

CHARLOTTE RESCUE MISSION

Consolidated Financial Statements for the
Years Ended June 30, 2023 and 2022 and
Independent Auditors' Report



GreerWalker



GreerWalker

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of the Charlotte Rescue Mission:

Opinion

We have audited the consolidated financial statements of the Charlotte Rescue Mission (the "Organization"), which comprise the consolidated statements of financial position as of June 30, 2023 and 2022, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Organization as of June 30, 2023 and 2022, and the results of its operations and cash flows for the years then ended in accordance with generally accepted accounting principles in the United States of America ("GAAP").

Basis for Opinion

We conducted our audits in accordance with generally accepted auditing standards in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the Organization 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 Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with GAAP; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our 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 GAAS 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 consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 consolidated 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 Organization'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization'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.

GreenWalker LLP

Certified Public Accountants
December 18, 2023
Charlotte, NC

CHARLOTTE RESCUE MISSION

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION JUNE 30, 2023 AND 2022

<u>ASSETS</u>	<u>2023</u>	<u>2022</u>
CURRENT ASSETS:		
Cash	\$ 7,455,330	\$ 13,248,494
Pledges receivable, net	2,574,039	2,608,621
Inventory	112,257	129,268
Prepaid expenses and other	860,773	285,661
Current portion of beneficial interest in trust	25,000	25,000
Total current assets	<u>11,027,399</u>	<u>16,297,044</u>
PROPERTY AND EQUIPMENT, NET	<u>28,329,280</u>	<u>12,151,549</u>
OTHER ASSETS:		
Pledges receivable, net	2,113,716	4,080,500
Endowment	2,862,867	1,984,743
Operating lease right-of-use assets, net	1,643,994	-
Beneficial interest in trust	29,922	54,922
Other	314,003	37,622
Total other assets	<u>6,964,502</u>	<u>6,157,787</u>
TOTAL	<u>\$ 46,321,181</u>	<u>\$ 34,606,380</u>
<u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES:		
Accounts payable	\$ 120,015	\$ 222,830
Operating lease liabilities, current portion	133,021	-
Accrued salaries and other expenses	365,680	508,398
Total current liabilities	<u>618,716</u>	<u>731,228</u>
LONG-TERM LIABILITIES:		
Operating lease liabilities, net of current portion	1,514,393	-
Grant payable	1,000,000	1,000,000
Total long-term liabilities	<u>2,514,393</u>	<u>1,000,000</u>
NET ASSETS:		
Without donor restrictions:		
Undesignated, available for general use	35,726,481	16,031,991
Designated for endowment funds	287,600	262,600
Total without donor restrictions	<u>36,014,081</u>	<u>16,294,591</u>
With donor restrictions	<u>7,173,991</u>	<u>16,580,561</u>
Total net assets	<u>43,188,072</u>	<u>32,875,152</u>
TOTAL	<u>\$ 46,321,181</u>	<u>\$ 34,606,380</u>

See notes to consolidated financial statements.

CHARLOTTE RESCUE MISSION

CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	Year Ended June 30, 2023			Year Ended June 30, 2022				
	Program Services	General and Administrative	Fundraising	Total	Program Services	General and Administrative	Fundraising	Total
Salaries	\$ 4,646,184	\$ 213,943	\$ 618,770	\$ 5,478,897	\$ 4,190,244	\$ 415,906	\$ 434,424	\$ 5,040,574
Food	1,080,609	-	371	1,080,980	783,374	-	-	783,374
Occupancy	1,071,246	6,175	1,422	1,078,843	464,187	-	-	464,187
Benefits	756,547	125,217	99,778	981,542	802,008	175,901	120,399	1,098,308
Promotional (direct mail)	115	-	919,166	919,281	45,170	-	540,419	585,589
Depreciation	724,906	19,021	4,724	748,651	739,905	20,125	6,575	766,605
Contracted services	398,210	147,757	166,761	712,728	361,859	149,365	136,562	647,786
Payroll taxes	306,778	53,828	40,069	400,675	272,977	45,900	41,847	360,724
Supplies and maintenance	134,061	7,244	2,021	143,326	205,893	9,285	1,725	216,903
Insurance	123,985	2,085	1,989	128,059	74,679	3,524	2,797	81,000
Bank charges	45,389	3,947	57,545	106,881	41,931	41,858	3,124	86,913
Communications	76,940	7,069	7,981	91,990	64,306	7,658	7,881	79,845
Dues and education	31,957	14,512	1,005	47,474	22,782	14,561	7,102	44,445
Advertising	25,138	-	15,005	40,143	7,279	907	21,330	29,516
Auto and travel	37,645	895	60	38,600	53,968	1,177	569	55,714
Postage	1,179	2,850	30,611	34,640	508	4,416	18,773	23,697
Student expenses	378,466	-	-	378,466	216,597	-	-	216,597
Pledge allowance adjustments (recoveries)	-	-	(456,765)	(456,765)	-	-	-	-
Miscellaneous	652,174	29,023	20,741	701,938	848,970	9,355	13,462	871,787
Total expenses	\$ 10,491,529	\$ 633,566	\$ 1,531,254	\$ 12,656,349	\$ 9,196,637	\$ 899,938	\$ 2,005,438	\$ 12,102,013

