Comunilife, Inc. and Affiliates

Consolidated Financial Statements
and Supplementary Information
(Together with Independent Auditors' Report)

Years Ended June 30, 2024 and 2023

COMUNILIFE, INC. AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
(Together with Independent Auditors' Report)

YEARS ENDED JUNE 30, 2024 AND 2023

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INDEPENDENT AUDITORS' REPORT

The Board of Directors of
Comunilife, Inc. and Affiliates
New York, NY

Opinion

We have audited the consolidated financial statements of Comunilife, Inc. and Affiliates (collectively "Comunilife"), which comprise the consolidated statements of financial position as of June 30, 2024 and 2023, and the related consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion based on our audits and the report of the other auditors, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Comunilife as of June 30, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of H.I.R.E. Housing Development Fund Corporation, a wholly owned subsidiary, which statements reflect total assets of 1% as of both June 30, 2024 and 2023, and total revenue and support constituting approximately 1%, of the related consolidated totals for the years then ended. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for H.I.R.E. Housing Development Fund Corporation, is based solely on the reports of the other auditors.

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 *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are required to be independent of Comunilife and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Comunilife's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Comunilife'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.

Supplemental Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating supplementary information (shown on pages 26-28) as of and for the year ended June 30, 2024, is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position and the change in net assets of the individual organizations and is not a required part of the consolidated 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 consolidated financial statements. The information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion based on our audits and the report of the other auditors, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

CBIZ CPAs P.C.[1]

New York, NY
November 27, 2024

[1]In certain jurisdictions, CBIZ CPAs P.C. operates under its previous name, Mayer Hoffman McCann P.C.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2024 AND 2023

	2024	2023
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 2C and 14)	$ 18,811,086	$ 21,694,314
Investments (Notes 2R, 5 and 6)	4,356,568	4,118,807
Grants and contracts receivable, net (Notes 2D and 2G)	19,006,392	11,615,603
Accounts receivable, net (Notes 2E and 2K)	4,279,328	3,788,534
Note receivable (Note 8)	88,070	83,674
Due from affiliated entities (Note 11)	1,740,069	457,379
Prepaid expenses and other current assets	391,282	402,625
Total current assets	48,672,795	42,160,936
Noncurrent Assets		
Note receivable (Note 8)	962,110	1,050,180
Restricted deposits and funded reserves (Notes 2F and 7)	5,642,620	7,384,142
Investments held for retirement plan (Note 10C)	121,818	120,232
Other assets	1,485,590	696,801
Operating lease right-of-use asset (Notes 2P and 12)	14,640,947	19,045,144
Finance lease right-of-use asset (Notes 2P and 12)	316,121	412,286
Property and equipment, net (Notes 2I, 4 and 8)	162,417,540	149,269,701
Total noncurrent assets	185,586,746	177,978,486
TOTAL ASSETS	$ 234,259,541	$ 220,139,422
LIABILITIES		
Current Liabilities		
Current portion of long-term debt (Notes 2N and 8)	$ 680,960	$ 392,990
Current portion of operating lease liabilities (Notes 2P and 12)	3,699,171	5,777,373
Current portion of finance lease liabilities (Notes 2P and 12)	89,663	103,461
Accounts payable and accrued expenses	7,112,824	3,968,708
Accrued construction costs	12,519,112	13,813,428
Accrued benefits payable	3,573,855	3,193,544
Due to government funders (Note 2G)	17,117,939	15,063,628
Total current liabilities	44,793,524	42,313,132
Noncurrent Liabilities		
Deferred compensation payable (Note 10C)	121,818	120,232
Deferred interest payable	4,394,943	3,406,849
Long-term portion of operating lease liabilities (Notes 2P and 12)	9,724,351	12,052,487
Long-term portion of finance lease liabilities (Notes 2P and 12)	234,645	313,611
Long-term debt (Notes 2N and 8)	115,235,923	119,058,490
Total noncurrent liabilities	129,711,680	134,951,669
TOTAL LIABILITIES	174,505,204	177,264,801
COMMITMENTS AND CONTINGENCIES (Note 13)		
NET ASSETS (Note 2B)		
Without donor restrictions:		
Undesignated	18,712,183	11,883,315
Board designated	558,567	558,567
Noncontrolling interests (Notes 2B and 2M)	36,465,388	25,782,678
Total net assets without donor restrictions	55,736,138	38,224,560
With donor restrictions (Note 15)	4,018,199	4,650,061
TOTAL NET ASSETS	59,754,337	42,874,621
TOTAL LIABILITIES AND NET ASSETS	$ 234,259,541	$ 220,139,422

