

Trinity Haven, Inc.

Financial Statements
Together with Independent Auditor's Report

For the Years Ended December 31, 2024 and 2023



Trinity Haven, Inc.

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Trinity Haven, Inc.
Indianapolis, Indiana

Opinion

We have audited the accompanying financial statements of Trinity Haven, Inc., (Trinity Haven), which comprise the statements of financial position as of December 31, 2024 and 2023, and the related statements of activities and changes in net assets, cash flows, and functional expenses 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 Trinity Haven as of December 31, 2024 and 2023, and the statements of activities and changes in net assets, cash flows, and functional expenses for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for 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 Trinity Haven 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 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 Trinity Haven'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 based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

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 purpose of expressing an opinion on the effectiveness of Trinity Haven'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 Trinity Haven'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.



Donovan CPAs
Indianapolis, Indiana

March 28, 2025

Trinity Haven, Inc.
Statements of Financial Position
December 31, 2024 and 2023

	2024	2023
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 444,637	\$ 413,693
Accounts receivable	35,159	36,114
Certificate of deposit	274,294	261,911
Prepaid expenses	24,652	13,956
Total current assets	<u>778,742</u>	<u>725,674</u>
Fixed Assets		
Land	34,100	34,100
Building and improvements	667,670	659,618
Furnishings and office equipment	96,628	56,345
Vehicle	39,361	44,361
Total fixed assets	<u>837,759</u>	<u>794,424</u>
Accumulated depreciation	<u>(167,232)</u>	<u>(128,114)</u>
Net fixed assets	<u>670,527</u>	<u>666,310</u>
Long-term assets		
Investments	<u>739,898</u>	<u>677,426</u>
Total long-term assets	<u>739,898</u>	<u>677,426</u>
Total Assets	<u><u>\$ 2,189,167</u></u>	<u><u>\$ 2,069,410</u></u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Statements of Financial Position (continued)
December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable	\$ 5,261	\$ 172
Accrued payroll-related expenses	20,819	13,306
Security deposits	2,000	450
Note payable - current portion	6,407	6,281
Deferred revenue	2,448	3,335
Total current liabilities	<u>36,935</u>	<u>23,544</u>
 Long-Term Liabilities		
Note payable, net of current portion	<u>186,244</u>	<u>192,591</u>
Total long-term liabilities	<u>186,244</u>	<u>192,591</u>
 Total Liabilities	<u>223,179</u>	<u>216,135</u>
 Net Assets		
Net assets without donor restrictions	1,739,737	1,589,816
Net assets with donor restrictions	<u>226,251</u>	<u>263,459</u>
Total Net Assets	<u>1,965,988</u>	<u>1,853,275</u>
 Total Liabilities and Net Assets	<u><u>\$ 2,189,167</u></u>	<u><u>\$ 2,069,410</u></u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Statement of Activities and Changes in Net Assets
For the Year Ended December 31, 2024

	Without Donor Restrictions	With Donor Restriction	2024 Total
Operating Revenues			
Contributions	\$ 306,947	\$ 33,527	\$ 340,474
Special events, net of expense (\$39,835)	97,505	-	97,505
Grants	61,621	222,260	283,881
Government grants	-	134,264	134,264
Interest	25,055	-	25,055
In-kind	55,316	-	55,316
Other	-	-	-
Net assets released from restrictions	427,259	(427,259)	-
Total operating revenue	<u>973,703</u>	<u>(37,208)</u>	<u>936,495</u>
Operating Expenses			
Program services	626,629	-	626,629
Management and general	133,366	-	133,366
Fundraising	124,176	-	124,176
Total operating expenses	<u>884,171</u>	<u>-</u>	<u>884,171</u>
Nonoperating Income (Expenses)			
Net gains (losses) on investments	62,472	-	62,472
Gain (loss) on disposal of asset	(2,083)	-	(2,083)
Total nonoperating income (expenses)	<u>60,389</u>	<u>-</u>	<u>60,389</u>
Change In Net Assets	149,921	(37,208)	112,713
Net Assets, Beginning of Year	<u>1,589,816</u>	<u>263,459</u>	<u>1,853,275</u>
Net Assets, End of Year	<u>\$ 1,739,737</u>	<u>\$ 226,251</u>	<u>\$ 1,965,988</u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Statement of Activities and Changes in Net Assets (Continued)
For the Year Ended December 31, 2023