See notes to consolidated financial statements.

CHARLOTTE RESCUE MISSION

CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	\$ 10,312,920	\$ 14,585,708
Adjustments to reconcile change in net assets to net cash from operating activities:		
Change in allowance for bad debt and present value of pledges receivable	(456,765)	598,449
Depreciation	748,651	766,605
Amortization of right-of-use assets	80,277	-
(Gain) loss on disposal of assets	540	(3,650)
Unrealized (gain) loss	(98,600)	245,130
Changes in operating assets and liabilities:		
Pledges receivable	2,458,131	(5,674,284)
Inventory	17,011	(14,518)
Prepaid expenses and other	(851,493)	(78,852)
Accounts payable	(102,815)	76,887
Operating lease liabilities	(76,857)	-
Accrued salaries and other expenses	(142,718)	264,343
Net cash provided by operating activities	<u>11,888,282</u>	<u>10,765,818</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of property and equipment	(16,926,922)	(3,392,820)
Purchases of investment securities	(779,524)	(587,314)
Receipt of funds from beneficial interest in trust	25,000	25,000
Net cash applied to investing activities	<u>(17,681,446)</u>	<u>(3,955,134)</u>
NET CHANGE IN CASH	(5,793,164)	6,810,684
CASH, BEGINNING OF YEAR	<u>13,248,494</u>	<u>6,437,810</u>
CASH, END OF YEAR	<u>\$ 7,455,330</u>	<u>\$ 13,248,494</u>

See notes to consolidated financial statements.

CHARLOTTE RESCUE MISSION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

1. SUMMARY OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

Operations - Charlotte Rescue Mission ("CRM") is a North Carolina not-for-profit corporation that was formed in 1938. The ministry of the CRM is to provide an intensive Christian residential chemical dependence recovery and rehabilitation program for homeless men and women or those about to become homeless utilizing the principles of Alcoholics Anonymous. The primary programs of CRM and its supporting organizations (collectively, the "Organization") are as follows:

Rebound - the Organization provides a 120-day residential recovery program for men at their 154-bed facility located on West First Street.

Dove's Nest - the Organization provides a 120-day residential program for women and children at their 120-bed facility located on West Boulevard.

Holiday Meals - the Organization provides hot nourishing meals at Easter, Thanksgiving, and Christmas to the community to include not only the homeless but also families, children and senior citizens.

Community Matters Café - the Organization, through Charlotte Rescue Mission Social Enterprise, operates a coffee shop and restaurant that teaches life skills to residents who have completed the primary program of Rebound or Dove's Nest.

Principles of Consolidation - The consolidated financial statements include the accounts of CRM, and its supporting organizations Charlotte Rescue Mission Social Enterprise (the "Café") and Charlotte Rescue Mission Endowment (the "Endowment"). Effective June 6, 2023, the Organization dissolved the Endowment, and the Endowment's investments were transferred to CRM. All significant intercompany balances and transactions are eliminated in consolidation.

Financial Statement Presentation - The net assets of the Organization and changes therein are classified and reported as follows:

Net assets without donor restrictions - Net assets that are not restricted by donors or for which donor-imposed restrictions have expired.

Net assets with donor restrictions - Net assets that contain donor-imposed time or purpose restrictions that have not currently been met or restrictions stipulating that the amounts be maintained by the Organization in perpetuity.