The accompanying notes are an integral part of these consolidated financial statements.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	Year Ended June 30, 2024			Year Ended June 30, 2023		
	Without Donor Restrictions	With Donor Restrictions	Total 2024	Without Donor Restrictions	With Donor Restrictions	Total 2023
REVENUE AND SUPPORT:						
Government contracts and grants (Note 2G)	$ 63,679,037	$ -	$ 63,679,037	$ 58,035,961	$ -	$ 58,035,961
Medicaid (Note 2K)	1,225,606	-	1,225,606	1,379,282	-	1,379,282
Other program fees (Note 2K)	2,619,283	-	2,619,283	2,107,677	-	2,107,677
Client rental income (Note 2J)	9,141,003	-	9,141,003	9,027,168	-	9,027,168
Contributions and special events (Notes 2H and 2Q)	164,927	393,398	558,325	322,430	1,745,013	2,067,443
Less direct costs of special event	-	-	-	(129,753)	-	(129,753)
Investment income (Note 5)	397,586	-	397,586	215,627	-	215,627
Gain on sale of property (Note 4)	4,025,033	-	4,025,033	-	-	-
Other income (Note 2O)	1,608,536	-	1,608,536	1,575,725	-	1,575,725
Net assets released from restrictions (Notes 2B and 15)	1,025,260	(1,025,260)	-	409,880	(409,880)	-
TOTAL REVENUE AND SUPPORT	83,886,271	(631,862)	83,254,409	72,943,997	1,335,133	74,279,130
EXPENSES (Note 2L):						
Program Services:						
Supported housing - OMH	16,214,542	-	16,214,542	13,682,819	-	13,682,819
Scatter site housing for PWA-HRA	13,105,179	-	13,105,179	12,025,723	-	12,025,723
Transitional housing for PWA-HRA	-	-	-	818,236	-	818,236
Congregate housing for PWA-HRA	6,400,602	-	6,400,602	6,458,024	-	6,458,024
Congregate housing - DOHMH	1,286,231	-	1,286,231	1,360,507	-	1,360,507
Transitional housing - DHS	18,600,387	-	18,600,387	14,849,991	-	14,849,991
Other programs	23,355,325	-	23,355,325	18,583,959	-	18,583,959
Total Program Services	78,962,266	-	78,962,266	67,779,259	-	67,779,259
Supporting Services:						
Management and general	6,834,754	-	6,834,754	6,239,192	-	6,239,192
Fundraising	325,112	-	325,112	373,425	-	373,425
Total Supporting Services	7,159,866	-	7,159,866	6,612,617	-	6,612,617
TOTAL EXPENSES	86,122,132	-	86,122,132	74,391,876	-	74,391,876
CHANGE IN NET ASSETS FROM OPERATIONS	(2,235,861)	(631,862)	(2,867,723)	(1,447,879)	1,335,133	(112,746)
OTHER ITEMS						
Distributions from limited partnerships	186,569	-	186,569	-	-	-
Other income	2,906,121	-	2,906,121	-	-	-
Gain attributable to noncontrolling interests	5,972,039	-	5,972,039	4,477,490	-	4,477,490
TOTAL OTHER ITEMS	9,064,729	-	9,064,729	4,477,490	-	4,477,490
Contribution by noncontrolling interests (Note 2M)	16,654,749	-	16,654,749	5,632,744	-	5,632,744
CHANGE IN NET ASSETS	17,511,578	(631,862)	16,879,716	4,184,865	1,335,133	5,519,998
Change in net assets attributable to controlling interests	6,828,868	(631,862)	6,197,006	3,029,611	1,335,133	4,364,744
Change in net assets attributable to noncontrolling interests	10,682,710	-	10,682,710	1,155,254	-	1,155,254
Net assets beginning of year - controlling interests	12,441,882	4,650,061	17,091,943	9,412,271	3,314,928	12,727,199
Net assets beginning of year - noncontrolling interests	25,782,678	-	25,782,678	24,627,424	-	24,627,424
Net assets end of year - controlling interests	19,270,750	4,018,199	23,288,949	12,441,882	4,650,061	17,091,943
Net assets end of year - noncontrolling interests	36,465,388	-	36,465,388	25,782,678	-	25,782,678
TOTAL NET ASSETS - END OF YEAR	$ 55,736,138	$ 4,018,199	$ 59,754,337	$ 38,224,560	$ 4,650,061	$ 42,874,621

The accompanying notes are an integral part of these consolidated financial statements.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Totals for the Year Ended June 30, 2023)

