



RANDLE & ASSOCIATES, LLC
Certified Public Accountants

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
AUDITED FINANCIAL STATEMENTS
DECEMBER 31, 2024
WITH SUPPLEMENTAL INFORMATION

RAINBOW VILLAGE II, INC.
HUD PROJECT NO. 085-HD035-NP-WDD

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RANDLE & ASSOCIATES, LLC, CPA

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Florissant, MO 63033

Independent Auditor's Report

Board of Directors
Rainbow Village III, Inc.
St. Louis, Missouri

Opinion

We have audited the accompanying financial statements of Rainbow Village III, Inc. which comprise the statements of financial position as of December 31, 2024 and the related statements of activities and changes in net assets (deficit) and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Rainbow Village II, Inc. as of December 31, 2024 and the changes in its net assets (deficit) and its cash flows 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 (GAAS). 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 Rainbow Village II, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Rainbow Village, 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 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 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, 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.

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 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 Rainbow Village II, 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 Rainbow Village III, 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 audits, significant audit findings, and certain internal control related matters that we identified during the audits.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information is presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Par 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purpose of additional analysis and is not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying account and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in addition to the financial statements as a whole.

Randall & Associates, LLC, CPAs

October 9, 2025
Florissant, MO

**RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD**

Identification of Lead Auditor

Name: Jeffery J. Randle, CPA
Title: Managing Member
Telephone: (314) 731-8085
Firm ID Number: 43-1909596
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Certified Public Accountants
70 Black Jack Ct.
Florissant, MO 63033
UII Number:

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-WDD
 STATEMENT OF FINANCIAL POSITION
 DECEMBER 31, 2024

	2024
ASSETS	
Current assets	
Cash - Operations	\$ <u>11,397</u>
Total current assets	<u>11,397</u>
Deposits Held in Trust	
Tenant deposits held in trust	3,943
Restricted Deposits	
Replacement reserve	39,455
Residual receipts reserve	<u>4,113</u>
Total restricted deposits	<u>43,568</u>
Property and Equipment	
Land	135,000
Buildings	1,044,828
Furniture and equipment	<u>43,047</u>
Total property and equipment	<u>1,222,875</u>
Less accumulated depreciation	<u>(557,345)</u>
Net property and equipment	<u>665,530</u>
Total assets	\$ <u><u>724,438</u></u>
LIABILITIES AND NET ASSETS	
Current liabilities	
Accounts payable-operations	\$ <u>1,115</u>
Total current liabilities	<u>1,115</u>
Tenant security deposits	3,834
Notes and mortgages payable-long term	<u>471,807</u>
Total Liabilities	<u>476,756</u>
Net assets	
Without donor restrictions	<u>247,682</u>
Total net assets	<u>247,682</u>
Total liabilities and net assets	\$ <u><u>724,438</u></u>

The accompanying notes are an integral part of the financial statements.

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 STATEMENT OF ACTIVITY
 For the Year Ended December 31, 2024

	2024
	Without Donor Restrictions
INCOME	
Rental income	94,284
Interest and dividends	915
Forgiveness of debt	147,316
Total	242,515
EXPENSES	
Administrative and general	46,733
Utilities	18,802
Operating and maintenance	21,146
Taxes, insurance, and benefits	13,437
Total cost of operations before depreciation	100,118
Change in net assets (deficit) without donor restrictions before depreciation	142,397
Depreciation expense	27,591
Change in net assets (deficit) without donor restrictions	114,806
Net Assets, Beginning of Year	132,876
Net Assets, Beginning of Year-Restated	132,876
Net Assets, End of Year	\$ 247,682

The accompanying notes are an integral part of the financial statements.