Use of Accounting Estimates - The preparation of consolidated financial statements in conformity with generally accepted accounting principles in the United States of America ("GAAP") requires management to make estimates and assumptions that affect the reported amounts of certain assets and liabilities and disclosures. Accordingly, the actual amounts could differ from those estimates. Any adjustments applied to estimated amounts are recognized in the year in which such adjustments are determined.

Adoption of New Accounting Standard - In February 2016, the Financial Accounting Standards Board issued Accounting Standards Update ("ASU") No. 2016-02, Leases. The ASU and all subsequently issued clarifying ASUs (collectively, "ASC 842") replaced most existing lease guidance in GAAP. The ASU also required expanded disclosures relating to the nature, amount, timing and uncertainty of leases and cash flows arising from leases.

The Organization adopted the new standard effective July 1, 2022, using the modified retrospective method. Results for reporting periods beginning after July 1, 2022, are presented under ASC 842 while prior period amounts continue to be reported in accordance with previous guidance. The adoption of ASC 842 resulted in the recording of additional assets and liabilities related to the Organization's operating leases of \$1,501,764 on July 1, 2022. The adoption of the new standard did not materially impact the change in net assets or cash flows. Additionally, the cumulative effect of the initial application of ASC 842 did not result in a material adjustment to net assets on July 1, 2022.

The Organization elected the "package of practical expedients" under the transition guidance within ASC 842 in which the Organization does not reassess the historical lease classification for existing leases, whether any existing contracts at transition are or contain leases, or the initial direct costs for any existing leases.

Cash - The Organization maintains cash deposits with financial institutions that, at times, may exceed federally insured limits.

Pledges Receivable - Pledges receivable are recognized when a donor makes a promise that is, in substance, unconditional to give cash or property to the Organization. When a restriction is satisfied, net assets with donor restrictions are reclassified to net assets without donor restrictions. Promises to give are recorded at the present value of future cash flows using interest rates of approximately 2% and are substantially all due in the next five years. Amortization of the discount is included in contribution revenue. The Organization also maintains an allowance for uncollectible pledges. Conditional promises to give, if any, are not included as support until the conditions are substantially met.

Contributions - The Organization may receive contributions of cash or other assets which it reports as net assets with donor restrictions if such contributions are received with donor restrictions that limit the use of the donated assets. When a donor restriction is satisfied, net assets with donor restrictions are reclassified to net assets without donor restrictions. Donor restricted contributions whose restrictions are met in the same reporting period are reported as net assets with donor restrictions and as net assets released from restrictions. Contributions of assets other than cash are recorded at their estimated fair value.

Inventory - Inventory consists of purchased and donated food and program supplies. Purchased inventory is stated at the lower of cost or net realizable value. Cost is determined using the average cost method. Donated food inventory is stated at the wholesale value of \$1.79 and \$1.70 per pound as of June 30, 2023 and 2022, respectively. Donated program supplies inventory is stated at estimated fair value. Inventory cost is expensed when goods are distributed. Management periodically evaluates the net realizable value of all inventories to ensure that any unusable inventory is expensed.

Property and Equipment - Property and equipment are recorded at cost if purchased. Donations of property are recorded at their estimated fair value on the date of receipt. Such donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets of \$1,000 or more and with useful lives greater than one year are capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets.

Leases - The Organization assesses whether an arrangement is a lease, or contains a lease, upon inception of the contract. This assessment is based on: (1) whether the contract explicitly or implicitly involves the use of a distinct asset, (2) whether the Organization obtains substantially all of the economic benefits from the use of that underlying asset during the term of the contract, and (3) whether the Organization has the right to direct the use of the asset. The Organization also considers whether its service arrangements include the right to control the use of an asset.

The Organization recognizes most leases on its consolidated statement of financial position as a right-of-use (“ROU”) asset representing the right to use an underlying asset and lease liability representing the obligation to make lease payments over the lease term, measured on a discounted basis. Leases are classified as either finance leases or operating leases based on certain criteria. Classification of the lease affects the pattern of expense recognition in the consolidated statement of activities. All current leases are classified and accounted for as operating leases. Lease expense for operating leases, consisting of lease payments, is recognized on a straight-line basis over the lease term and is included in program services in the consolidated statement of activities.

