

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Audited Financial Statements**  
**December 31, 2021 and 2020**  
**With Supplemental Information**

**COMER**  **NOWLING**  
INDUSTRY ESTABLISHED | FOCUSED ON QUALITY  
*Certified Public Accountants*

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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## **Independent Auditor's Report**

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

### **Report on the Financial Statements**

We have audited the accompanying financial statements of HUD Project No. 085-EH003-NP-WDDHD035 of Rainbow Village, Inc. (Corporation), which comprise the statements of financial position as of December 31, 2021 and 2020, and the related statements of activities, changes in net assets (deficit) and cash flows for the years then ended, and the related notes to the financial statements.

### **Management's Responsibility 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; this includes 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.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Corporation's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Rainbow Village, Inc. as of December 31, 2021 and 2020, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters – Other Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The financial data schedules and other supplemental schedules are presented for purposes of additional analysis and are not a required part of the financial statements. The financial data schedules and other supplemental schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The accompanying supplemental information is presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, and is not a required part of the financial statements. Such 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 accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, financial data schedules and other supplemental schedules are fairly stated, in all material respects, in relation to the financial statements as a whole.

*Comer, Nowling And Associates, P.C.*

Comer, Nowling And Associates, P.C.  
Indianapolis, Indiana  
March 22, 2022

**Rainbow Village, Inc.**  
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**Identification of Lead Auditor**

Name: Gregory L. Nowling, CPA

Title: Shareholder

Telephone: (317) 841-3393

Firm ID Number: 35-2119569

Address: c/o Comer, Nowling And Associates, P.C.  
10475 Crosspoint Boulevard, Suite 200  
Indianapolis, IN 46256

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**Rainbow Village, Inc.**  
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**Statements of Financial Position**  
**As of December 31, 2021 and 2020**

**Assets**

	<u>2021</u>	<u>2020</u>
<b>Current Assets</b>		
Cash - operations	\$ 3,371	\$ 5,692
Total current assets	3,371	5,692
<b>Deposits Held in Trust</b>		
Tenant deposits held in trust	10,298	8,047
<b>Restricted Deposits</b>		
Replacement reserve	104,727	94,973
Residual receipts reserve	49,246	49,236
Total restricted deposits	153,973	144,209
<b>Property and Equipment</b>		
Land	11,020	11,020
Buildings	1,949,122	1,923,993
Furniture for project/tenant use	242,261	242,261
Miscellaneous fixed assets	31,004	31,004
Total property and equipment	2,233,407	2,208,278
Accumulated depreciation	(1,610,305)	(1,574,727)
Net property and equipment	623,102	633,551
<b>Total Assets</b>	\$ 790,744	\$ 791,499

**Rainbow Village, Inc.**  
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**Statements of Financial Position (Continued)**  
**As of December 31, 2021 and 2020**

**Liabilities and Net Assets (Deficit)**

	<u>2021</u>	<u>2020</u>
<b>Current Liabilities</b>		
Accounts payable - operations	\$ 164,288	\$ 116,136
Accrued interest payable-first mortgage (or bonds)	2,131	2,207
Miscellaneous current liabilities	<u>40,496</u>	<u>40,486</u>
Total current liabilities	<u>206,915</u>	<u>158,829</u>
<b>Deposit Liabilities</b>		
Tenant deposits held in trust	<u>7,952</u>	<u>7,212</u>
<b>Long-Term Liabilities</b>		
Other loans and notes payable	450,106	466,073
Debt issuance costs	<u>(2,156)</u>	<u>(2,453)</u>
Total long-term liabilities	<u>447,950</u>	<u>463,620</u>
<b>Total Liabilities</b>	<u>662,817</u>	<u>629,661</u>
<b>Net Assets (Deficit) Without Donor Restrictions</b>	<u>127,927</u>	<u>161,838</u>
Total net assets	<u>127,927</u>	<u>161,838</u>
<b>Total Liabilities and Net Assets (Deficit)</b>	<u>\$ 790,744</u>	<u>\$ 791,499</u>

