FINANCIAL STATEMENTS

December 31, 2021 and 2020



Zielinski & Associates, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

FINANCIAL STATEMENTS

December 31, 2021 and 2020

FINANCIAL STATEMENTS

December 31, 2021 and 2020

Table of Contents

Independent Auditor's Report	Page	1
Statements of Financial Position		3
Statements of Activities		4
Statements of Functional Expenses		5
Statements of Cash Flows		6
Notes to Financial Statements		7



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, 2021 and 2020, 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, 2021 and 2020, 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.

Zielinski & associates

April 28, 2022

STATEMENTS OF FINANCIAL POSITION

December 31, 2021 and 2020

	2021	2020
Assets		
Current Assets		
Cash and cash equivalents	\$ 950,644	\$ 843,517
Investments (Note C)	381,497	411,958
Accounts receivable (Note D)	303,154	216,015
Property, plant, and equipment, net (Note E)	792,656	829,519
Prepaid expenses	14,158	2,611
Total Current Assets	2,442,109	2,303,620
Noncurrent Assets		
Due from Almost Home Permanent Housing, L.P. (Note I)	351,899	326,874
Note receivable—Almost Home Permanent Housing, L.P. (Note I)	82,859	82,859
remainent flousing, E.r. (Note 1)	<u> </u>	
Total Noncurrent Assets	434,758	409,733
TOTAL ASSETS	\$ 2,876,867	\$ 2,713,353
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued expenses	\$ 11,605	\$ 21,243
Accrued expenses	25,480	54,204
Lease payable (Note H)		353
TOTAL LIABILITIES	37,085	75,800
Net assets		
Without donor restrictions	2,640,491	2,422,130
Board designated (Note J)	106,660	106,660
With donor restrictions (Note K)	92,631	108,763
TOTAL NET ASSETS	2,839,782	2,637,553
TOTAL LIABILITIES AND NET ASSETS	\$ 2,876,867	\$ 2,713,353

STATEMENTS OF ACTIVITIES

For the years ended December 31, 2021 and 2020

	2021					2020					
	Without Donor Restrictions		With Donor Restrictions		Total		Without Donor estrictions	With Donor Restrictions	Total		
Support and Revenue											
Grant income	\$	322,643	\$ 22,036	\$	344,679	\$	358,735	\$ 114,285	\$ 473,020		
Fees for services	*	334,998	,	4	334,998	~	286,916	-	286,916		
Other development revenue		144,060	-		144,060		136,533	_	136,533		
Donations		169,655	-		169,655		108,595	-	108,595		
Special event revenue, net of expenses		143,629	-		143,629		96,908	-	96,908		
Interest		61	-		61		168	-	168		
Donations in-kind		91,667	-		91,667		91,850	-	91,850		
Other income		10,255	-		10,255		-	-	-0-		
Net assets released from restrictions		38,168	(38,168))	<u>-0</u> -		114,405	(114,405)			
TOTAL SUPPORT AND REVENUE		1,255,136	(16,132))	1,239,004		1,194,110	(120)	1,193,990		
Expenses											
Program services		804,781	-		804,781		818,216	-	818,216		
Management and general		102,239	-		102,239		119,403	_	119,403		
Fundraising		65,728			65,728		68,325		68,325		
TOTAL EXPENSES		972,748			972,748		1,005,944		1,005,944		
CHANGES IN NET ASSETS											
BEFORE OTHER CHANGES		282,388	(16,132))	266,256		188,166	(120)	188,046		
Other Changes											
Almost Home Permanent Housing investment activity		(63,889)	-		(63,889)		(80,222)	-	(80,222)		
Unrealized (loss) gain on investment		(138)	_		(138)		1,525		1,525		
TOTAL OTHER CHANGES		(64,027)			(64,027)		(78,697)	_	(78,697)		
CHANGES IN NET ASSETS		218,361	(16,132))	202,229		109,469	(120)	109,349		
Net Assets, Beginning of Year		2,528,790	108,763		2,637,553		2,419,321	108,883	2,528,204		
NET ASSETS, END OF YEAR	\$	2,747,151	<u>\$ 92,631</u>	\$	2,839,782	\$	2,528,790	<u>\$ 108,763</u>	<u>\$ 2,637,553</u>		

See notes to financial statements.