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 STATEMENTS OF CASH FLOWS
 For the Years Ended December 31, 2024

	2024
CASH FLOWS FROM OPERATING ACTIVITIES:	
Changes in net assets	\$ 114,806
Depreciation	27,591
Amortization of debt issuance costs	
Adjustments to reconcile changes in net assets to net cash provided by operating activities:	
Increase in other current assets	683
Decrease in accounts payable	(375)
Decrease in accrued management fee	(534)
NET CASH PROVIDED BY OPERATING ACTIVITIES	142,171
CASH FLOWS USED FOR INVESTING ACTIVITIES:	
Purchase of fixed assets	(7,506)
NET CASH USED FOR INVESTING ACTIVITIES	(7,506)
CASH FLOWS USED/(PROVIDED) FOR FINANCING ACTIVITIES:	
Loan repayments and forgiveness	(120,000)
NET CASH USED BY FINANCING ACTIVITIES	(120,000)
NET INCREASE IN CASH AND CASH EQUIVALENTS	14,665
CASH AND CASH EQUIVALENTS, Beginning of year	44,243
CASH AND CASH EQUIVALENTS, End of year	\$ 58,908

The accompanying notes are an integral part of the financial statements.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 1 – Summary of Significant Accounting Policies

Nature of Activities

Rainbow Village III, Inc. (Corporation) is a Missouri not-for-profit corporation organized for the purpose of providing safe, decent, and sanitary low cost-housing facilities to individuals that are intellectually and developmentally disabled under section 811 of the National Housing Act, as amended, and is administered by the United States Department of Housing and Urban Development (HUD). The Corporation consist of three four-unit group homes located in St. Louis County, Missouri. Tenants receive federal assistance as provided under section 8 of the United States National Housing Act of 1937, as amended. HUD regulates the Corporation through a regulatory agreement, which contains significant restrictions relating to rent charges, operating methods and distributions to owners. The Corporation has received funding under the United States Department of Housing and Urban Development’s Section 811 Program and the HOME funds program.

Change in Accounting Principles

For the year ended December 31, 2024, the Corporation implemented FASB, *ASU 2016-02, Leases (Topic 842)*. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use lease asset. These changes were incorporated in the Corporation’s December 31, 2024 financial statements, but did not have an effect on the beginning net assets.

Basis of Accounting

The Corporation maintains its accounting records on the accrual basis of accounting whereby revenues are recorded when earned and expenses are recorded when the obligations are incurred.

Basis of Presentation

The Corporation reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

Net Assets without Donor Restrictions: Net assets that are not subject to or are no longer subject to donor-imposed stipulations.

Net Assets with Donor Restrictions: Net assets whose use is limited by donor-imposed time and/or purpose restrictions.

As of December 31, 2024, all of the net assets of the Corporation are considered to be net assets without donor restrictions.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 1 – Summary of Significant Accounting Policies (Continued)

Basis of Presentation

Revenues are reported as increases in net assets without donor restriction unless use of the related asset is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restriction. Gains and losses on other assets or liabilities are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by explicit donor stipulation or by law. Expirations of donor restrictions on the net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications between the applicable classes of net assets.

Cash and Cash Equivalents

Cash and cash equivalents include demand deposits, money market accounts and all highly liquid investments with initial maturities of three months or less. Excluded from this definition are cash held for residents.

The Corporation maintains cash balances at various domestic financial institutions which at times may exceed the federally insured limits. Bank balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 at each financial institution. The Corporation has not experienced any losses in any accounts and believes it is not exposed to any significant losses on cash.

Tenant Security Deposits-Restricted Cash

The Corporation maintains a separate cash escrow account in which funds are held on behalf of residents. These funds are exclusively held for the residents and are not available to pay the Corporation's expenses. The Corporation holds these funds for residents until their departure from the property or forfeited from violating lease terms.

Restricted Deposits and Funded Reserves

Restricted deposits and funded reserves consist of funds required to be set aside by all properties insured under the Regulatory Agreement.