	Program Services							Supporting Services				
	Supported Housing-OMH	Scatter Site Housing for PWA-HRA	Congregate Housing for PWA-HRA	Congregate Housing-DOHMH	Transitional Housing - DHS	Other Programs	Total Program Services	Management and General	Fundraising	Total Supporting Services	Total 2024	Total 2023
Salaries	$ 3,391,628	$ 1,833,340	$ 2,315,792	$ 495,793	$ 3,696,367	$ 3,464,923	$ 15,197,843	$ 2,885,652	$ 162,721	$ 3,048,373	$ 18,246,216	$ 15,794,457
Payroll taxes and benefits (Note 10)	1,017,489	550,002	694,737	149,994	1,114,366	1,076,378	4,602,966	967,991	48,816	1,016,807	5,619,773	4,782,298
Total Personnel Costs	4,409,117	2,383,342	3,010,529	645,787	4,810,733	4,541,301	19,800,809	3,853,643	211,537	4,065,180	23,865,989	20,576,755
Client rent (Notes 2P and 12)	8,487,165	8,215,064	1,131,793	-	-	746,168	18,580,190	-	-	-	18,580,190	16,567,899
Client telephone and utilities	10,353	78,173	26,343	-	-	-	114,869	-	-	-	114,869	124,322
Client travel	5,704	6,380	555	-	6,028	11,870	30,537	-	-	-	30,537	17,038
Client food	40,702	-	111,377	-	1,419,532	124,662	1,696,273	-	-	-	1,696,273	1,214,470
Client supplies	736,671	884,439	197,659	34,311	78,501	51,841	1,983,422	-	-	-	1,983,422	1,636,420
Client expenses - other	67,769	36,695	20,220	8,823	11,871	71,284	216,662	-	-	-	216,662	107,384
Consultants	659,304	397,024	1,047,836	482,904	4,505,722	960,666	8,053,456	93,329	1,738	95,067	8,148,523	7,602,362
Professional fees	359,550	95,312	370,287	26,208	61,348	1,148,238	2,060,943	1,581,574	101,875	1,683,449	3,744,392	2,404,011
Consumable supplies	127,261	142,634	118,803	19,451	183,012	145,146	736,307	89,488	-	89,488	825,795	935,998
Staff expenses	10,446	13,123	14,701	2,159	12,186	40,073	92,688	146,450	4,725	151,175	243,863	145,789
Rent (Notes 2P and 12)	422,967	439,759	-	-	6,549,486	807,506	8,219,718	628,564	-	628,564	8,848,282	8,635,363
Repairs and maintenance	261,433	136,402	168,480	12,321	453,003	1,749,675	2,781,314	211,708	-	211,708	2,993,022	2,499,014
Telephone and utilities	44,188	31,122	24,825	11,237	68,914	2,003,922	2,184,208	34,052	-	34,052	2,218,260	2,246,542
Insurance	182,683	108,236	43,981	10,129	161,130	626,074	1,132,233	36,760	-	36,760	1,168,993	1,125,960
Vehicle maintenance	56,748	30,442	28,992	7,421	29,056	11,140	163,799	6,881	25	6,906	170,705	148,067
Equipment (Notes 2P and 12)	88,103	61,971	30,656	14,802	45,328	46,993	287,853	142,992	-	142,992	430,845	386,401
Dues and subscriptions	23,779	2,955	2,394	665	3,209	5,161	38,163	34,462	1,912	36,374	74,537	49,926
Catering and entertainment	-	-	-	-	-	-		-	-	-	-	129,753
Other expense	21,889	10,522	25,833	8,270	113,307	337,507	517,328	206,426	3,300	209,726	727,054	547,067
Bad debt (recovery)	-	-	-	-	-	129,813	129,813	(245,095)	-	(245,095)	(115,282)	855,214
Interest (Notes 2N, 2P, and 12)	57,724	-	-	-	-	3,425,658	3,483,382	-	-	-	3,483,382	2,205,749
Depreciation and amortization (Notes 2I, 4)	140,986	31,584	25,338	1,743	88,021	6,370,627	6,658,299	13,520	-	13,520	6,671,819	4,360,125
Sub-total	16,214,542	13,105,179	6,400,602	1,286,231	18,600,387	23,355,325	78,962,266	6,834,754	325,112	7,159,866	86,122,132	74,521,629
Less: cost of direct benefits to donors	-	-	-	-	-	-	-	-	-	-	-	(129,753)
TOTAL EXPENSES	$ 16,214,542	$ 13,105,179	$ 6,400,602	$ 1,286,231	$ 18,600,387	$ 23,355,325	$ 78,962,266	$ 6,834,754	$ 325,112	$ 7,159,866	$ 86,122,132	$ 74,391,876

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2023

	Program Services								Supporting Services			
	Supported Housing-OMH	Scatter Site Housing for PWA-HRA	Transitional Housing for PWA-HRA	Congregate Housing for PWA-HRA	Congregate Housing-DOHMH	Transitional Housing - DHS	Other Programs	Total Program Services	Management and General	Fundraising	Total Supporting Services	Total 2023
Salaries	$ 2,778,430	$ 1,923,591	$ 134,303	$ 2,569,699	$ 607,249	$ 2,530,307	$ 2,454,540	$ 12,998,119	$ 2,640,037	$ 156,301	$ 2,796,338	$ 15,794,457
Payroll taxes and benefits (Note 10)	840,753	577,077	42,054	770,136	182,174	759,092	802,480	3,973,766	761,642	46,890	808,532	4,782,298
Total Personnel Costs	3,619,183	2,500,668	176,357	3,339,835	789,423	3,289,399	3,257,020	16,971,885	3,401,679	203,191	3,604,870	20,576,755
Client rent (Notes 2P and 12)	7,372,740	7,564,021	-	1,066,781	-	-	564,357	16,567,899	-	-	-	16,567,899
Client telephone and utilities	2,522	96,342	-	25,458	-	-	-	124,322	-	-	-	124,322
Client travel	2,485	2,360	-	701	-	5,021	6,471	17,038	-	-	-	17,038
Client food	12,046	-	17,327	111,750	-	980,656	92,691	1,214,470	-	-	-	1,214,470
Client supplies	578,971	746,340	6,396	64,938	14,829	89,488	135,458	1,636,420	-	-	-	1,636,420
Client expenses - other	17,096	11,578	745	26,606	13,709	12,747	24,903	107,384	-	-	-	107,384
Consultants	501,935	121,522	150,181	1,109,517	402,166	3,469,553	1,556,266	7,311,140	290,023	1,199	291,222	7,602,362
Professional fees	147,347	90,128	8,798	398,757	52,498	37,945	981,540	1,717,013	525,848	161,150	686,998	2,404,011
Consumable supplies	123,409	75,899	10,381	105,341	28,969	259,278	222,655	825,932	106,272	3,794	110,066	935,998
Staff expenses	13,651	16,084	128	17,141	923	11,376	22,540	81,843	61,153	2,793	63,946	145,789
Rent (Notes 2P and 12)	447,042	439,043	300,000	-	-	6,074,031	611,138	7,871,254	764,109	-	764,109	8,635,363
Repairs and maintenance	253,283	109,228	121,484	19,280	2,003	388,693	1,587,850	2,481,821	17,193	-	17,193	2,499,014
Telephone and utilities	64,291	46,580	7,889	38,214	18,116	32,667	1,986,991	2,194,748	51,794	-	51,794	2,246,542
Insurance	183,203	102,781	11,371	43,889	10,249	115,357	612,248	1,079,098	46,862	-	46,862	1,125,960
Vehicle maintenance	53,033	39,898	2,272	23,093	8,090	11,345	4,488	142,219	5,680	168	5,848	148,067
Equipment (Notes 2P and 12)	62,412	50,870	3,015	44,393	13,244	61,127	62,679	297,740	88,661	-	88,661	386,401
Dues and subscriptions	26,135	2,218	-	1,700	484	2,119	869	33,525	15,562	839	16,401	49,926
Catering and entertainment	-	-	-	-	-	-	-	-	-	129,753	129,753	129,753
Other expense	19,452	10,163	1,892	20,630	5,804	9,189	329,354	396,484	150,292	291	150,583	547,067
Bad debt	-	-	-	-	-	-	350,087	350,087	505,127	-	505,127	855,214
Interest (Notes 2N, 2P, and 12)	61,899	-	-	-	-	-	2,111,606	2,173,505	32,244	-	32,244	2,205,749
Depreciation and amortization (Notes 2I, 4)	120,684	-	-	-	-	-	4,062,748	4,183,432	176,693	-	176,693	4,360,125
Sub-total	13,682,819	12,025,723	818,236	6,458,024	1,360,507	14,849,991	18,583,959	67,779,259	6,239,192	503,178	6,742,370	74,521,629
Less: cost of direct benefits to donors	-	-	-	-	-	-	-	-	-	(129,753)	(129,753)	(129,753)
TOTAL EXPENSES	$ 13,682,819	$ 12,025,723	$ 818,236	$ 6,458,024	$ 1,360,507	$ 14,849,991	$ 18,583,959	$ 67,779,259	$ 6,239,192	$ 373,425	$ 6,612,617	$ 74,391,876