STATEMENTS OF FUNCTIONAL EXPENSES

For the years ended December 31, 2021 and 2020

	2021					2020									
		Program Services		nagement General		ndraising	 Total		Program Services		anagement d General	<u>Fund</u>	raising		Total
Interest expense	\$	521	\$	112	\$	112	\$ 745	\$	623	\$	134	\$	134	\$	891
Food		8,233		-		-	8,233		11,528		-		-		11,528
Facilities		33,811		2,279		1,900	37,990		26,981		1,819		1,516		30,316
Utilities		33,635		2,268		1,890	37,793		35,823		2,415		2,013		40,251
Software expenses		4,169		1,288		674	6,131		3,333		1,029		539		4,901
Miscellaneous		-		· -		-	-0-		525		75		25		625
Memberships and subscriptions		1,190		255		255	1,700		457		98		98		653
Insurance		26,804		2,906		2,584	32,294		42,019		4,556		4,050		50,625
Operating expenses		26,323		1,132		849	28,304		32,551		1,400		1,050		35,001
Personnel costs		487,855		56,734		50,059	594,648		451,953		52,558		46,375		550,886
Donation in-kind		82,500		9,167		_	91,667		82,666		9,185		-		91,851
Transportation		2,725		-		-	2,725		3,324		-		-		3,324
Taxes and licenses		-		-		-	-0-		-		516		-		516
Professional fees		32,605		23,827		6,270	62,702		59,420		43,422		11,427		114,269
Program expenses		11,053		-		_	11,053		15,399		-		-		15,399
Depreciation		53,357		2,271		1,135	 56,763		51,614		2,196		1,098		54,908
TOTAL FUNCTIONAL EXPENSES	<u>\$</u>	804,781	\$	102,239	\$	65,728	\$ 972,748	\$	818,216	<u>\$</u>	119,403	\$	68,325	\$	1,005,944

See notes to financial statements.

STATEMENTS OF CASH FLOWS

For the years ended December 31, 2021 and 2020

	2021			2020		
Cash Flows from Operating Activities						
Changes in net assets	\$	202,229	\$	109,349		
Adjustments to reconcile changes in net assets to		ĺ				
net cash provided by operating activities:						
Depreciation		56,763		54,908		
Unrealized loss (gain) on investments		138		(1,525)		
Changes in:				() ,		
Accounts receivable		(87,139)		17,732		
Due from Almost Home Permanent Housing, L.P.		(25,025)		(56,791)		
Prepaid expenses		(11,547)		(2,396)		
Accounts payable and other liabilities		(38,715)		48,054		
NET CASH PROVIDED BY						
OPERATING ACTIVITIES		96,704		169,331		
Cash Flows from Investing Activities						
Real estate investment activity, net		63,889		80,222		
Investment activity, net		(33,566)		(6,435)		
Property and equipment, net		(19,900)		(14,200)		
NET CASH PROVIDED BY						
INVESTING ACTIVITIES		10,423		59,587		
NET INCREASE IN CASH		107,127		228,918		
Cash and Cash Equivalents, Beginning of Year		843,517	_	614,599		
CASH AND CASH EQUIVALENTS, END OF YEAR	\$	950,644	\$	843,517		
Interest Paid	<u>\$</u>	745	\$	890		

NOTES TO FINANCIAL STATEMENTS

December 31, 2021 and 2020

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, 2021 and 2020

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 April 28, 2022, 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:

	Years
D 111	20.40
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, 2021, 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, 2021, 2020, and 2019, are subject to examination by the IRS, generally three years after they were filed.

NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2021 and 2020

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 \$41,451 and \$67,036 were received during the years ended December 31, 2021 and 2020, 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	\$ 950,644
Investments (Level 1)	47,319
Accounts receivable	303,154
Line of credit	90,000
Less liabilities	(37,085)
Less net assets with donor restrictions	 (92,631)
Financial Assets Available to Meet Cash Needs	
for General Expenditures Within One Year	\$ 1,261,401

As part of management's liquidity plan, cash in excess of daily requirements is invested in money market funds.

NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2021 and 2020

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, 2021 and 2020:

				2021		
	_	Level 1	_	Level 3		Total
Cash and cash equivalents	\$	47,321		-	\$	47,321
Income stock		-		_		-0-
Real estate (Note F)		<u>-</u>	\$	334,176		334,176
	<u>\$</u>	47,321	\$	334,176	<u>\$</u>	381,497
				2020		
	_	Level 1		Level 3		Total
Cash and cash equivalents	\$	5,780		-	\$	5,780
Income stock		8,113		-		8,113
Real estate (Note F)			\$	398,065		398,065
	<u>\$</u>	13,893	\$	398,065	\$	411,958

The composition of the investment return included in the Statements of Activities is as follows for the year ended December 31, 2021 and 2020:

		2021	2020
Realized loss (Level 1)	\$	(1,999)	-
Unrealized gain on investments (Level 1)		1,861 \$	1,525
	<u>\$</u>	(138) \$	1,525
			10 of 14

NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2021 and 2020

NOTE C—INVESTMENTS (Continued)

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

Balance at 01/01/2020	\$	478,287
Net rental activity Interest income		(80,727) 505
Balance at 12/31/2020		398,065
Net rental activity Loss on investments		(63,889) (138)
		(64,027)
Balance at 12/31/2021	<u>\$</u>	334,176

NOTE D—ACCOUNTS RECEIVABLE

As of December 31, accounts receivable consisted of:

	 2021		
St. Louis County	\$ 131,682	\$	78,505
United Way	140,060		136,533
American Family Insurance Dreams Foundation	10,000		-
Emerson Charitable Trust	10,000		-
CACFP	8,936		515
Other	 2,476		462
TOTAL	\$ 303,154	\$	216,015

NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2021 and 2020

NOTE E-PROPERTY, PLANT, AND EQUIPMENT

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

		2021		2020
Land	\$	46,763	\$	46,763
Buildings		1,801,684		1,781,784
Furniture and equipment		195,065		195,065
Land improvements		202,354		202,354
Automobiles		45,462		45,462
		2,291,328		2,271,428
Less: accumulated depreciation		(1,498,672)	_	(1,441,909)
TOTAL	<u>\$</u>	792,656	\$	829,519

Depreciation expense was \$56,763 and \$54,908 for the years ended December 31, 2021 and 2020, respectively.

NOTE F—INVESTMENT IN PARTNERSHIP

Almost Home is the General Partner of Almost Home Permanent Housing, L.P. (the Partnership), 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 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, 2021 and 2020

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, 2021 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, 2020, the copier was fully depreciated.

The future minimum lease payments as of December 31, 2021 and 2020 were \$-0- and \$353, respectively.

Interest paid on the leases was \$118 and \$357, respectively, for the years ended December 31, 2021 and 2020.

NOTE I—RELATED-PARTY TRANSACTIONS

Almost Home is the general partner (100%) in Almost Home Permanent Housing, L.P. Accounts receivable of \$351,899 and \$326,874 at December 31, 2021 and 2020, respectively, is due from Almost Home Permanent Housing, L.P. for operating expenses paid by Almost Home.

During the years ended December 31, 2021 and 2020, Almost Home paid \$24,284 and \$56,791, 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, 2021 and 2020, 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:

		2021		2020	
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		2020	
Program	\$	48,886	\$	54,210	
Scholarships		22,939		25,714	
Alumni support		20,806		22,806	
GED classes		<u> </u>		6,033	
TOTAL	<u>\$</u>	92,631	\$	108,763	

NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2021 and 2020

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 2021 and 2020, 26 percent and 24 percent, respectively, of the Organization's support was from a single source.

NOTE N—PAYCHECK PROTECTION PROGRAM

As a result of a global pandemic due to the Coronavirus, the Organization applied and received a Paycheck Protection Program loan on April 16, 2020 to help pay the salaries of its employees. The loan totaled \$89,980 and the loan was forgiven on November 30, 2020 as the conditions were met. The Organization has included the funds in the Statements of Activities under the description Unrestricted Grant Income.

In March 2021, the Organization applied for and received a second Paycheck Protection Program loan. The loan totaled \$86,250 and was forgiven in November 2021 as the conditions were met. The Organization has included the funds in the Statements of Activities under the description Unrestricted Grant Income.

NOTE O—COVID-19 GLOBAL PANDEMIC

The COVID-19 pandemic in the United States has caused business disruption through mandated and voluntary closing of businesses and has drastically affected the financial markets. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration of the closings and the continued effect on the markets. Therefore, the Organization expects this matter to impact its future revenues. The related financial impact and duration cannot be reasonably estimated at this time.

NOTE P—RECLASSIFICATION

As of December 31, 2020, certain balances have been reclassified for comparative purposes.