Impairment of Long-Lived Assets

Long lived assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. If the sum of the expected future undiscounted cash flows is less than the carrying amount of the asset, a loss is recognized for the difference between the fair value and the carrying value of the asset. For the years ended December 31, 2024, management determined that no impairment loss needs to be recognized.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 1 – Summary of Significant Accounting Policies (Continued)

Restricted and Unrestricted Revenue

Contributions received are recorded as increases without donor restrictions or net assets with donor restrictions depending on the existence and/or nature of any restrictions. When restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activity and realized as net assets released from restrictions. In the absence of donor restrictions to the contrary, restrictions on contributions of property or equipment or on assets restricted to acquiring property or equipment expire when the property or equipment is placed in service.

Unconditional promises to give are recognized as revenues or gains in the period received and as assets, decreases of liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

Revenue Recognition for Contracts With Customers

The Corporation revenue streams under contracts with customers are comprised of rental and other tenant services which include property rental income and other income from tenants, which are all set forth in the tenant lease agreement. Rental income is recognized on a straight-line basis over the lease terms, which are generally more than one year. Other income is recognized in accordance with the terms of the lease contract.

For rental and other tenant services identified, revenue recognition is subject to the completion of performance obligations. For each contract with a customer, the Corporation determined whether the performance obligations in the contracts are distinct or should be bundled. Factors to be considered include a pattern of transfer, whether customers can benefit from resources, and whether the resources are readily available. The Corporation's revenue is recognized when a given performance obligation is satisfied, either over a period of time or at a given point in time. The Corporation recognized the revenue over a period of time if the customer receives and consumes the benefit the Corporation provided, or if the Corporation performance does not create an asset with alternative use and has an enforceable right to payment for the performance.

The revenue is recognized at a given point in time when the control of the goods or services are transferred to the customer and when the customer can direct its use and obtain substantial benefit from the goods.

The transaction price is calculated as the amount of consideration to which the Corporation expects to be entitled. In some situations, the Corporation bills customers and collects cash prior to the satisfaction of performance obligation, which results in the Corporation recognizing contract liabilities upon receipt of payment.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 1 – Summary of Significant Accounting Policies (Continued)

Tenant Receivables and Bad Debts

Tenant rent charges for the current month are due on the first of the month. Tenants who are evicted or move-out are charged with damages or cleaning fees, if applicable. Tenant receivables consist of amounts due for rental income, security deposit, or charges for damages and cleaning fees. The Corporation does not accrue interest on the tenant receivable balance.

Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not material to the financial statements for the year then ended.

Risks and Uncertainties

The Corporation is subject to various risk and uncertainties in the Ordinary course of business that could have adverse impacts on its operating results and financial condition. Future operations could be affected by changes in the economy or other conditions in the geographical area where the property is located or by changes in federal low-income housing subsidies or the demand for such housing.

Property and Equipment

Property and equipment are reported at cost, if purchased, or fair value at the date of donation. Depreciation is computed on a straight-line basis of depreciation. Depreciation computed over the estimated useful life of the asset. When assets are retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts, and any resulting gain or loss is recognized as income or loss for the period. The cost of maintenance and repairs is charged to expense as incurred; significant renewals and betterments are capitalized.

Financial Instruments

The carrying value of cash, notes receivable, and accrued expenses approximate fair value due to the short-term maturities of these instruments.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Allocation of Expenses

The cost of providing various programs and other activities have been summarized on a functional basis in the statement of activities and in the statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 1 – Summary of Significant Accounting Policies (Continued)

Income Tax Status

The Corporation is tax-exempt under Section 501(c)(3) of the Internal Revenue Service Code. As such, the Corporation is only taxed on income from activities unrelated to its charitable purpose. There was no unrelated business income for 2024; therefore, the statements do not include any provision for income taxes.

The Corporation has adopted the standards for accounting for uncertainty in income taxes and management is not aware of any uncertain tax provisions of the Corporation related to its tax filings.

The Corporation continually evaluates the effects of all tax positions taken, including expiring statutes of limitations, tax eliminations, unrelated business income and new authoritative rulings.

The Corporation files federal information returns (Form 990). The statutes of limitations for information returns filed for years ended December 31, 2022 through 2024 have not expired and therefore are subject to examination.