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**Statements of Activities and Changes in Net Assets (Deficit)**  
**For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>Income</b>		
Rental income	\$ 312,743	\$ 306,176
Interest income	91	120
Other income	<u>5,001</u>	<u>54,990</u>
Total income	<u>317,835</u>	<u>361,286</u>
<b>Expenses</b>		
Administrative expenses	85,311	86,346
Utility expenses	44,196	42,364
Operating and maintenance expenses	95,219	106,802
Taxes and insurance	65,627	71,304
Financial expenses	<u>25,815</u>	<u>26,783</u>
Total cost of operations before depreciation	<u>316,168</u>	<u>333,599</u>
Change in net assets (deficit) without donor restrictions before depreciation	1,667	27,687
Depreciation expense	<u>35,578</u>	<u>35,308</u>
<b>Change In Net Assets (Deficit) Without Donor Restrictions</b>	<b>(33,911)</b>	<b>(7,621)</b>
<b>Net Assets (Deficit) Without Donor Restrictions, Beginning of Year</b>	<u>161,838</u>	<u>169,459</u>
<b>Net Assets (Deficit) Without Donor Restrictions, End of Year</b>	<u><u>\$ 127,927</u></u>	<u><u>\$ 161,838</u></u>



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**Statements of Cash Flows**  
**For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>Cash Flows From Operating Activities</b>		
Rental receipts	\$ 312,743	\$ 306,176
Interest receipts	91	120
Other receipts	5,001	54,990
	<u>317,835</u>	<u>361,286</u>
Total receipts		
Administrative	(3,005)	(53,720)
Management fees	(17,503)	(15,564)
Utilities	(29,750)	(69,056)
Salaries and wages	(111,787)	(126,859)
Operating and maintenance	(14,529)	(59,286)
Property insurance	(33,805)	(32,502)
Miscellaneous taxes and insurance	(31,822)	(38,802)
Tenant security deposits	740	(310)
Mortgage interest	(25,584)	(25,860)
	<u>(267,045)</u>	<u>(421,959)</u>
Total disbursements		
Net cash provided by (used in) operating activities	<u>50,790</u>	<u>(60,673)</u>
<b>Cash Flows From Investing Activities</b>		
Purchase of fixed assets	(25,129)	(54,108)
	<u>(25,129)</u>	<u>(54,108)</u>
Net cash provided by (used in) investing activities		
<b>Cash Flows From Financing Activities</b>		
Principal payments on loans or notes payable	(15,967)	128,310
	<u>(15,967)</u>	<u>128,310</u>
Net cash provided by (used in) financing activities		
<b>Net Increase (Decrease) in Cash and Restricted Cash</b>	9,694	13,529
<b>Cash and Restricted Cash, Beginning of Year</b>	<u>157,948</u>	<u>144,419</u>
<b>Cash and Restricted Cash, End of Year</b>	<u>\$ 167,642</u>	<u>\$ 157,948</u>

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**Statements of Cash Flows (Continued)**  
**For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>Reconciliation of change in net assets (deficit) without donor restrictions to net cash provided by (used in) operating activities</b>		
Change in net assets (deficit) without donor restrictions	\$ (33,911)	\$ (7,621)
Adjustments to reconcile change in net assets (deficit) without donor restrictions to net cash provided by (used in) operating activities		
Depreciation	35,578	35,308
Amortization of debt issuance costs	297	297
Increase (decrease) in accounts payable	48,152	(88,973)
Increase (decrease) in accrued liabilities	10	11
Increase (decrease) in accrued interest payable	(76)	615
Increase (decrease) in tenant security deposits held in trust	740	(310)
	<u>50,790</u>	<u>(60,673)</u>
Net cash provided by (used in) operating activities	<u>\$ 50,790</u>	<u>\$ (60,673)</u>

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**Notes to Financial Statements**

**Note 1 – Nature of Operations and Summary of Significant Accounting Policies**

**General**

Rainbow Village, 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. The Corporation consists of seven group homes (35 livable units) 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.

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 in net assets during the reporting period. Actual results could differ from those estimates.