	Without Donor Restrictions	With Donor Restriction	2023 Total
Operating Revenues			
Contributions	\$ 330,646	\$ 210	\$ 330,856
Special events, net of expense (\$38,686)	90,093	-	90,093
Grants	93,679	288,072	381,751
Government grants	-	150,344	150,344
Interest	28,690	-	28,690
In-kind	43,760	-	43,760
Other	1,433	-	1,433
Net assets released from restrictions	300,317	(300,317)	-
Total operating revenue	<u>888,618</u>	<u>138,309</u>	<u>1,026,927</u>
Operating Expenses			
Program services	503,253	-	503,253
Management and general	111,039	-	111,039
Fundraising	183,976	-	183,976
Total operating expenses	<u>798,268</u>	<u>-</u>	<u>798,268</u>
Nonoperating Income (Expenses)			
Net gains (losses) on investments	57,426	-	57,426
Gain (loss) on disposal of asset	-	-	-
Total nonoperating income (expenses)	<u>57,426</u>	<u>-</u>	<u>57,426</u>
Change In Net Assets	147,776	138,309	286,085
Net Assets, Beginning of Year	<u>1,442,040</u>	<u>125,150</u>	<u>1,567,190</u>
Net Assets, End of Year	<u><u>\$ 1,589,816</u></u>	<u><u>\$ 263,459</u></u>	<u><u>\$ 1,853,275</u></u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Statements of Functional Expenses
For the Year Ended December 31, 2024

	TLP	Host Homes	Program	Management and General	Fundraising	2024 Totals
Personnel	\$ 94,453	\$ 164,728	\$ 259,181	\$ 86,360	\$ 15,298	\$ 360,839
Payroll taxes	9,615	11,929	21,544	4,331	2,844	28,719
Employee benefits	15,052	26,164	41,216	4,189	4,381	49,786
Professional service fees	35,156	16,255	51,411	11,341	85,927	148,679
Supplies	18,907	14,585	33,492	6,145	39,835	79,472
Telephone and technology	3,121	3,121	6,242	693	-	6,935
Occupancy	60,511	64,341	124,852	-	-	124,852
Professional development	4,494	4,494	8,988	370	-	9,358
Advertising	-	-	-	15,727	15,726	31,453
Insurance	37,668	-	37,668	-	-	37,668
Interest	-	-	-	4,210	-	4,210
Depreciation	42,035	-	42,035	-	-	42,035
Total expenses	321,012	305,617	626,629	133,366	164,011	924,006
Less direct fundraising	-	-	-	-	(39,835)	(39,835)
Total expenses per statement of activities	<u>\$ 321,012</u>	<u>\$ 305,617</u>	<u>\$ 626,629</u>	<u>\$ 133,366</u>	<u>\$ 124,176</u>	<u>\$ 884,171</u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Statements of Functional Expenses
For the Year Ended December 31, 2023

	TLP	Host Homes	Program	Management and General	Fundraising	2023 Totals
Personnel	\$ 139,077	\$ 73,481	\$ 212,558	\$ 40,385	\$ 74,069	\$ 327,012
Payroll taxes	7,976	8,903	16,879	3,089	5,666	25,634
Employee benefits	13,942	12,175	26,117	3,048	995	30,160
Professional service fees	13,071	7,954	21,025	48,853	103,246	173,124
Supplies	19,223	4,359	23,582	1,908	38,686	64,176
Telephone and technology	3,661	-	3,661	384	-	4,045
Occupancy	59,789	77,380	137,169	-	-	137,169
Professional development	690	690	1,380	410	-	1,790
Advertising	-	-	-	4,466	-	4,466
Insurance	26,915	-	26,915	4,425	-	31,340
Interest	-	-	-	4,071	-	4,071
Depreciation	33,967	-	33,967	-	-	33,967
Total expenses	318,311	184,942	503,253	111,039	222,662	836,954
Less direct fundraising	-	-	-	-	(38,686)	(38,686)
Total expenses per statement of activities	<u>\$ 318,311</u>	<u>\$ 184,942</u>	<u>\$ 503,253</u>	<u>\$ 111,039</u>	<u>\$ 183,976</u>	<u>\$ 798,268</u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Statements of Cash Flows
For the Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
Operating Activities		
Change in net assets	\$ 112,713	\$ 286,085
Adjustments to reconcile changes in net assets to net change in cash from operating activities:		
Depreciation expense	42,035	33,967
(Gain) loss on disposal of fixed assets	2,083	-
(Gain) loss on investments	(62,472)	(57,426)
Change in certain assest and liabilities:		
Accounts receivable	955	(36,114)
Pledges receivable	-	12,000
Prepaid expenses	(10,696)	(4,372)
Accounts payable	5,089	(3,266)
Accrued payroll	7,513	3,392
Security deposits	1,550	(1,050)
Deferred revenue	(887)	(9,475)
Net change in cash from operating activities	<u>97,883</u>	<u>223,741</u>
Investing Activities		
Purchase of fixed assets	(48,335)	(43,633)
Purchase of investments	-	(620,000)
Purchase of certificate of deposit	(12,383)	(7,985)
Net change in cash from investing activities	<u>(60,718)</u>	<u>(671,618)</u>
Financing Activities		
Payment on note payable	(6,221)	(815)
Net change in cash from financing activities	<u>(6,221)</u>	<u>(815)</u>
Net Change in Cash and Cash Equivalents	30,944	(448,692)
Cash and Cash Equivalents, Beginning of Year	<u>413,693</u>	<u>862,385</u>
Cash and Cash Equivalents, End of Year	<u><u>\$ 444,637</u></u>	<u><u>\$ 413,693</u></u>
Supplemental Disclosure for Cash Flow Information		
Cash paid for interest	<u><u>\$ 4,210</u></u>	<u><u>\$ 4,071</u></u>