Donated Services

No amounts have been reflected in the financial statements for the year ended December 31, 2024 for donated services. The Corporation generally pays for services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Corporation in providing its mission.

New Accounting Standards Implemented

In February 2016, the FASB issued *ASU 2016-02, Leases (Topic 842)*, which require a lessee to recognize assets and liabilities for leases with terms of more than twelve months. Consistent with current GAAP, the recognition, measurement, and presentation of expenses and cash flows arising from a lease by a lessee primarily will depend on its classification as a financing or operating lease. However, unlike current GAAP-which requires only capital leases to be recognized on the statement of financial position- the new ASU will require both financing and operating leases to be recognized on the statement of financial position. Various subsequent accounting standards have been issued by the FASB that clarify, modify, or expand the guidance for Topic 842. For the year ended December 31, 2024, the Corporation implemented FASB, *ASU 2016-02, Leases (Topic 842)*.

The Financial Accounting Standards Board issued Accounting Standards Update *ASU 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*, to improve transparency of contributed nonfinancial assets for not-for-profit entities through enhancements to presentation and disclosure. The ASU is applicable for the Corporation's fiscal year 2022. The new standards require that contributed nonfinancial assets are presented separately in the statement of activities. New disclosures are also required to disaggregate contributed nonfinancial assets by category type and other qualitative information about utilization, policies, and valuation techniques.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 1 – Summary of Significant Accounting Policies (Continued)

Regulatory Agreement

The Corporation has entered into a formal Regulatory Agreement with HUD, which provides, among other things:

Owner shall maintain a replacement reserve in a separate account by making monthly payments of \$389.

Owner shall not charge rents in excess of those established by HUD.

Any funds collected as security deposits shall be kept separate from all other funds in a trust account.

Owner shall establish and maintain a residual receipts fund by depositing a residual receipt, as defined, within 90-days after the end of the annual fiscal period. These funds shall be disbursed only on the direction of HUD.

The owner assigns, pledges and mortgages to the mortgagor its rights to the rents, profits, income and charges of whatever sort, which it may receive or be entitled to receive from the operation of the mortgage property, subject, however, to any assignment of rents in the insured mortgage. Until default, the owner is permitted to collect and retain such rents, profits, income and charges.

The Regulatory Agreement also prohibits: (a) distributions of assets or income except out of surplus cash, as defined in the Regulatory Agreement; and (b) with the prior written approval of HUD, any conveyance, transfer or encumbrance of all or any part of the Corporation's real and personal property including any remodeling, additions, reconstruction or demolitions.

In the event of default under the Regulatory Agreement, HUD may request the holder of the mortgage to declare default, terminate any management agreement, and collect all rent or appoint a receiver.

Accounting for the Impairment or Disposal of Long-Lived Assets

Accounting for the impairment or disposal of long-lived assets, requires that long-lived assets and certain identifiable intangibles held and used by an entity be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Accounting for the impairment or disposal of long-lived assets has not materially affected the Corporation's reported earnings, financial condition or cash flows.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 2 – Cash, Cash Equivalents, and Restricted Cash

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported on the accompanying statement of financial position that sum to the total of the same such amounts shown in the statement of cash flows.

Cash and cash equivalents	\$ 11,397
Tenant deposits held in trust	3,943
Replacement reserve	39,455
Residual receipts	<u>4,113</u>
Total cash, cash equivalents, and restricted cash	\$ <u>58,908</u>

NOTE 3 – Management Agreement and Related Party Transactions

The Corporation entered into a management agreement with Rainbow Village Properties, a related party to the Corporation. The management agreement entered into on May 1, 2020 allows for a management fee of \$44 per unit per month.

Management fees in the amount of \$5,431 were expensed during the year ending December 31, 2024.

NOTE 4 – Property and Equipment

Property and equipment consist of the following:

	December 31,
	2024
Land	\$ 135,000
Buildings and improvements	1,044,828
Furniture and equipment	<u>43,047</u>
	1,222,875
Accumulated Depreciation	<u>(557,345)</u>
Property & Equipment, Net	\$ <u>665,530</u>

Depreciation expense amounted to \$27,591 for December 31, 2024.