**Financial Statement Presentation**

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board. Per the applicable standards, Rainbow Village, Inc. is required to report 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. A description of the net asset classes follows:

*Net assets without donor restrictions* represent the portion of net assets of Rainbow Village, Inc. that is not subject to donor-imposed restrictions. Net assets without donor restrictions include expendable funds available for the support of the Corporation. Board designated net assets are net assets without donor restrictions with self-imposed designations by action of the governing board.

*Net assets with donor restrictions* represent contributions and other inflows of assets whose use by Rainbow Village, Inc. is limited by donor-imposed stipulations that either expire by passage of time, can be fulfilled and removed by actions of Rainbow Village, Inc. pursuant to those stipulations, or net assets that must be held in perpetuity.

As of December 31, 2021 and 2020, all of the net assets of the Corporation are considered to be net assets without donor restrictions.

**Cash and Cash Equivalents**

For the statement of cash flows, all unrestricted investments with the original maturities of three months or less are cash equivalents. As of December 31, 2021 and 2020, cash consists of an

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operating checking account. As of December 31, 2021 and 2020, there were no cash equivalents.

**Statement of Cash Flows – Restricted Cash**

In November 2016, FASB issued Accounting Standards Update No. 2016-18 (ASU 2016-18) which amends the presentation of amounts generally described as restricted cash on the statement of cash flows. These restricted amounts are now required to be included with cash when reconciling the beginning and end of year total amounts. The amendments in ASU 2016-18 do not provide a definition of restricted cash. However, management has determined all restricted deposits and tenant deposits held in trust are considered restricted cash, based upon restrictions of use of funds imposed by HUD. The amendments in ASU 2016-18 are required to be applied using a retrospective transition method to each period presented in the financial statements.

The following table provides a reconciliation of cash and restricted cash reported within the statements of financial position that sum to the total of the same amounts shown in the statements of cash flows.

	<u>2021</u>	<u>2020</u>
Cash	\$ 3,371	\$ 5,692
Tenant deposits held in trust	10,298	8,047
Replacement reserve	104,727	94,973
Residual Receipts	<u>49,246</u>	<u>49,236</u>
	<u>\$ 167,642</u>	<u>\$ 157,948</u>

**Tenant Security Deposits**

Tenant security deposits are maintained in separate accounts and investment accounts in the name of the Corporation.

**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.

**Income Taxes**

The Corporation qualifies as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code; therefore, no provision for income taxes is recognized in the financial statements. It is exempt from income taxes under the provisions of Section 501(a) of the Code.

In the event the Corporation was to lose its tax exempt status, income tax expense for the tax reporting entity would include federal and state taxes currently payable and deferred taxes arising from temporary differences between income for financial reporting and income tax purposes. No such differences existed as of December 31, 2021 and 2020.

The Corporation adopted the standard for *Accounting for Uncertainty in Income Taxes*. The entity recognizes a tax benefit only if it is more likely than not the tax position would be sustained in a tax examination, with a tax examination being presumed to occur. The amount

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recognized is the largest amount of tax benefit that is greater than 50% likely of being realized on examination. For tax positions not meeting the more-likely-than-not test, no tax benefit is recorded. Federal and state tax authorities (if applicable) generally have the right to examine and audit the previous three years of tax returns filed.

**Debt Issuance Costs**

Debt issuance costs in the original amount of \$2,973 are being amortized over the life of the loan. Amortization of debt issuance costs included in interest expense during the years ended December 31, 2021 and 2020 was \$297 and \$297, respectively. Accumulated amortization as of December 31, 2021 and 2020 was \$817 and \$520, respectively.

Amortization of debt issuance costs for the next five years is as follows:

2022	\$	297
2023		297
2024		297
2025		297
2026		297
Thereafter		<u>671</u>
		<u>\$ 2,156</u>

**Property and Equipment**

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method of depreciation. Depreciation is computed over the estimated useful lives of each individual 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.

**Property Taxes**

The Corporation is exempt from real and personal property taxes. Accordingly, no provision for property taxes has been recognized in the accompanying financial statements.

**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.

**Basis of Accounting**

The financial statements of the Corporation have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

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**Revenue and Cost Recognition**

Revenues are recognized when earned and costs are expensed when incurred.

**Risks and Uncertainties**

The Corporation is subject to various risks 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.