The Organization made an accounting policy election, available under ASC 842, to not recognize ROU assets and lease liabilities for leases with a term of 12 months or less. For all other leases, ROU assets and lease liabilities are measured based on the present value of future lease payments over the lease term at the commencement date of the lease or July 1, 2022, for existing leases upon the adoption of ASC 842. The ROU assets also include any initial direct costs incurred and lease payments made on or before the commencement date and are reduced by any lease incentives. To determine the present value of lease payments, the Organization uses the rate implicit in the lease. For leases where the implicit rate is not readily determinable, the Organization made an accounting policy election available to non-public companies to utilize a risk-free borrowing rate, which is aligned with the lease term at the lease commencement date or remaining term for leases existing upon the adoption of ASC 842.

Some of the Organization’s leases include one or more options to renew, generally at the Organization’s sole discretion. In addition, certain leases contain termination options, where the rights to terminate are held by either the Organization, the lessor or both parties. These options to extend or terminate a lease are included in the lease terms and future lease payments when it is reasonably certain that the Organization will exercise that option.

The Organization has made an accounting policy election to account for lease and non-lease components in its contracts as a single lease component for all of its asset classes. The non-lease components typically represent additional services transferred to the Organization which are variable and recorded in variable lease expense in the period incurred.

Revenue Recognition - The Organization primarily generates contract revenue from food and beverage sales at the Cafe. The performance obligations are considered to be the food and beverages provided to customers. The transaction price in these contracts is primarily fixed in nature. The Organization satisfies its performance obligations at a point in time when the food and beverages are delivered to the customer.

The Organization’s standard terms and conditions require payment upon purchase, as such, the Organization does not typically have contract assets or liabilities.

Fair Value Measurement - GAAP provides the framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

The inputs used for valuing the Organization’s assets and liabilities are summarized in the three broad levels listed below:

- Level 1 - quoted prices in active markets for identical assets
- Level 2 - other significant observable inputs either directly or indirectly (including quoted prices for similar securities, interest rates, yield curves, credit risk, etc.)
- Level 3 - significant unobservable inputs

The asset or liability’s fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement.

The inputs or methodology used for valuing the Organization’s assets and liabilities are not necessarily an indication of the risk associated with those assets and liabilities.

Advertising - The Organization's policy is to expense the cost of advertising as it is incurred. Total advertising costs were \$40,143 and \$29,516 for the years ended June 30, 2023 and 2022, respectively.

Income Taxes - CRM, the Café, and the Endowment are tax-exempt under Section 501(c)(3) of the Internal Revenue Code and, therefore, no provision for income taxes has been made in the accompanying consolidated financial statements.

The Organization records liabilities for income tax positions taken or expected to be taken when those positions are deemed uncertain to be upheld in an examination by taxing authorities. No liabilities for uncertain income tax positions were recorded as of June 30, 2023 and 2022.

Donated Equipment and Facility Services - Gifts of property and equipment are reported as net assets without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Absent explicit donor stipulations with regard to the amount of time the long-lived assets must be maintained, the Organization releases the net assets related to donated or acquired long-lived assets once they are placed in service. Donated facility services are recognized for those services that improve or enhance property and equipment or for services that require specialized skills, provided by individuals possessing those skills, and would typically need to be purchased if not provided by the donor. Donated equipment and facility services are recorded at fair value at the date of the gift. The Organization received donations of equipment and facilities services in the amount of \$168,581 and \$106,516 for the years ended June 30, 2023 and 2022, respectively, which is recorded as support on the accompanying consolidated financial statements.

Donated Food, Clothing and Supplies - The Organization receives and distributes large amounts of clothing and other goods directly to those in need. The Organization also receives donations of food and supplies which are used in its operations. Donated food, clothing and supplies are recorded at fair value at the date of the gift. These goods are recorded as support in the accompanying consolidated financial statements in the amount of \$690,193 and \$558,868 for the years ended June 30, 2023 and 2022, respectively.

Donated Professional Services - Many individuals volunteer their time and perform a variety of tasks that assist the Organization with program services, management and general, and fundraising efforts. The value of this contributed time does not meet the criteria for recognition of donated services and, accordingly, is not reflected as support in the accompanying consolidated financial statements. Donated professional services are only recognized for services that require specialized skills, provided by individuals possessing those skills, and would typically need to be purchased if not provided by the donation. These services are recorded as support in the accompanying consolidated financial statements in the amount of \$182,787 and \$33,134 for the years ended June 30, 2023 and 2022, respectively.

Functional Expense Classification - The Organization's functional expense classification and allocation policy is based on a review of the current organizational structure, and the identification, reclassification and allocation of certain employee, facility, and departmental expenses, which serve multiple functional areas.

