and as of December 31, 2022 it was fully depreciated.

During the year ended December 31, 2015, the Organization entered into a capital lease agreement for an office copier. The equipment has a value of \$5,440. As of December 31, 2022, the copier was fully depreciated.

There are no future minimum lease payments as of December 31, 2022 and 2021.

Interest paid on the leases was \$-0- and \$118, respectively, for the years ended December 31, 2022 and 2021.

## NOTE I—RELATED-PARTY TRANSACTIONS

Almost Home is the general partner (100%) in Almost Home Permanent Housing, L.P. Accounts receivable of \$383,332 and \$351,899 at December 31, 2022 and 2021, respectively, is due from Almost Home Permanent Housing, L.P. for operating expenses paid by Almost Home.

During the years ended December 31, 2022 and 2021, Almost Home paid \$31,432 and \$24,284, respectively, of operating expenses on behalf of the Partnership.

Note receivable consisted of a non-interest bearing loan made to Almost Home Permanent Housing, L.P. during constructions of the apartments. As of December 31, 2022 and 2021, the outstanding balances were \$82,859 each year.

### NOTE J—BOARD-DESIGNATED NET ASSETS

Board-designated net assets consisted of the following at December 31:

		2022	 2021	
Operations—special projects	<u>\$</u>	106,660	\$ 106,660	

## NOTE K—DONOR RESTRICTED NET ASSETS

Donor restricted net assets were available for the following purposes at December 31:

	_			2021	
Program Scholarships Alumni support	\$	181,506 22,554 20,806	\$	189,486 22,939 20,806	
TOTAL	<u>\$</u>	224,866	\$	233,231	

## NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2022 and 2021

## NOTE L—CONTINGENT LIABILITIES

Almost Home receives State, St. Louis County, and City of St. Louis grant funding for specific purposes that are subject to review and audit by the grantor or their representatives. These reviews and audits could lead to requests for reimbursements or to withholding of future funding for expenditures disallowed, or other noncompliance, with the terms of the grants and funding. Almost Home is not aware of any noncompliance with State, St. Louis County, and City of St. Louis provisions that might require Almost Home to provide reimbursements that would be significant to the Almost Home financial statements.

Almost Home (general partner) and Almost Home Development, L.L.C. (guarantor) have certain obligations for operating deficits and certain other costs in connection with Almost Home Permanent Housing, L.P. (Project). The Project was completed during 2004 and began operations in September 2004.

### NOTE M—CONCENTRATION OF SUPPORT RISK

The Organization receives support from various sources. For 2022 and 2021, 24 percent and 26 percent, respectively, of the Organization's support was from a single source.

## NOTE N—RECLASSIFICATION

As of December 31, 2022, certain balances have been reclassified for comparative purposes.