See independent auditor's report and notes to the financial statements

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 1 – Nature of Activities

Background

Trinity Haven, Inc. (Trinity Haven) was formed as an Indiana not-for-profit organization in April 2018 to provide a residential facility focused on the needs of LGBTQ+ young people who are at risk for homelessness. The residential facility completed construction and renovations in 2020 and opened in April 2021.

Mission

Trinity Haven provides safe, affirming housing for LGBTQ youth experiencing housing instability.

Programs

Trinity Haven's programs are centered around the LGBTQ+ young people at risk for homelessness by being able to intervene before the young people experience chronic homelessness in order to help them pursue their education, gainful employment, address their health and wellness, and develop the skills needed to thrive in the world independently. Programs provided by Trinity Haven include the following:

- Transitional Living Program (TLP) – Trinity Haven provides a long-term transitional housing program where young people ages 18 to 24 from the state of Indiana can live for up to two years in a safe, welcoming, and affirming environment as they work the program and pursue permanent housing options.
- Host Homes Program (HHP) – Trinity Haven provides a short-term, safe, welcoming space through partnering with volunteer hosts in the community where young people ages 18 to 24 in the Indianapolis/Marion County area can live for up to six months as they work the program and pursue permanent housing options.

Note 2 – Significant Accounting Policies

Accounting Method

Trinity Haven's financial statements are prepared on the accrual basis of accounting.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses, and other changes during the reporting period. Actual results could differ from those estimates.

Subsequent Events

Trinity Haven evaluated subsequent events through March 28, 2025, which is the date the financial statements were available to be issued. This evaluation determined that there are no subsequent events that necessitated further disclosure in and/or adjustments to the accompanying financial statements.

Cash and Cash Equivalents

For the purpose of the statements of cash flows, Trinity Haven considers all highly liquid instruments with a maturity of three months or less to be considered cash and cash equivalents. The carrying amount of cash approximates fair value due to the type of investments and the maturity dates. There are no cash equivalents.

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 2 – Significant Accounting Policies (continued)

Accounts Receivable

Accounts receivable are stated at the amount Trinity Haven's management expects to collect from outstanding balances. Management provides for probable uncollectable amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. The allowance for doubtful accounts as of December 31, 2024 and 2023 is \$0 and \$0, respectively, due to expected collection of amounts determined by management.

Pledges Receivable

Any multi-year pledge receivables are recorded at the amount pledged due to the short duration (under two years) and collectability. Management believes no allowance is necessary due to subsequent collections and prior payment history of those pledges.

Fixed Assets

Trinity Haven's fixed assets are stated at cost and depreciated over the estimated useful lives of 3 – 39 years using the straight-line method. Trinity Haven capitalizes items over \$2,500 that have a useful life of one year or more. Expenditures for additions are capitalized. When fixed assets are sold, retired, or otherwise disposed of, the related cost and accumulated depreciation are eliminated from the accounts and any resulting gain or loss is credited or charged to income.