NOTE 5 – Functional Expenses

The functional expenses are as follows:

	<u>2024</u>
Management and general	\$ 22,097
Program services – housing	<u>105,612</u>
Total expenses	\$ <u>127,709</u>

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 6 – Revenue Concentration

The Corporation's sole asset is seven individual group homes with four bedrooms in each individual group home. The Corporation's operations are concentrated in the multifamily real estate market. In addition, the Corporation operates in a heavily regulated environment. The operations of the Corporation are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

NOTE 7 – HOME Funds

In April 2004, under the National Affordability Act 1990, the Corporation received HOME Funds in the amount of \$120,000. The Corporation is obligated to maintain the Corporation under an affordability period, as defined in the HOME Regulatory Agreement for a period of twenty years. The Corporation satisfied the twenty-year affordability period and the funds were reclassified to income in the statement of activities for the year ended December 31, 2024.

NOTE 8 – Section 811 Capital Advance

In April 2004, under the National Affordability Act 1990, the Corporation was awarded a Section 811 Capital Advance in the amount of \$471,807. The Corporation is subject to certain restrictions under the Regulatory Agreement related to the Capital Advance. These restrictions include that the Corporation remain available for occupancy by eligible families until the maturity date of the Note (Capital Advance). These funds have been classified as a long-term liability, as they are evidenced with a mortgage note payable in the event of noncompliance, until the Corporation satisfies its forty-year compliance period. These funds will be recognized as revenue in the year ended May 1, 2044. In the event of default, the holder of the Note has the option to call the entire principal sum along with the interest of 5.375% per annum. As of December 31, 2024, \$471,807 of this Capital Advance has been advanced to the Corporation.

NOTE 9 – Cash Distributions and Residual Receipts Fund

Pursuant to the terms of the Regulatory Agreement, no cash distributions may be made to the non-profit owners, nor can they incur obligations on the behalf of the Corporation, to themselves or officers, directors, stockholders, trustees, partners, beneficiaries under a trust, or any of their nominees without prior written approval of HUD. Surplus Cash defined by HUD, existing at the end of the fiscal year must be deposited in a Residual Receipts Fund in the name of the Corporation within 90 days subsequent to the end of the fiscal year. Surplus cash to be deposited as of December 31, 2024 is \$10,391. Withdrawals from the Residual Receipts Fund may only be made with the approval of HUD.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 10 – Potential Contingent Liability

On June 19, 2015 HUD issued a communication to owners of Section 202 and 811 with project assistance contracts requiring a residual receipts recapture. Unlike the previous recapture rules of residual receipts, this recapture requires direct payment to HUD for excess amounts in the residual receipts fund exceeding \$250 per unit. Management believes this ruling is more likely than not to be approved. Therefore, as of December 31, 2024, no current liability representing excess project funds has been recorded.

NOTE 11 – Donated Services, Materials, and Facilities

Significant other contributions of goods and services have been made to the Corporation by unpaid volunteers to assist in the ongoing activities and programs. The values of these contributions are not reflected in these financial statements due to it not being susceptible to objective measurement of valuation.

NOTE 12 – Net Assets

Net assets without donor restrictions totaled \$220,366 as of December 31, 2024. There were no net assets with donor restrictions.

NOTE 13 – Liquidity and Availability of Financial Assets

As of December 31, 2024, financial assets available for general expenditures within one year consist of the following:

	2024
Cash and cash equivalents	\$ <u>58,908</u>
Total financial assets	58,908
Less:	
Restricted cash	<u>(47,511)</u>
Financial assets available to meet cash needs for general expenditures within one year	\$ <u><u>11,397</u></u>

The Corporation’s liquidity management practices include structuring its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Notes to the Financial Statements
December 31, 2024

NOTE 14 – Retirement Plan

The Corporation has established the Rainbow Village Retirement Plan, also known as a 403(b) plan or TSA (Tax Sheltered Annuity). To be eligible, employees must work at least 30 hours per week, in addition to 1,000 hours in a plan year, and are eligible immediately with immediate entry into the plan. The Corporation will begin making a contribution after two years of service. The Corporation contribution to the plan for the year ended December 31, 2024 was \$779.

