

Rebuilding Together of Greater Charlotte, Inc.

Financial Statements

Year Ended June 30, 2025

Rebuilding Together of Greater Charlotte, Inc.

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Rebuilding Together of Greater Charlotte, Inc.
Charlotte, North Carolina

Opinion

We have audited the accompanying financial statements of Rebuilding Together of Greater Charlotte, Inc. (the "Organization" - a nonprofit organization), which comprise the statement of financial position as of June 30, 2025, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Rebuilding Together of Greater Charlotte, Inc. as of June 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinion

We conducted our audit 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 Rebuilding Together of Greater Charlotte, Inc. 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.

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 Rebuilding Together of Greater Charlotte, Inc.'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 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 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 based on the financial statements.

Rebuilding Together of Greater Charlotte, Inc.
Charlotte, North Carolina

In performing an audit in accordance with generally accepted 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 purposes of expressing an opinion on the effectiveness of Rebuilding Together of Greater Charlotte, Inc.'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 Rebuilding Together of Greater Charlotte, Inc.'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.

Report on Summarized Comparative Information

We have previously audited the Organization's 2024 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated November 6, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Foard & Company, P.A.

November 11, 2025

Rebuilding Together of Greater Charlotte, Inc.
Statement of Financial Position
June 30, 2025, with prior year comparative totals

	Year Ended June 30,	
	2025	2024
<u>ASSETS</u>		
Current Assets:		
Cash and cash equivalents	\$ 963,413	\$ 393,674
Receivables:		
Unconditional promises to give	468,989	736,304
Sales tax	4,528	7,694
Prepaid expenses	14,946	12,045
<i>Total Current Assets</i>	<i>1,451,876</i>	<i>1,149,717</i>
Long Term Assets:		
Unconditional promises to give, net current portion	50,000	-
Property and equipment, net	93,347	71,151
Operating right of use asset	169,758	235,211
Security deposit	5,850	5,850
<i>Total Long Term Assets</i>	<i>318,955</i>	<i>312,212</i>
<i>TOTAL ASSETS</i>	<i>\$ 1,770,831</i>	<i>\$ 1,461,929</i>
<u>LIABILITIES AND NET ASSETS</u>		
Current Liabilities:		
Accrued expense	\$ 102,477	\$ 29,935
Accrued payroll	18,370	10,886
Line of credit	-	45,500
Operating lease liability	72,266	66,583
<i>Total Current Liabilities</i>	<i>193,113</i>	<i>152,904</i>
Long Term Liabilities:		
Operating lease liability, net current portion	112,761	185,028
<i>Total Long Term Liabilities</i>	<i>112,761</i>	<i>185,028</i>
Net Assets:		
Without Donor Restrictions:		
Designated	301,557	400,000
Undesignated	83,023	302,237
<i>Total Without Donor Restrictions</i>	<i>384,580</i>	<i>702,237</i>
With donor restrictions	1,080,377	421,760
<i>Total Net Assets</i>	<i>1,464,957</i>	<i>1,123,997</i>
<i>TOTAL LIABILITIES AND NET ASSETS</i>	<i>\$ 1,770,831</i>	<i>\$ 1,461,929</i>

Rebuilding Together of Greater Charlotte, Inc.**Statement of Activities****Year Ended June 30, 2025, with prior year comparative totals**