Accrued Real Estate Taxes

Trinity Haven applied for exemption from real estate and personal property taxes. Trinity Haven received approval for real estate tax exemption and will no longer be required to be pay taxes in future years. However, Trinity Haven is still required to pay property storm water charges. Therefore, real estate, personal property taxes, and storm water fees are not accrued on the statements of financial position as of December 31, 2024 and 2023 as they are not material to the financial statements. During the years ended December 31, 2024 and 2023, Trinity Haven paid \$181 and \$176, respectively, in personal property taxes, which are included in occupancy expense on the statement of functional expenses.

Deferred Revenue

Trinity Haven's deferred revenue is revenue received for a particular purpose before those services are performed. When associated expenses are incurred, the deferred revenue is released into revenue. Should Trinity Haven not fulfill the stipulations, the entire amount will be due back to the grantor. As of December 31, 2024 and 2023, deferred revenue consists of:

	<u>2024</u>	<u>2023</u>
Giftcards	<u>\$ 2,448</u>	<u>\$ 3,335</u>

Advertising Expenses

Trinity Haven expenses advertising costs as they incur. For the years ended December 31, 2024 and 2023, advertising expenses are \$31,453 and \$4,466, respectively.

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 2 – Significant Accounting Policies (continued)

Net Assets

The financial statements are prepared in accordance with Financial Statements of Not-for-Profit Organizations. This requires, among other things, that the financial statements report the changes in and total of each of the net asset classes, based upon donor restrictions, as applicable. Net assets are classified as either without or with donor restrictions. The following class of net assets and a brief description is as follows:

Net Assets Without Donor Restrictions – These amounts are not subject to usage restrictions based on donor-imposed requirements and include general assets and liabilities of Trinity Haven. These amounts also include previously restricted assets where restrictions are met or expire. The net assets without donor restrictions may be used freely at the direction of management to support Trinity Haven's purpose and operations.

Net Assets With Donor Restrictions – These amounts are subject to usage limitations based on donor-imposed or grantor restrictions. These restrictions may be temporary or may be based on a particular use. Restrictions may be met by the passage of time or by management's actions. Certain assets may be restricted in perpetuity. When a restriction expires, the amount is reclassified to without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Contributions

Contributions received are recorded as with or without donor restrictions depending on the existence and/or nature of any donor restrictions. Contributions are recorded when the unconditional promise to give is made. Trinity Haven reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. Some contributions have matching portions that are included in deferred revenue until conditions have been met.

Grants

Grants are conditioned upon certain performance requirements and incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when Trinity Haven has incurred expenditures in compliance with specific grant provisions. Amounts received prior to incurring qualifying expenditures are reported as deferred revenue in the statements of financial position.

Expense Allocation

The costs of providing various programs and other activities are summarized on a functional basis in the statement of activities and changes in net assets and statement of functional expenses. Accordingly, certain costs are allocated among the programs and supporting services that benefit.

Income Taxes

Trinity Haven is exempt from federal and state income tax under the provisions of Section 501(c)(3) of the Internal Revenue Code; therefore, no provision for income taxes is made in the financial statements. Trinity Haven is classified as an entity that is not a private foundation within the meaning of Section 509(a) and qualifies for deductible contributions as provided in Section 170(b)(1)(A)(vi).

Generally accepted accounting principles in the United States require Trinity Haven to examine its tax positions for uncertain positions. Trinity Haven is not aware of any tax positions that are more likely than not to change in the next 12 months, or that would not sustain an examination by applicable taxing authorities. Trinity Haven's policy is to recognize penalties and interest as incurred in its statement of activities as a component of operating expenses and total \$0 for the years ended December 31, 2024 and 2023.

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 2 – Significant Accounting Policies (continued)

Income Taxes (continued)

Trinity Haven's federal and state income tax returns are subject to examination by the applicable tax authorities, generally for three years after the later of the original or extended due date.

Reclassification

Certain accounts in the 2023 financial statements are reclassified for comparative purposes to conform with the presentation in the 2024 financial statements. Total assets, liabilities, net assets, and changes in net assets are unchanged due to these reclassifications.

Note 3 – Investments on Fair Value

Trinity Haven adopted the provisions of Fair Value Measurements (Fair Value) for measurement of investments that are recognized or disclosed at fair value in the financial statements on a recurring basis. Fair Value is defined as the price that would be received to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date.

Interest earned is recorded on the accrual basis and dividends are recorded on the ex-dividend date. Purchases and sales of investments are recorded on the trade date. Gains and losses on the sales of investments are determined using the specific-identification method. Realized and unrealized gains and losses on investments are included in the statement of activities and changes in net assets.