The accompanying notes are an integral part of these consolidated financial statements.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	$ 6,197,006	$ 4,364,744
Adjustments to reconcile change in net assets to net cash (used in) provided by operating activities:		
Unrealized gain on investment	(314,003)	(118,807)
Reduction in carrying amount of right-of-use assets - operating leases	(2,141)	(1,215,284)
Depreciation	6,671,819	4,360,125
Amortization of finance lease	96,165	101,976
Amortization of deferred finance costs	268,036	45,359
Debt issuance costs	-	(841,501)
Gain attributable to noncontrolling interests	(5,972,039)	(4,477,490)
Bad debt (recovery)	(115,282)	855,214
Gain on sale of property	(4,025,033)	-
Subtotal	2,804,528	3,074,336
Changes in operating assets and liabilities:		
(Increase) decrease in assets:		
Grants and contracts receivable	(7,275,507)	(209,749)
Accounts receivable	(490,794)	(1,888,724)
Due from affiliated entities	(1,282,690)	715,601
Prepaid expenses and other current assets	11,343	(13,621)
Other assets	(788,789)	95,749
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	3,144,116	(477,910)
Accrued benefits payable	380,311	(131,158)
Due to government funders	2,054,311	2,726,166
Net Cash (Used in) Provided by Operating Activities	(1,443,171)	3,890,690
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of property	1,250,000	-
Payments on note receivable	83,674	79,499
Purchases of property and equipment	(18,338,941)	(11,662,702)
Purchases of investments	(2,981,321)	(4,000,000)
Sales of investments	3,057,563	-
Net Cash Used in Investing Activities	(16,929,025)	(15,583,203)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Capital contributions from limited partners	16,654,749	5,632,744
Proceeds from long-term debt	26,448,293	7,680,594
Repayment of long-term debt	(30,250,926)	(921,454)
Deferred interest payable	988,094	1,260,053
Payment of finance lease liabilities	(92,764)	(97,190)
Net Cash Provided by Financing Activities	13,747,446	13,554,747
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS, RESTRICTED DEPOSITS AND FUNDED RESERVES	(4,624,750)	1,862,234
Cash and cash equivalents, restricted deposits and funded reserves - beginning of year	29,078,456	27,216,222
CASH AND CASH EQUIVALENTS, RESTRICTED DEPOSITS AND FUNDED RESERVES - END OF YEAR	$ 24,453,706	$ 29,078,456
Supplemental Disclosure of Cash Flow Information:		
Cash paid for interest	$ 2,227,252	$ 900,337
Non-cash Investing Activities:		
Acquisition of property and equipment in accrued construction cost	$ (1,294,316)	$ 7,199,656
Capitalization of debt interest	$ 742,628	$ 893,606
Consolidated Statements of Financial Position Reconciliation:		
Cash and cash equivalents	18,811,086	21,694,314
Restricted deposits and funded reserves	5,642,620	7,384,142
Cash and cash equivalents, restricted deposits and funded reserves - end of year	$ 24,453,706	$ 29,078,456

The accompanying notes are an integral part of these consolidated financial statements.

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES

Comunilife, Inc. is an organization exempt from federal income tax under the Internal Revenue Code Section 501(c)(3). It was organized on June 19, 1989, under the laws of the State of New York to provide housing and services to persons with mental illness and/or who are living with HIV/AIDS. The primary source of revenue includes government grants and contracts, Medicaid and client rental income.