	Year Ended June 30, 2025			Prior Year Comparative Totals
	Without Donor Restrictions	With Donor Restrictions	TOTALS	
<u>SUPPORT AND REVENUE</u>				
Grants and contributions	\$ 341,011	\$ 1,014,860	\$ 1,355,871	\$ 1,322,998
Government grants	671,531	290,000	961,531	715,663
In-kind contributions	6,679	-	6,679	88,293
Special events (net of \$21,951 direct benefit)	137,097	-	137,097	90,618
Other income	9,507	-	9,507	16,336
Interest income	8,495	-	8,495	7,088
Loss of fixed asset disposal	-	-	-	(6,505)
Net assets released from restriction:				
By purpose	512,493	(512,493)	-	-
By time	133,750	(133,750)	-	-
<i>Total Support and Revenue</i>	<i>1,820,563</i>	<i>658,617</i>	<i>2,479,180</i>	<i>2,234,491</i>
<u>EXPENSES</u>				
Program services	1,590,694	-	1,590,694	1,129,485
Management and general	371,715	-	371,715	380,411
Fundraising	175,811	-	175,811	115,256
<i>Total Expenses</i>	<i>2,138,220</i>	<i>-</i>	<i>2,138,220</i>	<i>1,625,152</i>
CHANGE IN NET ASSETS	<i>(317,657)</i>	<i>658,617</i>	<i>340,960</i>	<i>609,339</i>
NET ASSETS, BEGINNING	<i>702,237</i>	<i>421,760</i>	<i>1,123,997</i>	<i>514,658</i>
NET ASSETS, ENDING	<i>\$ 384,580</i>	<i>\$ 1,080,377</i>	<i>\$ 1,464,957</i>	<i>\$ 1,123,997</i>

Rebuilding Together of Greater Charlotte, Inc.

Statement of Functional Expenses

Year Ended June 30, 2025, with prior year comparative totals

	Year Ended June 30, 2025				Prior Year Comparative Totals
	Program Services	Management and General	Fundraising	TOTALS	
<u>PERSONNEL</u>					
Salaries	\$ 490,010	\$ 206,260	\$ 119,244	\$ 815,514	\$ 597,659
Payroll taxes	35,023	13,263	10,163	58,449	39,937
Benefits	75,647	26,188	19,553	121,388	93,005
<i>Total</i>	<i>600,680</i>	<i>245,711</i>	<i>148,960</i>	<i>995,351</i>	<i>730,601</i>
<u>OTHER EXPENSES</u>					
Project expenses	776,264	2,063	415	778,742	595,439
Administrative	28,497	11,597	6,205	46,299	32,146
Insurance	32,967	25,980	3,587	62,534	50,837
Occupancy	93,255	15,859	11,470	120,584	118,057
Dues and subscriptions	14,820	3,174	2,666	20,660	15,618
Depreciation	30,892	-	-	30,892	25,680
Development	10,511	98	1,772	12,381	3,933
Professional services	-	30,004	-	30,004	33,356
Travel	930	4,486	-	5,416	12,085
Marketing	334	17,098	-	17,432	3,821
Events	320	13,102	21,951	35,373	25,506
Website	-	276	-	276	296
Bank fees	1,224	2,267	736	4,227	3,283
<i>Total</i>	<i>990,014</i>	<i>126,004</i>	<i>48,802</i>	<i>1,164,820</i>	<i>920,057</i>
<i>TOTAL EXPENSES</i>	<i>1,590,694</i>	<i>371,715</i>	<i>197,762</i>	<i>2,160,171</i>	<i>1,650,658</i>
Less - Special Event Costs					
Deducted from Revenue	-	-	21,951	21,951	25,506
<i>NET EXPENSES</i>	<i>\$ 1,590,694</i>	<i>\$ 371,715</i>	<i>\$ 175,811</i>	<i>\$ 2,138,220</i>	<i>\$ 1,625,152</i>

Rebuilding Together of Greater Charlotte, Inc.
Statement of Cash Flows
Year Ended June 30, 2025, with prior year comparative totals

	Year Ended June 30,	
	2025	2024
<u>OPERATING ACTIVITIES</u>		
Change in net assets	\$ 340,960	\$ 609,339
Adjustments to reconcile change in net assets to net cash flows from operating activities:		
Depreciation expense	30,892	25,680
Loss on disposal of property and equipment	-	6,505
(Increase) decrease in operating assets:		
Unconditional promises to give receivable	217,315	(603,770)
Sales tax receivable	3,166	1,401
Prepaid expenses	(2,901)	2,663
Operating right of use asset	65,453	62,970
Increase (decrease) in operating liabilities:		
Accrued expenses	72,542	(18,078)
Accrued payroll	7,484	(8,291)
Operating lease liability	(66,584)	(61,191)
<i>Cash Flows from Operating Activities</i>	<i>668,327</i>	<i>17,228</i>
<u>INVESTING ACTIVITIES</u>		
Purchase of fixed assets	(53,088)	-
<i>Cash Flows from Investing Activities</i>	<i>(53,088)</i>	<i>-</i>
<u>FINANCING ACTIVITIES</u>		
Repayment of line of credit	(45,500)	-
Proceeds from line of credit	-	45,500
<i>Cash Flows from Financing Activities</i>	<i>(45,500)</i>	<i>45,500</i>
<i>NET CHANGE IN CASH AND CASH EQUIVALENTS</i>	<i>569,739</i>	<i>62,728</i>
<i>CASH AND CASH EQUIVALENTS, BEGINNING</i>	<i>393,674</i>	<i>330,946</i>
<i>CASH AND CASH EQUIVALENTS, ENDING</i>	<i>\$ 963,413</i>	<i>\$ 393,674</i>