Note 15 – Subsequent Events

The date to which events occurring after December 31, 2024 have been evaluated for possible adjustment to the financial statements or disclosure is October 9, 2025, which is the date on which the financial statements were available to be issued.

SUPPLEMENTAL INFORMATION

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Supporting Data Required by HUD - Statement of Financial Position
For the Year Ended December 31, 2024

		2024
ASSETS		
Current assets		
1120	Cash - Operations	\$ <u>11,397</u>
	Total current assets	<u>11,397</u>
Deposits Held in Trust		
1191	Tenant/patient deposits held in trust	3,943
Restricted Deposits		
1320	Replacement reserve	39,455
1340	Residual receipts reserve	<u>4,113</u>
1300T	Total deposits	<u>43,568</u>
Property and Equipment		
1410	Land	135,000
1420	Buildings	1,044,828
1450	Furniture for project/tenant use	<u>43,047</u>
1400T	Total fixed assets	1,222,875
1495	Less accumulated depreciation	<u>(557,345)</u>
1400N	Net property and equipment	<u>665,530</u>
1000T	Total assets	\$ <u><u>724,438</u></u>
LIABILITIES AND NET ASSETS		
Current liabilities		
2110	Accounts payable-operations	\$ <u>1,115</u>
2122T	Total current liabilities	<u>1,115</u>
Deposit Liabilities		
2191	Tenant security deposits	3,834
Long-term liabilities		
2310	Notes and mortgages payable-long term	<u>471,807</u>
2300T	Total long-term liabilities	<u>471,807</u>
2000T	Total liabilities	476,756
Net assets		
3131	Without donor restrictions	<u>247,682</u>
3130	Total net assets	<u>247,682</u>
2033T	Total liabilities and net assets	\$ <u><u>724,438</u></u>

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 Supporting Data Required by HUD-Statement of Activities
 for the Year Ended December 31, 2024

		2024
Project Revenue Accounts Rent Revenue		
5120	Rent revenue-gross potential	57,083
5121	Tenant assistance payment	41,298
5100T	Total rent revenue	98,381
Vacancies		
5220	Apartments	(4,098)
5200T	Total vacancies	(4,098)
5152N	Net rental revenue (rent revenue less vacancies)	94,283
Financial revenue		
5410	Financial revenue-project operations	12
5430	Revenue from investments - residual receipts reserve	903
5400T	Total financial revenue	916
Other revenue		
5990		147,316
5900T		147,316
5000T	Total revenue	242,515
Project Expense Accounts		
Administrative and general		
6250	Other renting expenses	(2,713)
6310	Office salaries	14,648
6311	Office expenses	4,731
6320	Management fee	5,431
6263T	Total administrative expenses	22,097
Utilities		
6450	Electricity	10,216
6451	Water	4,125
6452	Gas	1,103
6453	Sewer	3,011
6234	Telephone	40
6400T	Total utilities expense	18,495
Operating and maintenance		
6510	Payroll	23,941
6515	Supplies	7,368
6520	Contracts	13,410
6525	Garbage and trash removal	308
6546	Heating/cooling repairs and maintenance	368
6580	Lease Expense	155
6500T	Total operating and maintenance expenses	45,550
Taxes, insurance, and benefits		
6711	Payroll taxes (project's share)	3,188
6720	Property and liability insurance	8,116
6722	Workmen's compensation	540
6723	Health insurance and other employee benefits	2,132
6700T	Total taxes and insurance	13,976
Operating Results		
6000T	Total cost of operations before depreciation	100,118
5060T	Change in net assets (deficit) before depreciation	142,397
6600	Depreciation expense	27,591
5060N	Operating profit or (loss)	114,806
Change in net assets (deficit)		114,806
Change in net assets from operations		
3247	Change in net assets without donor restrictions	114,806
3250	Change in net assets from operations	\$ 114,806