**Note 2 – Promissory Note Payable**

On April 25, 2019, the Corporation entered into a line of credit agreement collateralized by land and seven group homes, as evidenced in a \$500,000 promissory note payable to Montgomery Bank. The note has an annual interest rate of 5.16% and matures on July 26, 2028. As of December 31, 2021 and 2020, \$450,106 and \$466,073 is outstanding, respectively.

**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 agreement, which is effective May 1, 2019 through April 30, 2020, allows for a management fee of \$36.89 per unit per month. During the year ended December 31, 2020, the Company renewed the management agreement with Rainbow Village Properties on May 1, 2020. The agreement, which expires on April 30, 2021, allows for a management fee of \$36.89 per unit per month. During the year ended December 31, 2021, the Company renewed the management agreement with Rainbow Village Properties on May 1, 2021. The agreement which expires on April 30, 2022, allows for a management fee of \$45 per unit per month.

During the years ended December 31, 2021 and 2020, \$17,503 and \$15,564, respectively, of management fees were incurred and paid.

**Note 4 – Functional Expenses**

The functional expenses are as follows:

<u>Description</u>	<u>2021</u>	<u>2020</u>
Management and general	\$ 85,311	\$ 86,346
Program services – housing	<u>266,435</u>	<u>282,561</u>
	<u>\$ 351,746</u>	<u>\$ 368,907</u>

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**Note 5 – Current Vulnerability Due To Certain Concentrations**

The Corporation's sole asset is seven individual group homes with five 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 6 – Concentration of Credit Risk**

The Corporation may at times maintain cash balances in financial institutions in excess of the federally insured limits of \$250,000. Corporation management monitors the financial ratings of such financial institutions and believes the risk of loss is minimal.

**Note 7 – Potential Contingent Liability**

On June 19, 2015 HUD issued a communication to owners of Section 202 and 811 projects 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, of as December 31, 2021 and 2020, a current liability of \$40,496 and \$40,486 representing excess project funds has been recorded, respectively.

**Note 8 – Subsequent Events**

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of the Corporation through March 22, 2022, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

## **Supplemental HUD Information**



**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD - Statements of Financial Position**  
**As of December 31, 2021 and 2020**

**Assets**

	<u>2021</u>	<u>2020</u>
<b>Current Assets</b>		
1120 Cash - operations	\$ 3,371	\$ 5,692
1100T Total current assets	<u>3,371</u>	<u>5,692</u>
<b>Deposits Held in Trust</b>		
1191 Tenant/patient deposits held in trust	<u>10,298</u>	<u>8,047</u>
<b>Restricted Deposits</b>		
1320 Replacement reserve	104,727	94,973
1340 Residual receipts reserve	<u>49,246</u>	<u>49,236</u>
1300T Total deposits	<u>153,973</u>	<u>144,209</u>
<b>Property and Equipment</b>		
1410 Land	11,020	11,020
1420 Buildings	1,949,122	1,923,993
1450 Furniture for project/tenant use	242,261	242,261
1490 Miscellaneous fixed assets	<u>31,004</u>	<u>31,004</u>
1400T Total fixed assets	2,233,407	2,208,278
1495 Accumulated depreciation	<u>(1,610,305)</u>	<u>(1,574,727)</u>
1400N Net fixed assets	<u>623,102</u>	<u>633,551</u>
<b>1000T Total Assets</b>	<u>\$ 790,744</u>	<u>\$ 791,499</u>

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**Supporting Data Required by HUD - Statements of Financial Position**  
**(Continued) As of December 31, 2021 and 2020**