Rebuilding Together of Greater Charlotte, Inc.

Notes to Financial Statements

Year Ended June 30, 2025

NOTE 1 – NATURE OF OPERATIONS

Organization

Rebuilding Together of Greater Charlotte, Inc. (the “Organization”) is a North Carolina not-for-profit organization whose mission is repairing homes, revitalizing communities, and rebuilding lives in the areas in and surrounding Charlotte, North Carolina. The Organization mobilizes community volunteers and contractors to provide repairs that make homes safer and healthier for our neighbors in need. The vision is safe homes and communities for everyone.

Funding sources

The Organization is supported primarily through contributions, government grants and special events.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets without donor restrictions can be both undesignated and designated in nature. Undesignated net assets without donor restrictions are those currently available for use in day-to-day operations and those resources invested in property and equipment. From time to time, the Board of Directors may designate certain amounts to be utilized or invested to meet specific objectives. Such amounts, if any, are reflected as designated net assets without donor restrictions in the accompanying statement of financial position.

Net Assets With Donor Restrictions – These net assets consist of amounts that are subject to donor-imposed stipulations that may or will be met, either by actions of the Organization or the passage of time, and net assets that are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. At June 30, 2025, the Organization had no funds to be maintained in perpetuity.

Revenue recognition

Contributions, including unconditional promises to give, are recognized as revenue in the period received. Conditional promises to give are not recognized until they become unconditional, that is when the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair value. Contributions of cash and other assets are considered to be available for undesignated use unless specifically restricted by the donor. Amounts received that are restricted for future periods or are restricted by the donor for specific purposes are reported as net assets with donor restrictions. When a donor restriction expires (that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Rebuilding Together of Greater Charlotte, Inc.

Notes to Financial Statements

Year Ended June 30, 2025

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, cash in banks, and money market funds.

Property and equipment

Property is recorded at cost if purchased or fair value if donated, subject to a \$5,000 capitalization policy. Costs that improve or extend the useful lives of assets are capitalized. Amounts paid for maintenance and repairs are expensed as incurred. Depreciation expense is recorded using the straight-line method of depreciation over the estimated useful lives of the assets, which is five years for vehicles and seven years for furniture and equipment.

Security deposit

Security deposit represents amounts paid on the Organization's office lease required in the lease agreement. These amounts may be returned to the Organization at the end of the lease agreement and are shown as long-term asset until that time.

Leases

The Organization determines if an arrangement is or contains a lease at inception. Leases are included in the operating right of use (ROU) assets and operating lease liabilities in the statement of financial position. ROU assets and lease liabilities reflect the present value of the future minimum lease payments over the lease term. Leases are classified as either financing or operating, with classifications affecting the pattern of expense recognition in the statement of activities. Operating lease expense is recognized on a straight-line basis over the lease term. The Organization does not report ROU assets and lease liabilities for its leases with a term of 12 months or less; rather they are reported as a lease expense on a straight-line basis over the lease term.

Donated goods and services

Donated services are reported as contributions when the services (a) create or enhance nonfinancial assets or (b) would be purchased if they had not been provided by contribution, require specialized skills, and are provided by individuals possessing those skills. Donated goods and services, if significant, are included in support at fair value. During the year, the Organization recorded \$3,374 of donated services and \$3,305 of donated goods.