Comunilife, Inc.'s mission is to improve the quality of life and create a healthier tomorrow for children, adolescents, adults, families, and seniors living with mental illness ("SAMI") and/or people with HIV/AIDS ("PWA") in New York City's underserved, diverse communities. Funding for these programs is provided by the City of New York Human Resources Administration ("HRA") and Department of Homeless Services ("DHS"); the New York State Office of Mental Health ("OMH"); the City of New York Department of Health and Mental Hygiene ("DOHMH"); the United States Department of Housing and Urban Development ("HUD"); and the United States Department of Health and Human Services Substance Abuse and Mental Health Services Administration ("SAMHSA").

The services provided by Comunilife, Inc. include the following:

Supported Housing–OMH: Comunilife, Inc. provides housing and case management services to 642 chronically mentally ill adults referred from State psychiatric institutions, hospitals, and other mental health agencies. In addition, Comunilife, Inc. operates two community residences for up to twenty adults with chronic mental illness.

Scatter Site Housing for PWA-HRA: Comunilife, Inc. provides 438 housing units as well as on-site social services for persons living with HIV/AIDS.

Transitional Housing for PWA-HRA: Comunilife, Inc. provides transitional housing for 48 persons living with HIV/AIDS along with case management services. This program ended during fiscal year 2023.

Congregate Housing for PWA-HRA: Comunilife, Inc. provides congregate housing for 287 persons living with HIV/AIDS.

Congregate Housing–DOHMH: Comunilife, Inc. provides congregate housing for 146 persons with mental illness.

Transitional Housing–DHS: Comunilife, Inc. is contracted to provide Safe Haven transitional residential services for 108 homeless individuals, stabilization bed services for 158 individuals and sanctuary services for 128 individuals.

Other Programs: Included in other programs is the Life is Precious program. This program is an innovative nontraditional family-centered and culturally appropriate mental health and youth development program whose purpose is to reduce suicide risk in Latina adolescents. Comunilife, Inc.'s Medical Respite Program is a short-term residential program for patients who no longer require hospitalization, but do not have suitable housing in which to complete their recovery. While in the Respite Program, patients are still able to access medical care and other supportive services. Lastly, other programs include expenses for housing projects of affiliated entities.

These consolidated financial statements also include several affiliated entities which are related by sole membership and common management as well as common board members. These consolidated affiliated entities include: H.I.R.E. Housing Development Fund Corporation ("HIRE-HDFC"), H.I.R.E.-Dona Rosita II Housing Development Fund Corporation ("HIRE-HDFC II"), Comunilife Prospect Housing Development Fund Corporation ("PROSPECT-HDFC"), El Rio Housing Development Fund Corporation ("El Rio HDFC"), Comunilife Woodhull Housing Development Fund Corporation ("Woodhull HDFC"), El Rio II Housing Development Fund Corporation ("El Rio II HDFC"), Comunilife Third Avenue Housing Development Fund Corporation ("Third Ave-HDFC"), and Comunilife Throop Housing Development Fund Corporation ("Throop HDFC.") Comunilife, Inc. is the sole member of these corporations. HIRE- HDFC, HIRE- HDFC II, PROSPECT- HDFC, El Rio HDFC, Woodhull HDFC, El Rio II HDFC, and Throop HDFC each have formed for-profit corporations, of which they are either individually the sole shareholders or partial shareholders of these corporations. These affiliate-owned corporations have each invested in limited partnerships for the purposes of developing rental housing for qualified low-income individuals with special needs. Comunilife, Inc. provides services to these affiliates as well as to the aforementioned limited partnerships.

HIRE-HDFC: HIRE-HDFC was incorporated in 1992 under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. In 2011, the corporation acquired a building containing 40 residential apartment units located in the Bronx, New York. HIRE-HDFC leases all the residential apartment units to homeless persons with AIDS or HIV related illnesses.

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES (Continued)

HIRE-HDFC II: HIRE-HDFC II was incorporated in 2003 under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. HIRE-HDFC II provides programs for assistance to homeless persons with AIDS or HIV related illness at a 60-unit supportive housing facility located in Brooklyn, New York. The consolidated financial statements of HIRE- HDFC II include the accounts of its wholly owned, for-profit subsidiary, Dona Rosita Two, Inc. as well as the accounts of Dona Rosita Two, Limited Partnership ("Dona Rosita Two"), for which Dona Rosita Two, Inc. is the 0.01 percent General Partner. The remaining 99.99 percent of Dona Rosita Two is owned by U.S.A. Institutional Tax Credit Fund XLIII L.P., the Limited Partner. In accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"), as Dona Rosita Two is controlled by the General Partner, Dona Rosita Two, Inc., the financial position, results of operations and cash flows of Dona Rosita Two were consolidated into the accounts of HIRE-HDFC II. All material intercompany accounts and transactions were eliminated. The portion of net assets and income attributable to the 99.99 percent noncontrolling interest of the Limited Partner has been recorded in the consolidated statements of financial position and statements of activities as noncontrolling interests and change in net assets attributable to noncontrolling interest, respectively.