RAINBOW VILLAGE II, INC. HUD PROJECT NO. 085-HD035-NP-WDD
Supporting Data Required by HUD-Part III
for the Year Ending December 31, 2024

PART II

S1000-010	Total mortgage (or bond) principal payments required during the audit year (12 monthly payments). This applies to all direct loans and HUD-held and fully insured mortgages.	<hr/> <hr/>
S1000-020	Total of 12 monthly deposits in the audit year into the replacement reserve account, as required by the Regulatory Agreement even if payments may be temporarily suspended or reduced.	<hr/> <hr/> 4,279
S1000-030	Replacement reserve, or residual receipts and releases which are included as expense items on the profit and loss statement.	<hr/> <hr/>
S1000-040	Project improve reserve releases under the flexible subsidy program that are included as expense items on the profit and loss statement.	<hr/> <hr/>

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 Supporting Data Required by HUD-Statements of Changes in Net Assets
 for the Year Ended December 31, 2024

		<u>2024</u>
S1100-060	Previous Year Net Assets Without Donor Restrictions	132,876
3247	Changes in Net Assets Without Donor Restrictions	<u>114,806</u>
3131	Net Assets Without Donor Restrictions	<u><u>247,682</u></u>
S1100-050	Previous Year Total Net Assets	132,876
3250	Changes in Total Net Asset from Operations	<u>114,806</u>
3130	Total Net Assets	<u><u>247,682</u></u>

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Supporting Data required by HUD-Statement of Cash Flows
For the Year Ended December 31, 2024

		<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
S1200-010	Rental receipts	\$ 94,283
S1200-020	Interest receipts	<u>916</u>
S1200-040	Total receipts	<u>95,199</u>
S1200-220	Miscellaneous financial	147,316
S1200-050	Administrative	1,335
S1200-070	Management fees	5,965
S1200-090	Utilities	18,495
S1200-100	Salaries and wages	38,589
S1200-110	Operating and maintenance	21,984
S1200-140	Property insurance	8,116
S1200-150	Miscellaneous taxes and insurance	<u>5,860</u>
S1200-230	Total disbursements	<u>100,344</u>
S1200-240	Net cash provided by (used in) operating activities	<u>142,171</u>
CASH FLOWS USED FOR INVESTING ACTIVITIES:		
S1200-250	Net deposits to the reserve for replacement account	(5,182)
S1200-255	Net deposits to other reserves	1,976
S1200-260	Net deposits to the residual receipts account	(3,812)
S1200-330	Net purchase of fixed assets	<u>(7,506)</u>
S1200-350	Net cash provided by (used in) investing activities	<u>(14,524)</u>
CASH FLOWS USED/(PROVIDED) FOR FINANCING ACTIVITIES:		
S1200-370	Principal payments on loans or notes payable	<u>(120,000)</u>
S1200-460	Net cash provided by (used in) financing activities	<u>(120,000)</u>
S1200-470	Net Increase (Decrease) in Cash and Cash Equivalents	7,647
S1200-480	CASH AND CASH EQUIVALENTS, Beginning of year	<u>3,750</u>
S1200T	CASH AND CASH EQUIVALENTS, End of year	<u>\$ 11,397</u>

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 Supporting Data Required by HUD-Statement of Cash Flows (Continued)
 For the Years Ended December 31, 2024

		2024
Reconciliation of change in net assets (deficit) to net cash provided		
by (used in) operating activities		
3250	Change in total assets from operations	\$ 114,806
	Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities	
6600	Depreciation	27,591
S1200-486	Amortization of debt issuance costs	
S1200-490	Decrease (increase) in tenant/member accounts receivable	
S1200-540	Decrease (increase) in accounts payable	(375)
S1200-560	Decrease (increase) in accrued liabilities	149
S1200-610	Net cash provided by (used in) operating activities	142,171