Donated goods included construction tools and supplies and gift cards. The value was determined by the fair market value of the goods at the time of donations. Donated services consisted of home inspections. These were valued at the fair market value at the time of donation by the vendors providing the services.

No in-kind contributions were restricted. The Organization does not sell donated gifts and only uses services and goods for its program or supporting service activities.

In addition, the Organization receives substantial amounts of donated services from unpaid volunteers in carrying out its program activities. No amounts have been reflected in the financial statements for these services since they generally do not meet the criteria for recognition.

Rebuilding Together of Greater Charlotte, Inc.

Notes to Financial Statements

Year Ended June 30, 2025

Functional allocation of expenses

Expenses that are inherently program, management and general, or fundraising, are charged directly to those functions. Personnel expenses are allocated based on an estimate of time and effort. Occupancy costs are allocated based on the estimated square footage utilized by that function. All other expenses are allocated to program services, management and general, and fundraising based on management's estimates of time spent.

Federal income tax status

The Organization has been recognized as a nonprofit organization and is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code with respect to its exempt function income. The Organization is also classified as other than a private foundation as defined by Section 509(a) of the Internal Revenue Code.

Use of estimates

The preparation of the financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of support, revenues and expenses during the reporting period. Actual results could differ from those estimates.

Prior-year comparative totals

The financial statements include certain prior-year summarized information in total but not by net asset class or functional expense category. Such information does not include sufficient detail to constitute a presentation in conformity with U.S. GAAP. Accordingly, such information should be read in conjunction with the Organization's 2024 financial statements, from which the summarized information was derived. Certain prior year amounts have been reclassified to conform to the current year's presentation.

NOTE 3 – UNCONDITIONAL PROMISES TO GIVE

As of June 30, 2025, the Organization had receivables totaling \$518,989. Management has determined that no allowance for doubtful accounts is necessary based on an evaluation of the unconditional promises to give, historical experience, and current and anticipated economic conditions. The Organization has outstanding promises to give will be collected over multiple years, however, the Organization has determined no discount rate is required due to the discount's immateriality to the financial statements. Outstanding promises to give are expected to be collected in the years ended June 30:

2026	\$	468,989
2027		<u>50,000</u>
TOTAL	\$	<u>518,989</u>

Rebuilding Together of Greater Charlotte, Inc.

Notes to Financial Statements

Year Ended June 30, 2025

NOTE 4 – PROPERTY AND EQUIPMENT

Property and equipment which are used by the Organization in its operations consist of the following at June 30, 2025:

Vehicles	\$ 168,898
Furniture and fixtures	<u>12,587</u>
Total	181,485
Less – accumulated depreciation	<u>88,138</u>
TOTAL	<u>\$ 93,347</u>

Depreciation expense totaled \$30,892 for the year ended June 30, 2025.

NOTE 5 – LEASES

The Organization leases office space from an unrelated party under a non-cancellable operating lease. This lease contains no significant restrictions. In addition, the Organization did not identify any contracts entered during the year meeting the lease criteria, nor did it have any finance leases during the year. The operating ROU assets represent the Organization's right to use underlying assets for the lease term, and the operating lease liability represents the Organization's obligation to make lease payments arising from the leases. The ROU assets and lease liabilities were calculated based on the present value of future lease payments over the lease terms. The Organization has made an accounting election to use a risk-free rate in lieu of its incremental borrowing rate to discount future lease payments. The discount rate represents the weighted average risk-free discount rate using a period comparable to the individual lease term. The weighted average discount rate to calculate lease liabilities as of June 30, 2025, was 3.90%.

For the year ended June 30, 2025, the total operating lease cost was \$75,225. As of June 30, 2025, the operating lease ROU asset balance was \$169,758, and the operating lease liability was \$185,027. The remaining lease term was approximately 2.5 years.

Lease liabilities mature during the years ending June 30:

2026	\$ 78,210
2027	81,345
2028	<u>34,775</u>
Total lease payments	194,330
Less - present value discount	<u>9,303</u>
Present value of lease liability	<u>\$ 185,027</u>

Rebuilding Together of Greater Charlotte, Inc.