Subsequent Events - In preparing its consolidated financial statements, the Organization has evaluated subsequent events through December 18, 2023, which is the date the consolidated financial statements were available to be issued.

2. LIQUIDITY AND AVAILABILITY

The table below represents financial assets available for general expenditures within one year as of June 30, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Financial assets at year-end:		
Cash	\$ 7,455,330	\$ 13,248,494
Endowment	2,862,867	1,984,743
Pledges receivable, net	4,687,755	6,689,121
Beneficial interest in trust	<u>54,922</u>	<u>79,922</u>
Total financial assets	<u>15,060,874</u>	<u>22,002,280</u>
Less amounts not available to be used for general expenditures within one year:		
Restricted by donors with purpose restrictions	4,637,328	14,773,442
Restricted by donors in perpetuity	2,481,741	1,170,389
Designated by the Board of Directors for endowment fund	287,600	262,600
Beneficial interest in trust to be received in greater than one year	<u>29,922</u>	<u>54,922</u>
Financial assets not available to be used within one year	<u>7,436,591</u>	<u>16,261,353</u>
Financial assets available to meet general expenditures within one year	<u>\$ 7,624,283</u>	<u>\$ 5,740,927</u>

The Organization is substantially supported by contributions received without donor restrictions; however, a portion of its support is also received as contributions received with donor restrictions. Because a donor's restriction requires resources to be used in a particular manner or in a future period, the Organization must maintain sufficient resources to meet those responsibilities to its donors. Thus, financial assets may not be available for general expenditure within one year. As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In order to accomplish this, the Organization invests cash in excess of daily requirements in investments funds that are able to be drawn on for general expenditures.

3. PLEDGES RECEIVABLE

Pledges outstanding consisted of the following as of June 30, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Due in less than one year	\$ 2,574,039	\$ 3,361,690
Due in 1 to 5 years	<u>2,510,020</u>	<u>4,180,500</u>
Subtotal	5,084,059	7,542,190
Less discount to net present value	(101,681)	(100,000)
Less allowance for uncollectible pledges	<u>(294,623)</u>	<u>(753,069)</u>
Pledges receivable, net	4,687,755	6,689,121
Less current portion, net	<u>(2,574,039)</u>	<u>(2,608,621)</u>
Long-term, net	<u>\$ 2,113,716</u>	<u>\$ 4,080,500</u>

As of June 30, 2023, pledges from two donors represented approximately 28% of the outstanding gross pledges receivable. As of June 30, 2022, pledges from two donors represented approximately 35% of the outstanding gross pledges receivable.

4. BENEFICIAL INTEREST IN TRUST

During 2015, the estate of an unrelated third party bequeathed a portion of its funds to the Organization. The estate was liquidated and is now being held in trust and administered by the Foundation for the Carolinas. Distributions from the trust will be made to the Organization in annual increments of \$25,000 until the funds are depleted.

The following table sets forth a summary of changes in the beneficial interest in trust for the years ended June 30, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Balance, beginning of year	\$ 79,922	\$ 104,922
Receipts	<u>(25,000)</u>	<u>(25,000)</u>
Balance, end of year	54,922	79,922
Current portion	<u>(25,000)</u>	<u>(25,000)</u>
Long-term	<u>\$ 29,922</u>	<u>\$ 54,922</u>

5. INVESTMENTS

The Organization invests certain restricted contributions and board designated amounts with a national broker. The investments are primarily comprised of cash, money market funds, and readily marketable debt and equity securities. As of June 30, 2023 and 2022, the Organization's investments are classified as Level 1 investments based upon the three levels of fair value measurement as defined in Note 1.

6. ENDOWMENT FUNDS

Interpretation of Relevant Law

The Board of Directors of the Organization has interpreted the Uniform Prudent Management of Institutional Funds Act ("UPMIFA") as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not held in perpetuity is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the Organization and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the Organization
- The investment policies of the Organization

The Organization's endowment was established for the purpose of supporting the operations of Charlotte Rescue Mission. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Directors to function as endowments.