PROSPECT-HDFC: PROSPECT-HDFC was incorporated in 2009 under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. PROSPECT-HDFC provides programs for assistance to homeless persons with AIDS or HIV related illness and low-income seniors at a 60-unit supportive housing facility located in the Bronx, New York. The consolidated financial statements of PROSPECT-HDFC include the accounts of its wholly owned, for-profit subsidiary, Comunilife Prospect, Inc. as well as the accounts of Comunilife Prospect Associates Limited Partnership ("Prospect"), for which Comunilife Prospect, Inc. is the 0.009 percent General Partner. The remaining 99.991 percent of Prospect is owned by RBC Tax Credit Equity, LLC, the Limited Partner which has a 99.99 percent ownership interest in Prospect and RBC Tax Credit Manager II, Inc., the Special Limited Partner, which has a 0.001 percent ownership interest. In accordance with U.S. GAAP, as Prospect is controlled by the General Partner, Comunilife Prospect, Inc., the financial position, results of operations and cash flows of Prospect were consolidated into the accounts of PROSPECT-HDFC. All material intercompany accounts and transactions were eliminated. The portion of net assets and income attributable to the 99.991 percent noncontrolling interest of the Limited Partner has been recorded in the consolidated statements of financial position and statements of activities as noncontrolling interests and change in net assets attributable to noncontrolling interest, respectively.

El Rio HDFC: In July 2012, El Rio GP, Inc., and El Rio Residences LP were formed. In January 2013, El Rio HDFC was incorporated under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. El Rio HDFC includes the accounts of its wholly owned for-profit subsidiary, El Rio GP, Inc. as well as the accounts of El Rio Residences LP, for which El Rio GP, Inc. is the 0.009 percent General Partner. RS Rio, LLC is the limited partner, and Red Stone Equity Manager, LLC, special limited partner, collectively referred to as Red Stone, acquired 99.991 percent of El Rio Residences LP for a total capital contribution of $11,313,867. In accordance with U.S. GAAP, as El Rio Residences LP is controlled by the General Partner, El Rio GP, the financial position, results of operations and cash flows of El Rio Residences LP were consolidated into the accounts of EL RIO-HDFC. All material intercompany accounts and transactions were eliminated. The portion of net assets and income attributable to the 99.991 percent noncontrolling interest of the Limited Partner has been recorded in the consolidated statements of financial position and statements of activities as noncontrolling interests and change in net assets attributable to noncontrolling interest, respectively.

Woodhull HDFC: In January 2017, Woodhull HDFC was incorporated under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. In 2017, Comunilife Woodhull Associates GP, Inc. and Comunilife Woodhull Associates LP were formed. Woodhull HDFC includes the accounts of its wholly owned, for-profit subsidiary, Comunilife Woodhull Associates GP, Inc. as well as the accounts of Comunilife Woodhull Associates LP, for which Comunilife Woodhull Associates GP, Inc. is the 0.01 percent General Partner.

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES (Continued)

The remaining 99.99 percent of Comunilife Woodhull Associates LP is owned by Hudson Housing Capital, the Limited Partner. In accordance with U.S. GAAP, as Woodhull Associates LP is controlled by the General Partner, Comunilife Woodhull Associates GP, Inc., the financial position, results of operations and cash flows of Comunilife Woodhull Associates GP, were consolidated into the accounts of Woodhull HDFC. All material intercompany accounts and transactions were eliminated. The portion of net assets and income attributable to the 99.99 percent noncontrolling interest of the Limited Partner is recorded in the consolidated statements of financial position and statements of activities as noncontrolling interests and change in net assets attributable to noncontrolling interest, respectively.

El Rio II HDFC: In September 2017, El Rio II HDFC was incorporated under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. In November 2018 Comunilife El Rio II GP, Inc. and Comunilife El Rio II LP were formed. El Rio II-HDFC includes the accounts of its wholly owned for-profit subsidiary, Comunilife El Rio II GP, Inc. as well as the accounts of Comunilife El Rio II LP, for which Comunilife El Rio II GP, Inc. is the 0.01 percent General Partner. The remaining 99.99 percent of Comunilife El Rio II LP is owned by RedStone-Fund 42, the Limited Partner.

Third Ave-HDFC: On June 2, 2017, Comunilife entered a contract for purchase of a property located at 3395-3401 Third Avenue, Bronx, N.Y. for the purchase price of $3,200,000 for the purpose to construct, develop and operate a 115-unit apartment building to house 78 supportive housing units and 37 community housing units. In March 2018, Third Avenue-HDFC was incorporated under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. In June 2018, Third Avenue-HDFC closed on the property. In June 2019, Comunilife Third Avenue GP, Inc. and Comunilife Third Avenue LP were formed. Third Avenue-HDFC includes the accounts of its wholly owned for-profit subsidiary, Comunilife Third Avenue GP, Inc. as well as the accounts of Comunilife Third Avenue LP, for which Comunilife Third Avenue GP, Inc. is the 0.009 percent General Partner. The remaining 99.99 percent of Comunilife Third Avenue LP is owned by RedStone-Fund 47, the Limited Partner. RedStone Equity Manager, LLC, owns .001 percent. On December 18, 2019, Comunilife Third Avenue LP closed on the financing of $54,834,786 of construction financing for the development of the building noted above.