Fair Value establishes a 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 measurements involving significant unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that Partnership has the ability to access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the asset or liability.

The level in the fair value hierarchy within which a fair measurement falls is based on the lowest-level input that is significant to the fair value measurement in its entirety. Trinity Haven does not have any Level 2 or 3 investments for the years ended December 31, 2024 and 2023. A summary of the methods and significant assumptions used to estimate the fair values of financial instruments is as follows:

- Short-term financial instruments – The fair value of short-term financial instruments, including cash and cash equivalents, restricted deposits, accounts receivable, accounts payable, and accrued liabilities, approximates their carrying value due to the short-term nature of these instruments. The investments are carried at fair value on quoted prices in active markets (all Level 1 measurements) and traded in active exchange markets, such as the New York Stock Exchange.
- Long-term financial instruments – The fair value of long-term financial instruments, including mortgage payable, approximates the carrying value in the accompanying financial statements based on current borrowing rates.

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 3 – Investments on Fair Value (Continued)

Trinity Haven's investments are pooled with funds held by the Episcopal Diocese of Indianapolis which consists of government bonds, mutual funds and stocks. The Episcopal Diocese of Indianapolis reports to Trinity Haven on a quarterly basis regarding the previous month's performance. Based on this reporting, Episcopal Diocese of Indianapolis calculates values for each of the participants' investments, as well as in the aggregate for the pool as a whole, taking into account any management fees. Each individual participant's share of the calculated fair value is calculated by allocating the investment returns and losses to the participating accounts based on each participants' pro-rata share of the overall pool managed by the Episcopal Diocese of Indianapolis. Quarterly performance reports are issued to fund holders.

Fair Value of measurements of assets consists of the following:

	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total Fair Value
December 31, 2024				
Cash and cash equivalents	\$ 1,213	\$ -	\$ -	\$ 1,213
Government bonds	245	-	-	245
Mutual funds	562,898	-	-	562,898
Stocks	175,542	-	-	175,542
Total	<u>\$ 739,898</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 739,898</u>
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total Fair Value
December 31, 2023				
Cash and cash equivalents	\$ 3,535	\$ -	\$ -	\$ 3,535
Government bonds	364	-	-	364
Mutual funds	512,946	-	-	512,946
Stocks	160,581	-	-	160,581
Total	<u>\$ 677,426</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 677,426</u>

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 3 – Investments on Fair Value (Continued)

Trinity Haven's investments consist of the following as of December 31, 2024 and 2023:

	December 31, 2024		
	Cost or Original Value	Market Value	Unrealized Gain (loss)
Cash and cash equivalents	\$ 1,213	\$ 1,213	\$ -
Government bonds	266	245	(21)
Mutual funds	576,836	562,898	(13,938)
Stocks	121,554	175,542	53,988
Total	<u>\$ 699,869</u>	<u>\$ 739,898</u>	<u>\$ 40,029</u>

	December 31, 2023		
	Cost or Original Value	Market Value	Unrealized Gain (loss)
Cash and cash equivalents	\$ 3,535	\$ 3,535	\$ -
Government bonds	370	364	(6)
Mutual funds	501,800	512,946	11,146
Stocks	122,969	160,581	37,612
Total	<u>\$ 628,674</u>	<u>\$ 677,426</u>	<u>\$ 48,752</u>

Included in gains (losses) on investments on the statements of activities and changes in net assets are the following gains (losses) for the years ended December 31, 2024 and 2023:

	2024	2023
Realized gain (losses)	\$ -	\$ -
Unrealized gains (losses) on investments	40,029	48,752
Interest/dividends	22,443	8,674
Net investment gains (losses)	<u>\$ 62,472</u>	<u>\$ 57,426</u>

Note 4 – Note Payable

On November 23, 2021, Trinity Haven refinanced the mortgage note to Trinity Episcopal Church. The mortgage of \$200,000 is payable to United Fidelity Bank in monthly installments for 7 years until November 23, 2028, including interest at 2% per annum. Monthly payments consist of interest only for the first 2 years, followed by monthly principal and interest installments of \$851 for the remaining 5 years, with a balloon payment due on November 23, 2028.