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 Supporting Data Required by HUD-
 Other Information and Replacement Reserves December 31, 2024

		<u>2024</u>
1320P	Balance at beginning of the year	\$ 34,273
1320ODT	Other deposits-self funded	4,279
1320INT	Interest on replacement reserve account	<u>903</u>
1320	Balance at end of the year	<u>\$ 39,455</u>
1320R	Deposits suspended or waived indicator	Yes

Schedule of Residual Receipts

1340P	Balance at the beginning of the year	\$ 301
1340INT	Interest on residual receipts account	1
1340ODT	Other deposits	<u>3,811</u>
1340	Balance at the end of the year	<u>\$ 4,113</u>

RAINBOW VILLAGE III, INC.
 HUD PROJECT NO. 085-HD035-NP-WDD
 Supporting Data Required by HUD-Computation of Surplus Cash
 December 31, 2024

Computation of Surplus Cash, Distributions, and Residual Receipts (Annual)

Account	Description	Value
S1300-010	Cash	\$ 15,340
1135	Accounts receivable-HUD	-
S1300-030	Other-entity cash	-
S1300-040	Total cash	\$ 15,340
S1300-050	Accrued mortgage (or bond) interest payable	
S1300-060	Delinquent mortgage (or bond) principal payments	
S1300-070	Delinquent deposits to reserve for replacements	
S1300-075	Accounts payable-30 days	\$ 1,115
S1300-080	Loans and notes payable (due within 30 days)	
S1300-090	Deficient tax insurance or mip escrow deposits	
S1300-100	Accrued expenses (not escrowed)	
2210	Prepaid revenue	
2191	Tenant/patient deposits held in trust (contra)	\$ 3,834
S1300-110	Other current obligations	
S1300-140	Total current obligations	\$ 4,949
S1300-150	Surplus cash (deficiency)	\$ 10,391
S1300-160	Annual distribution earned during fiscal period covered by this statement	
S1300-170	Distribution accrued and unpaid as of the end of the prior fiscal period	
S1300-180	Distributions and entity expenses paid during fiscal period covered by this statement	
S1300-190	Distribution earned but unpaid	
S1300-200	Amount available for distribution during the next fiscal period	
S1300-203	Incentive performance fee payable	
S1300-204	Percentage surplus cash split	
S1300-205	Surplus cash available for second mortgage payments	
S1300-206	Surplus cash available for distribution	
S1300-210	Deposit due residual receipts	\$ 10,391

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD
Supporting Data Required by HUD-
Fixed Assets and Accumulated Depreciation December 31, 2024

CHANGE IN FIXED ASSETS				
<u>Fixed Assets</u>	December 31, 2023	<u>Additions</u>	<u>Deductions</u>	December 31, 2024
1410 Land	135,000	-	-	135,000
1420 Buildings	1,037,233	7,595	-	1,044,828
1450 Furniture for project/tenant use	43,047	-	-	43,047
	1,215,280	7,595	-	1,222,875
	December 31, 2023	<u>Additions</u>	<u>Deductions</u>	December 31, 2024
1495 Accumulated Depreciation	529,665	27,680	-	557,345
	529,665	27,680	-	557,345

RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD

Mortgagor's Certification

We hereby certify that we have examined the accompanying financial statements and supplementary information of Rainbow Village III, Inc., and to the best of our knowledge and belief, the same is complete and accurate.

Executive Director

Date

Board Member

Date

**RAINBOW VILLAGE III, INC.
HUD PROJECT NO. 085-HD035-NP-WDD**

Management Agent's Certification

We hereby certify that we have examined the accompanying financial statements and supplementary information of Rainbow Village III, Inc., and to the best of our knowledge and belief, the same is complete and accurate.

Matt Elmore, Executive Director
Rainbow Village III, Inc.
1240 Dautel Lane
St. Louis, MO 63146
Phone: 314-567-1522
EIN: 43-6071313

Date