Notes to Financial Statements

Year Ended June 30, 2025

NOTE 6 – LINE OF CREDIT

The Organization has an open line of credit up to \$400,000 as of June 30, 2025. The line of credit has an interest rate of 5.00% on outstanding balances. Payments of interest on the outstanding line of credit balance are due monthly with any remaining balance due upon completion of each construction project. The line of credit extends through April 24, 2026. The Organization made \$45,500 in principal and approximately \$1,200 in interest payments on outstanding balances during the year. The line of credit had no outstanding balance at June 30, 2025.

NOTE 7 – NET ASSETS

Designated:

Net assets with board designations at June 30, 2025, are available for the following purposes:

Designated:

Home Repairs	\$ 290,000
Transportation	<u>11,557</u>
TOTAL	<u>\$ 301,557</u>

With donor restrictions:

Net assets with donor restrictions at June 30, 2025, are available for the following purposes:

Restricted for purpose:

Urgent Repair Program	\$ 169,210
Staff Organizational Capacity and Training	160,000
Safe at Home	150,000
Home Repairs	135,000
Apprenticeship Program	80,000
Emergency Repair Contingency	60,000
Event Sponsorships	50,000
Staffing	37,600
Iredell County Repair and Renovations	37,000
Davidson Repair and Renovations	30,000
Gift Cards	14,057
Hurricane Relief Western North Carolina	<u>1,260</u>
Total purpose restrictions	<u>924,127</u>
Time restricted:	
Leon Levine	100,000
United Way	<u>56,250</u>
Total time restrictions	<u>156,250</u>
TOTAL	<u>\$ 1,080,377</u>

Rebuilding Together of Greater Charlotte, Inc.

Notes to Financial Statements

Year Ended June 30, 2025

Restricted net assets are comprised of \$156,250 in outstanding unconditional promises to give which will be received in the next fiscal year, and \$924,127 of cash and cash equivalents still unspent at year end.

NOTE 8 – CONCENTRATIONS OF RISK

Geographic area

The Organization operates in a small geographic area and is, therefore, sensitive to changes in the local economy.

Cash and cash equivalents

Cash and cash equivalents held in bank accounts is insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). The Organization holds cash in excess of the insured limits covered by the FDIC; however, the Organization believes it is not exposed to any significant credit risk related to these accounts.

Support

During the year ended June 30, 2025, the Organization's top five donors provided 55% of the Organization's total support. This concentration of revenue represents a significant risk that operations could be impacted should funding from these donors be reduced or discontinued. These donors also comprised 20% of the unconditional promises to give balance at June 30, 2025.

NOTE 9 – RELATED PARTY TRANSACTIONS

The Organization is an affiliate of Rebuilding Together. Under the Affiliate Partnership Agreement, the Organization is required to contribute an established percentage of its annual monetary income each year to the national organization as dues for the affiliation. The Organization paid the national organization \$19,043 in affiliate dues and \$2,500 in technology fees during the year ended June 30, 2025.

NOTE 10 – LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The Organization has \$1,436,930 of financial assets available within one year of the statement of financial position date to meet cash needs for general expenditure consisting of cash and cash equivalents of \$963,413 and receivables of \$473,517. Of the financial assets available, \$924,127 are subject to donor restrictions that they be utilized for a specific purpose. The Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In addition, as part of its liquidity management, the Organization invests cash in excess of daily requirements in short-term investments, primarily money market funds. As referenced in Note 6, the organization also holds a line of credit up to \$400,000 which can be drawn on when needed by the Organization.

Rebuilding Together of Greater Charlotte, Inc.**Notes to Financial Statements****Year Ended June 30, 2025**

NOTE 11 – RETIREMENT PLAN

The Organization provides retirement benefits under a 401(k) plan. Under this plan, the Organization matches employee contributions one-for-one with a maximum contribution of three percent of an employee's annual salary. Employees become eligible to participate in this plan from the first full month after their start date; however, funds are not fully vested until one year of employment. The Organization's retirement expense for the year ended June 30, 2025, was \$25,837.

NOTE 12 – SUBSEQUENT EVENTS

The Organization has evaluated subsequent events from the date of the statement of financial position through the date of the independent auditors' report, which is the date the financial statements were available to be issued. During this period, no material recognizable subsequent events were identified.