The mortgage note payable may be prepaid in full or in part on any date without penalty or premium. Estimated future annual maturities of principal payments are as follows:

2025	\$ 6,407
2026	6,537
2027	6,669
2028	173,038
Total	<u>\$ 192,651</u>

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 5 – Net Assets With Donor Restrictions

Net assets with donor restrictions represent contributions and grants received which had not been expended for restricted purposes as of December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Specific purposes	\$ 19,400	\$ 18,650
Private grants	206,851	244,544
Government grants	-	265
Total net assets with donor restrictions	<u>\$ 226,251</u>	<u>\$ 263,459</u>

Net assets that were released from donor restrictions by satisfying the purpose or time restrictions specified by the donors is as follows as of December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Specific purposes	\$ 32,777	\$ 1,227
Private grants	259,952	149,010
Government grants	134,530	150,080
Total net assets released from restrictions	<u>\$ 427,259</u>	<u>\$ 300,317</u>

Note 6 – Accounting Service Agreement

Trinity Haven entered into an accounting service agreement with Bookkeeping Plus, Inc., an unrelated entity. The service agreement allows a fee for monthly bookkeeping, consulting, and additional services rendered, plus additional office supplies.

Note 7 – Liquidity

Trinity Haven's liquidity management consists of the following quantitative and qualitative measurements:

Quantitative measurement - Trinity Haven's resources available for general use within one year at December 31, 2024 and 2023 are:

	<u>2024</u>	<u>2023</u>
Financial assets (current assets)	\$ 778,742	\$ 725,674
Not available within one year (prepaid expenses)	<u>(24,652)</u>	<u>(13,956)</u>
Total financial assets at year end	754,090	711,718
Less current obligations (current liabilities)	(36,935)	(23,544)
Less net assets with donor restrictions	<u>(226,251)</u>	<u>(263,459)</u>
Financial assets available for general use within one year	<u>\$ 490,904</u>	<u>\$ 424,715</u>

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 7 – Liquidity (Continued)

Qualitative measurement - Trinity Haven receives a significant amount of its support through contributions and grants. Because these contributions and grants require resources to be used in a particular manner or in a future period, Trinity Haven must maintain sufficient resources to meet those responsibilities to its donors and grantors. Thus, financial assets may not be available for general expenditure within one year. In the course of business, management structures Trinity Haven's financial assets to be available as its general expenditures, liabilities, and other obligations come due, and endeavors to maintain cash balances equal to approximately three months of operating expenses. Should Trinity Haven have operating shortfalls, the investments are able to be liquidated.

Note 8 – In-kind Contributions

Trinity Haven adopted ASU No. 2020-07 *Not-for-Profit Entities: Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958)*. In-kind contributions included in the statements of activities and change in net assets are comprised of the following for the years ended December 31st:

<u>Non-Financial Asset</u>	<u>2024</u>	<u>2023</u>	<u>Donor Restrictions</u>
Supplies			
Programs	\$ 7,875	\$ 364	None
General	2,423	112	None
Fundraising	1,818	84	None
	<u>12,116</u>	<u>560</u>	
Rental			
Programs	28,080	28,080	None
General	8,640	8,640	None
Fundraising	6,480	6,480	None
	<u>43,200</u>	<u>43,200</u>	
	<u>\$ 55,316</u>	<u>\$ 43,760</u>	

The fair values of contributed non-financial assets are recorded as reported by donors. If a fair value for contributed non-financial assets is not provided by the donor, Trinity Haven makes a reasonable effort to quantify the value of the contribution.

Additionally, volunteers donate a significant amount of time to Trinity Haven's programs at an undetermined fair value. These services are not reflected in the financial statements in accordance with U.S. GAAP.

Trinity Haven, Inc.
Notes to Financial Statements
For the Years Ended December 31, 2024 and 2023

Note 9 – Concentrations

Concentration in Credit Risk

Trinity Haven maintains cash balances in financial institutions. The bank accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. The total uninsured balances in these accounts as of December 31, 2024 and 2023 are \$236,477 and \$233,134, respectively.

Concentrations in Major Contributors

Trinity Haven received a significant portion of total revenue from a few contributors. For the year ended December 31, 2023, one contributor makes up 13% of total revenue and 100% of accounts receivable. For the year ended December 31, 2024, one contributor makes up 13% of total revenue and 100% of accounts receivable.

Trinity Haven, Inc.
Schedule of Lead Auditor
For the Years Ended December 31, 2024 and 2023

Auditor Information: Donovan CPAs
 9292 N. Meridian Street, Suite 150
 Indianapolis, IN 46260

Phone Number: (317) 844-8300

Fax Number: (317) 745-6545

Auditor Contact: David W. Lemler, CPA

Auditor Contact Title: Partner

Auditor Contact Email: dlemler@cpadonovan.com