**Liabilities and Net Assets**

	<u>2021</u>	<u>2020</u>
<b>Current Liabilities</b>		
2110 Accounts payable - operations	\$ 164,288	\$ 116,136
2131 Accrued interest payable-first mortgage (or bonds)	2,131	2,207
2190 Miscellaneous current liabilities - excess project funds	<u>40,496</u>	<u>40,486</u>
2122T Total current liabilities	<u>206,915</u>	<u>158,829</u>
<b>Deposit Liabilities</b>		
2191 Tenant/patient deposits held in trust (contra)	<u>7,952</u>	<u>7,212</u>
<b>Long-Term Liabilities</b>		
2324 Other loans and notes payable	450,106	466,073
2340 Debt issuance costs	<u>(2,156)</u>	<u>(2,453)</u>
2300T Total long-term liabilities	<u>447,950</u>	<u>463,620</u>
<b>2000T Total Liabilities</b>	<u>662,817</u>	<u>629,661</u>
3131 <b>Net Assets Without Donor Restrictions</b>	<u>127,927</u>	<u>161,838</u>
3130 Total net assets	<u>127,927</u>	<u>161,838</u>
2033T <b>Total Liabilities and Net Assets</b>	<u>\$ 790,744</u>	<u>\$ 791,499</u>

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**Supporting Data Required by HUD - Statements of Activities**  
**For the Years Ended December 31, 2021 and 2020**

		<u>2021</u>	<u>2020</u>
<b>Project Revenue Accounts</b>			
<b>Rent revenue</b>			
5120	Rent revenue - gross potential	\$ 176,135	\$ 164,702
5121	Tenant assistance payments	<u>173,865</u>	<u>178,753</u>
5100T	Total rent revenue	<u>350,000</u>	<u>343,455</u>
<b>Vacancies</b>			
5220	Apartments	<u>(37,257)</u>	<u>(37,279)</u>
5200T	Total vacancies	<u>(37,257)</u>	<u>(37,279)</u>
5152N	Net rental revenue (rent revenue less vacancies)	<u>312,743</u>	<u>306,176</u>
<b>Financial revenue</b>			
5410	Financial revenue - project operations	2	2
5430	Revenue from investments - residual receipts reserve	10	11
5440	Revenue from investments - replacement reserve	<u>79</u>	<u>107</u>
5400T	Total financial revenue	<u>91</u>	<u>120</u>
<b>Other revenue</b>			
5920	Tenant charges	-	150
5990	Miscellaneous revenue- COVID '19 grant, insurance refund	<u>5,001</u>	<u>54,840</u>
5900T	Total other revenue	<u>5,001</u>	<u>54,990</u>
5000T	Total revenue	<u>317,835</u>	<u>361,286</u>

**Project Expense Accounts**

<b>Administrative expenses</b>			
6250	Other renting expenses	3,900	3,900
6310	Office salaries	47,950	48,202
6311	Office expenses	11,558	14,280
6320	Management fee	17,503	15,564
6350	Audit expense	<u>4,400</u>	<u>4,400</u>
6263T	Total administrative expenses	<u>85,311</u>	<u>86,346</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD - Statements of Activities (Continued)**  
**For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>Utility expenses</b>		
6450 Electricity	21,110	19,431
6451 Water	6,613	6,033
6452 Gas	8,879	8,596
6453 Sewer	<u>7,594</u>	<u>8,304</u>
6400T Total utilities expense	<u>44,196</u>	<u>42,364</u>
<b>Operating and maintenance expenses</b>		
6510 Payroll	63,837	78,657
6515 Supplies	4,745	4,593
6520 Contracts	21,224	16,655
6525 Garbage and trash removal	4,501	4,328
6546 Heating/cooling repairs and maintenance	442	1,659
6548 Snow removal	<u>470</u>	<u>910</u>
6500T Total operating and maintenance expenses	<u>95,219</u>	<u>106,802</u>
<b>Taxes and insurance</b>		
6711 Payroll taxes (project's share)	7,426	8,930
6720 Property and liability insurance (hazard)	33,805	32,502
6722 Workmen's compensation	13,119	8,069
6723 Health insurance and other employee benefits	<u>11,277</u>	<u>21,803</u>
6700T Total taxes and insurance	<u>65,627</u>	<u>71,304</u>
<b>Financial expenses</b>		
6820 Interest on mortgage (or bonds) payable	25,805	26,772
6890 Miscellaneous financial expenses - loss due to recapture of residual receipts	<u>10</u>	<u>11</u>
6800T Total financial expenses	<u>25,815</u>	<u>26,783</u>
<b>Operating Results</b>		
6000T Total cost of operations before depreciation	<u>316,168</u>	<u>333,599</u>
5060T Change in net assets (deficit) before depreciation	<u>1,667</u>	<u>27,687</u>
6600 Depreciation expense	<u>35,578</u>	<u>35,308</u>
5060N Operating profit or (loss)	<u>(33,911)</u>	<u>(7,621)</u>
<b>Change in net assets (deficit)</b>	<u>\$ (33,911)</u>	<u>\$ (7,621)</u>
<b>Change in net assets from operations</b>		
3247 Change in net assets without donor restrictions	<u>\$ (33,911)</u>	<u>\$ (7,621)</u>
3250 Change in total net assets from operations	<u>\$ (33,911)</u>	<u>\$ (7,621)</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD – Part II**  
**For the Years Ended December 31, 2021 and 2020**