Home Assistance Technicians, Inc.: The consolidated financial statements do not include the activities of Home Assistance Technicians, Inc. ("HAT"), an affiliate of Comunilife, Inc. through common management, but which has a separate board. HAT formed three for-profit corporations (Hughes Avenue Corporation, Crotona Avenue Corporation and Jennings Street Corporation), of which HAT was the sole shareholder. These affiliate-owner corporations have each invested in limited partnerships (Hughes Avenue Associates LP, Crotona Avenue Associates LP and Jennings Street Associates LP) for the purposes of developing rental housing for qualified low-income individuals. Comunilife, Inc. provides services to these affiliates as well as to the aforementioned limited partnerships. In June 2018, Comunilife, Inc. acquired the 100 percent partnership interest in the Hughes Avenue Associates LP, Crotona Avenue Associates LP, Jennings Street Associates LP, Hughes Avenue Associates GP, Crotona Avenue Associates GP and Jennings Street Associates GP, and they are consolidated into these financial statements. On May 8, 2024, Hughes Avenue Associates LP, Crotona Avenue Associates LP and Jennings Street Associates LP sold all their buildings for $1,250,000 plus the assumption of all the related assets and liabilities by the purchasers. Hughes Avenue Associates LP, Crotona Avenue Associates LP and Jennings Street Associates LP distributed the remaining cash to their limited partner and ceased all its operations as of June 30, 2024.

Comunilife Throop HDFC: In September 2021, Comunilife Throop HDFC was incorporated under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. In 2023, Comunilife Throop Associates GP, Inc. and Comunilife Throop Associates LP were formed. Comunilife Throop HDFC includes the accounts of its wholly owned, for-profit subsidiary, Comunilife Throop Associates GP, Inc. as well as the accounts of Comunilife Throop Associates LP, for which Comunilife Throop Associates GP, Inc. is the 0.01 percent General Partner. The remaining 99.99 percent of Comunilife Throop Associates LP is owned by Hudson Housing Capital, the Limited Partner. In accordance with U.S. GAAP, as Throop Associates LP is controlled by the General Partner, Comunilife Throop Associates GP, Inc., the financial position, results of operations and cash flows of Comunilife Throop Associates GP, were consolidated into the accounts of Throop HDFC. All material intercompany accounts and transactions were eliminated. The portion of net assets and income attributable to the 99.99 percent noncontrolling interest of the Limited Partner is recorded in the consolidated statements of financial position and statements of activities as noncontrolling interests and change in net assets attributable to noncontrolling interest, respectively.

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES (Continued)

Comunilife Tiebout HDFC: In January 2024, Comunilife Tiebout HDFC was incorporated under Section 402 of the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York. In 2024, El Hogar GP, Inc. and El Hogar LP were formed. Comunilife Tiebout HDFC includes the accounts of its wholly owned, for-profit subsidiary, El Hogar GP, Inc. as well as the accounts of El Hogar LP, for which El Hogar GP, Inc. is the 0.01 percent General Partner. The remaining 99.99 percent of El Hogar LP is owned by Hudson Housing Capital, the Limited Partner. In accordance with U.S. GAAP, as El Hogar LP is controlled by the General Partner, El Hogar GP, Inc., the financial position, results of operations and cash flows of El Hogar GP, were consolidated into the accounts of Comunilife Tiebout HDFC. All material intercompany accounts and transactions were eliminated. The portion of net assets and income attributable to the 99.99 percent noncontrolling interest of the Limited Partner is recorded in the consolidated statements of financial position and statements of activities as noncontrolling interests and change in net assets attributable to noncontrolling interest, respectively. As of June 30, 2024, these amounts are immaterial and not consolidated in the financial statements.

HIRE-HDFC, HIRE-HDFC II, PROSPECT-HDFC, El Rio HDFC, Woodhull HDFC, El Rio II HDFC, Third Avenue-HDFC, Throop HDFC and Tiebout HDFC are each exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code and are publicly supported, as described in Section 509(a), and exempt from state and local taxes.

Dona Rosita Two Limited Partnership, Comunilife Prospect Associates Limited Partnership, El Rio Residences LP, Comunilife Woodhull Associates LP, Hughes Avenue Associates LP, Crotona Avenue Associates LP, Jennings Street Associates LP, Third Avenue LP, El Rio II LP, Comunilife Throop Associates LP and El Hogar LP are treated as partnerships for federal, state, and local income taxes and therefore any taxable income or loss passes through to, and is reportable by, the Partners individually. The portion of taxable income or loss attributable to Dona Rosita Two, Inc. and Comunilife Prospect, Inc. has been recorded in these consolidated financial statements.

Collectively, HIRE-HDFC, HIRE-HDFC II, PROSPECT-HDFC, El Rio HDFC, Woodhull HDFC, El Rio II HDFC, Third Ave-HDFC, Hughes Avenue Associates LP, Crotona Avenue Associates LP, Jennings Street Associates LP Throop HDFC and Tiebout HDFC are referred to as the “Affiliates.” Collectively Comunilife, Inc. and Affiliates are referred to as “Comunilife.”

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. ***Basis of Accounting, Principles of Consolidation and Use of Estimates*** – The consolidated financial statements have been prepared on the accrual basis of accounting. Comunilife adheres to U.S. GAAP, which requires management to make estimates and assumptions that affect certain amounts and disclosures at the date of the consolidated financial statements. Actual results could differ from those estimates. Comunilife, Inc. consolidates the activities of its Affiliates, since it has both control and economic interest. Upon consolidation, all significant intercompany balances and transactions are eliminated.

B. ***Basis of Presentation*** – Comunilife maintains its net assets under two classes.

Without donor restrictions – represents resources available for support of Comunilife’s operations over which the Board of Directors has discretionary control as well as investment in property, plant and equipment. As of both June 30, 2024 and 2023, Comunilife’s Board of Directors designated $558,567 for future programs. As of June 30, 2024 and 2023, the designated funds were included in cash and cash equivalents, in the consolidated statements of financial position.