The following represents the endowment net asset compositions by type of fund as of June 30, 2023, and the changes in the endowment net assets each year:

Endowment Net Asset Composition by Type of Fund

	<u>Without donor Restrictions</u>	<u>With donor Restrictions</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$ 2,445,242	\$ 2,445,242
Endowment funds available for general use	130,025	-	130,025
Board-designated endowment funds	<u>287,600</u>	<u>-</u>	<u>287,600</u>
Total funds	<u>\$ 417,625</u>	<u>\$ 2,445,242</u>	<u>\$ 2,862,867</u>

Changes in Endowment Net Assets

	<u>Without donor Restrictions</u>	<u>With donor Restrictions</u>	<u>Total</u>
Endowment net assets, beginning of year	\$ 294,025	\$ 1,690,718	\$ 1,984,743
Contributions/additions	25,000	754,524	779,524
Investment income	<u>98,600</u>	<u>-</u>	<u>98,600</u>
Endowment net assets, end of year	<u>\$ 417,625</u>	<u>\$ 2,445,242</u>	<u>\$ 2,862,867</u>

The following represents the endowment net asset compositions by type of fund as of June 30, 2022, and the changes in the endowment net assets each year:

Endowment Net Asset Composition by Type of Fund

	<u>Without donor Restrictions</u>	<u>With donor Restrictions</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$ 1,690,718	\$ 1,690,718
Endowment funds available for general use	31,425	-	31,425
Board-designated endowment funds	<u>262,600</u>	<u>-</u>	<u>262,600</u>
Total funds	<u>\$ 294,025</u>	<u>\$ 1,690,718</u>	<u>\$ 1,984,743</u>

Changes in Endowment Net Assets

	<u>Without donor Restrictions</u>	<u>With donor Restrictions</u>	<u>Total</u>
Endowment net assets, beginning of year	\$ 514,155	\$ 1,128,404	\$ 1,642,559
Contributions/additions	25,000	562,314	587,314
Investment loss	<u>(245,130)</u>	<u>-</u>	<u>(245,130)</u>
Endowment net assets, end of year	<u>\$ 294,025</u>	<u>\$ 1,690,718</u>	<u>\$ 1,984,743</u>

Investment Objectives and Risk Characteristics

The Organization has a Finance Committee (the "Committee") that oversees the endowment investments. The Organization is committed to invest its endowment funds in socially responsible investments that are sensitive to the environment and operate with good social and corporate governance. The Organization allocates endowment funds to any of multiple investment pools depending on the risk characteristics and investment objectives of those responsible for implementation of the investment strategy, as approved by the Committee. In determining pool allocation, the Committee and Staff consider risk characteristics such as volatility, liquidity, and time horizons. Given the Organization's emphasis on prudent stewardship, pool allocation is significantly weighted toward preservation of capital.

Strategies Employed for Achieving Objectives

To achieve its objectives, the assets will be invested in money market funds and certificates of deposit, fixed income investments, and equity and commodity investments. Real assets also are expected to provide the added benefit of inflation protection. Fixed income and diversifying strategies will be used to lower short-term volatility and provide stability.

Spending Policy

The Board of Directors will use their discretion in allocating spendable amounts from the endowment investments that will be used for the general operations of the Organization.

7. PROPERTY AND EQUIPMENT

Property and equipment consisted of the following as of June 30, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Land	\$ 325,100	\$ 325,100
Land improvements	1,098,871	1,094,839
Buildings	10,058,012	10,058,012
Furniture and equipment	2,211,317	2,108,762
Vehicles	272,184	272,184
Computer equipment	727,948	709,329
Construction in process	<u>20,080,337</u>	<u>3,279,895</u>
Subtotal	34,773,769	17,848,121
Less accumulated depreciation	<u>(6,444,489)</u>	<u>(5,696,572)</u>
Total, net	<u>\$ 28,329,280</u>	<u>\$ 12,151,549</u>

8. LINE OF CREDIT

The Organization has an unsecured revolving line of credit agreement with a bank for an amount up to \$500,000. Payments of interest on any outstanding borrowings are due monthly with an interest rate of Prime plus 0.25% (8.50% as of June 30, 2023). There were no outstanding borrowings on the line of credit as of June 30, 2023 and 2022. The line of credit expires in May 2024.

9. GRANT PAYABLE

During year ended June 30, 2013, the Organization was the recipient of a \$1,000,000 grant from the Federal Home Loan Affordable Housing Program to offset costs associated with the Dove's Nest construction project. Among other non-financial covenants, the grant requires the Organization to utilize the Dove's Nest facility for a minimum of 15 years. If the facility is sold before a period of 15 years, the Organization is required to repay the grant in full. As of June 30, 2023 and 2022, the Organization has a liability recorded in the amount of \$1,000,000 associated with the grant. Upon satisfaction of all required grant conditions, the Organization will recognize the cash proceeds associated with the grant as revenue.

10. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions available for future periods or purposes consisted of the following as of June 30, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Purpose restrictions:		
General projects	\$ 4,180,573	\$ 14,176,279
Other	<u>456,755</u>	<u>597,143</u>
Total	<u>4,637,328</u>	<u>14,773,422</u>
Time restrictions:		
Beneficial interest in trust	<u>54,922</u>	<u>79,922</u>
Held in perpetuity	<u>2,481,741</u>	<u>1,727,217</u>
Total net assets with donor restrictions	<u>\$ 7,173,991</u>	<u>\$ 16,580,561</u>

Net assets are released from donor restrictions by satisfaction of time and/or purpose. Restrictions released during the years ended June 30, 2023 and 2022 consisted of the following:

	<u>2023</u>	<u>2022</u>
Program expenses	\$ 22,008,453	\$ 6,027,400
Beneficial interest in trust	<u>25,000</u>	<u>25,000</u>
Total assets released from time and/or purpose restrictions	<u>\$ 22,033,453</u>	<u>\$ 6,052,400</u>

11. LEASES

The Organization leases certain apartments and equipment from unrelated third parties under agreements classified as operating leases for terms ranging from 2 to 20 years. The Organization's operating leases generally do not contain any material restrictive covenants or residual value guarantees.

The components of lease expense are as follows for the year ended June 30, 2023:

Operating lease expense	\$ 140,114
Short-term lease expense	<u>284,292</u>
Total lease expense	<u>\$ 424,406</u>

Total rent expense for operating leases was approximately \$32,000 for the year ended June 30, 2022.

Supplemental cash flow information related to leases for the year ended June 30, 2023, are as follows:

Cash paid for amounts included in measurement of lease liabilities:

Operating lease expense	\$ 129,925
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ROU assets obtained in exchange for new lease obligations:

Operating leases	\$ 1,724,271
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Supplemental consolidated statement of financial position information related to leases for the year ended June 30, 2023, are as follows:

Operating leases:

Operating lease ROU asset, apartments	\$ 1,538,013
Operating lease ROU asset, equipment	<u>105,981</u>
Total operating lease ROU assets	<u>\$ 1,643,994</u>
Current operating lease liabilities, apartments	\$ 108,932
Current operating lease liabilities, equipment	<u>24,089</u>
Total current operating lease liabilities	<u>\$ 133,021</u>
Long-term operating lease liabilities, apartments	\$ 1,432,501
Long-term operating lease liabilities, equipment	<u>81,892</u>
Total long-term operating lease liabilities	<u>\$ 1,514,393</u>

Weighted-average remaining lease term:

Operating leases	15.88 years
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Weighted-average discount rate:

Operating leases	3.39%
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Future undiscounted cash flows for each of the next five years and thereafter and a reconciliation to the lease liabilities recognized on the consolidated statement of financial position as of June 30, 2023, are as follows:

	<u>Operating</u>
Year ending June 30:	
2024	\$ 186,233
2025	177,233
2026	132,933
2027	134,333
2028	111,639
Thereafter	<u>1,388,943</u>
Total undiscounted cash flows	2,131,314
Less present value discount	<u>(483,900)</u>
Total lease liabilities	<u>\$ 1,647,414</u>

Future minimum lease payments under the operating leases as of June 30, 2022, were approximately as follows:

For the year ending June 30:	
2023	\$ 30,000
2024	18,000
2025	<u>3,000</u>
Total	<u>\$ 51,000</u>

12. EMPLOYEE RETIREMENT PLAN

The Organization maintains a qualified 403(b) retirement plan (the "Plan") in which all eligible employees may participate. The Plan allows for the Organization to make discretionary contributions on behalf of all participants. Employees become 100% vested immediately upon their effective date of participation. During each of the years ended June 30, 2023 and 2022, the Organization made matching contributions equal to 100% of the first 5% of each participant's pre-tax deferral contribution. Expenses for the years ended June 30, 2023 and 2022 were approximately \$130,000 and \$145,000, respectively.

13. SUBSEQUENT EVENT

In July 2023, the Organization entered into a construction loan agreement with a bank. The loan allows for borrowings of up to \$10,000,000 and bears interest at 30-day Ameribor plus 2.50%.