**Part II**

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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.	<u>\$ -</u>
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.	<u>\$ -</u>
S1000-030	Replacement reserve, or residual receipts and releases which are included as expense items on the profit and loss statement.	<u>\$ 77</u>
S1000-040	Project improvement reserve releases under the flexible subsidy program that are included as expense items on the profit and loss statement.	<u>\$ -</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD – Statements of Changes in Net Assets  
For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
S1100-060 Previous Year Net Assets Without Donor Restrictions	\$ 161,838	\$ 169,459
3247 Change in Net Assets Without Donor Restrictions	<u>(33,911)</u>	<u>(7,621)</u>
3131 Net Assets Without Donor Restrictions	<u>\$ 127,927</u>	<u>\$ 161,838</u>
S1100-050 Previous Year Total Net Assets	\$ 161,838	\$ 169,459
3250 Change in Total Net Asset from Operations	<u>(33,911)</u>	<u>(7,621)</u>
3130 Total Net Assets	<u>\$ 127,927</u>	<u>\$ 161,838</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD - Statements of Cash Flows**  
**For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>Cash Flows From Operating Activities</b>		
S1200-010 Rental receipts	\$ 312,743	\$ 306,176
S1200-020 Interest receipts	91	120
S1200-030 Other operating receipts	<u>5,001</u>	<u>54,990</u>
S1200-040 Total receipts	<u>317,835</u>	<u>361,286</u>
S1200-050 Administrative	(3,005)	(53,720)
S1200-070 Management fees	(17,503)	(15,564)
S1200-090 Utilities	(29,750)	(69,056)
S1200-100 Salaries and wages	(111,787)	(126,859)
S1200-110 Operating and maintenance	(14,529)	(59,286)
S1200-140 Property insurance	(33,805)	(32,502)
S1200-150 Miscellaneous taxes and insurance	(31,822)	(38,802)
S1200-160 Tenant security deposits	(1,511)	(508)
S1200-180 Mortgage interest	<u>(25,584)</u>	<u>(25,860)</u>
S1200-230 Total disbursements	<u>(269,296)</u>	<u>(422,157)</u>
S1200-240 Net cash provided by (used in) operating activities	<u>48,539</u>	<u>(60,871)</u>
<b>Cash Flows From Investing Activities</b>		
S1200-250 Net deposits to the reserve for replacement account	(9,754)	(9,680)
S1200-260 Net deposits to the residual receipts account	(10)	(11)
S1200-330 Net purchase of fixed assets	<u>(25,129)</u>	<u>(54,108)</u>
S1200-350 Net cash provided by (used in) investing activities	<u>(34,893)</u>	<u>(63,799)</u>
<b>Cash Flows From Financing Activities</b>		
S1200-370 Principal payments on loans or notes payable	<u>(15,967)</u>	<u>128,310</u>
S1200-460 Net cash provided by (used in) financing activities	<u>(15,967)</u>	<u>128,310</u>
S1200-470 <b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(2,321)	3,640
S1200-480 <b>Beginning of Year Cash</b>	<u>5,692</u>	<u>2,052</u>
S1200T <b>End of Year Cash</b>	<u>\$ 3,371</u>	<u>\$ 5,692</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD - Statements of Cash Flows (Continued)**  
**For the Years Ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>Reconciliation of change in net assets (deficit) to net cash provided</b>		
<b>by (used in) operating activities</b>		
3250 Change in total net assets from operations	\$ (33,911)	\$ (7,621)
Adjustments to reconcile change in net assets to net cash provided		
by (used in) operating activities		
6600 Depreciation	35,578	35,308
S1200-486 Amortization of debt issuance costs	297	297
S1200-530 Decrease (increase) in cash restricted for tenant security deposits	(2,251)	(198)
S1200-540 Increase (decrease) in accounts payable	48,152	(88,973)
S1200-560 Increase (decrease) in accrued liabilities	10	11
S1200-570 Increase (decrease) in accrued interest payable	(76)	615
S1200-580 Increase (decrease) in tenant security deposits held in trust	<u>740</u>	<u>(310)</u>
S1200-610 Net cash provided by (used in) operating activities	<u>\$ 48,539</u>	<u>\$ (60,871)</u>



**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD –  
Other Information and Replacement Reserves December 31, 2021**

1320P	Balance at beginning of the year	\$ 94,973
1320ODT	Other deposits - self funded	9,752
1320INT	Interest on replacement reserve account	79
1320OWT	Other withdrawals - self funded	<u>(77)</u>
1320	Balance at end of the year	<u>\$ 104,727</u>
1320R	Deposits suspended or waived indicator	Yes

**Schedule of Residual Receipts**

1340P	Balance at beginning of the year	\$ 49,236
1340INT	Interest on residual receipts account	<u>10</u>
1340	Balance at end of the year	<u>\$ 49,246</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

**Supporting Data Required by HUD – Computation of Surplus Cash**  
**December 31, 2021**

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

Account	Description	Value
S1300-010	Cash	\$ 13,669
1135	Accounts receivable - HUD	\$ -
S1300-030	Other - entity cash	\$ -
S1300-040	Total cash	\$ 13,669
S1300-050	Accrued mortgage (or bond) interest payable	\$ 2,131
S1300-060	Delinquent mortgage (or bond) principal payments	\$ -
S1300-070	Delinquent deposits to reserve for replacements	\$ -
S1300-075	Accounts payable - 30 days	\$ 164,288
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)	\$ 7,952
S1300-110	Other current obligations	\$ -
S1300-140	Total current obligations	\$ 174,371
S1300-150	Surplus cash (deficiency)	\$ (160,702)
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 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	\$ -

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Supporting Data Required by HUD –  
Fixed Assets and Accumulated Depreciation December 31, 2021**

**Change in Fixed Assets**

<u>Fixed Assets</u>	December 31 <u>2020</u>	<u>Additions</u>	<u>Deductions</u>	December 31 <u>2021</u>
1410 Land	\$ 11,020	\$ -	\$ -	\$ 11,020
1420 Buildings	1,923,993	25,129	-	1,949,122
1450 Furniture for project/tenant use	242,261	-	-	242,261
1490 Miscellaneous fixed assets	31,004	-	-	31,004
	<u>\$ 2,208,278</u>	<u>\$ 25,129</u>	<u>\$ -</u>	<u>\$ 2,233,407</u>

	December 31 <u>2020</u>	<u>Additions</u>	<u>Deductions</u>	December 31 <u>2021</u>
1495 Accum. Deprec.	<u>\$ 1,574,727</u>	<u>\$ 35,578</u>	<u>\$ -</u>	<u>\$ 1,610,305</u>

Fixed asset additions for the year ended December 31, 2021:

Flooring	\$ 3,559
Furnaces	18,745
Deck boards	<u>2,825</u>
	<u>\$ 25,129</u>

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Mortgagor's Certification**

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

\_\_\_\_\_  
Erin Eberhard, Executive Director

March 22, 2022

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Member

March 22, 2022

\_\_\_\_\_  
Date

**Rainbow Village, Inc.**  
**HUD Project No. 085-EH003-NP-WDDHD035**

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**Management Agent's Certification**

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

March 22, 2022

\_\_\_\_\_  
Erin Eberhard, Executive Director  
Rainbow Village Properties  
1240 Dautel Lane  
St Louis, MO 63146

\_\_\_\_\_  
Date

EIN: 43-6071313

\_\_\_\_\_  
Property Manager