With donor restrictions – represents assets resulting from contributions and other inflows of assets whose use by Comunilife is limited by donor-imposed stipulations that either expire by the passage of time or can be fulfilled and removed by actions of Comunilife pursuant to those stipulations. When a restriction expires (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 consolidated statements of activities as net assets released from restrictions.

C. ***Cash and Cash Equivalents*** – Comunilife considers highly liquid instruments with maturities of three months or less when acquired to be cash equivalents.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. ***Allowance for Uncollectible Receivables*** – Comunilife determines whether an allowance for uncollectible receivables should be provided for grants and contracts receivable and accounts receivable. Such estimate is based on management's assessment of the aged basis of its receivables, current economic conditions, historical experience, and collections subsequent to year end. As of June 30, 2024 and 2023, Comunilife determined an allowance of $491,353 and $1,399,887 for grants and contracts receivables, and accounts receivable was necessary, respectively.

E. ***Allowance for Credit Losses*** - Management considers the fee for service receivable to be uncollectable when it is probable that Comunilife will be unable to collect all amounts due according to the contractual terms. The collectability evaluation is based on a combination of factors, such as management's assessment of the aged basis of its funding sources, creditworthiness of customers, current economic conditions, and historical experience. Accounts receivable – government consists of amounts due from New York State and New York City sources for fee for services. Comunilife determined an allowance for credit losses of $59,909 for each of the years ended June 30, 2024 and 2023. There were no write offs or additions to the provisions for credit losses for each of the years ended June 30, 2024 and 2023.

The allowance for credit losses reflects management's estimate of lifetime credit losses inherent in fee for service receivable. An analysis of the allowance for credit losses for the years ended June 30 follows:

	2024	2023
Beginning of the year	$ 59,909	$ 59,909
End of the year	$ 59,909	$ 59,909

F. ***Restricted Deposits and Funded Reserves*** – Restricted deposits and funded reserves consist of amounts held in escrow by, or on deposit with, financial institutions that collateralize mortgage obligations. Additionally, restricted deposits and funded reserves consist of funds held for acquisition of capital improvements. Restricted deposits and funded reserves are carried at fair value. Fair value measurements are based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In order to increase consistency and comparability in fair value measurements, a fair value hierarchy prioritizes observable and unobservable inputs used to measure fair value into three levels, as described in Note 6.

G. ***Government Contracts and Grants*** – Government contracts and grants are nonexchange transactions and accounted for under Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 2018-08, "Not-for-Profit Entities (Topic 958): *Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made*." Contracts and grants are recognized as revenue when barriers within the contract are overcome, and there is no right of return. Contracts and grants amounted to $63,679,037 and $58,035,961 for the years ended June 30, 2024 and 2023, respectively, and are included in the consolidated statements of activities. There are instances when Comunilife receives advances from the governmental funding sources. Such advances are recorded as due to government funders in the accompanying consolidated statements of financial position.

As of June 30, 2024 and 2023, Comunilife received conditional contracts and grants from government agencies in the aggregate amounts of approximately $321 million and $193 million, respectively. Such grants have not been recognized in the accompanying consolidated financial statements as they are for future periods and will be recognized when contract barriers are overcome. Such barriers include expending these funds in accordance with their agreements. If such services are not provided, the governmental entities are not obligated to expend the funds allotted under the grants and contracts and Comunilife may be required to return the funds already remitted. As of June 30, 2024 and 2023, Comunilife also had outstanding advances from OMH of $14,179,152 and $12,806,239, respectively, for use in its programs. As of June 30, 2024 and 2023, additional advances from other funding sources amounted to $2,938,787 and $2,257,389, respectively.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. ***Contributions*** – Contributions are accounted for under ASU 2018-08. Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. Conditional promises to give are not included as support until the conditions are substantially met.

I. ***Property and Equipment*** – Property and equipment is stated at cost less accumulated depreciation or amortization. These amounts do not purport to represent replacement or realizable values. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets. Leasehold improvements are amortized over the lesser of the useful lives of the improvements or the term of the lease. Property and equipment is capitalized by Comunilife if its cost is $5,000 or more and its useful life is greater than one year.

Comunilife reviews its long-lived assets, including buildings, for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Impairment losses for assets to be held and used are recognized in operating results in the event that the undiscounted expected future cash flows to be generated by the related asset are less than the carrying value of the asset. In such instances, an impairment charge would be recognized to the extent the estimated fair value of the asset is less than the asset's net book value. Comunilife's assessment of recoverability is subject to estimates such as future contract revenues and future economic conditions. Comunilife does not believe that any impairment currently exists related to its long-lived assets as of June 30, 2024 and 2023.

J. ***Rental Income*** – Comunilife leases space to eligible tenants. Rental income is recognized for apartment rentals as it is accrued. Advance receipts of rental income are deferred and classified as liabilities until earned.

K. ***Program Service Revenue*** – Comunilife receives substantially all of its fee-for-service revenues from Medicaid to provide housing and services to persons with mental illness and/or who are living with HIV/AIDS. Revenue is reported at the amount that reflects the consideration to which Comunilife expects to be entitled in exchange for providing the contracted services. These amounts are due from the government agencies, third-party payors, individuals and others and include variable consideration for retroactive revenue adjustments due to settlement of audits, reviews and investigations. Generally, Comunilife bills government agencies, third-party payors and individuals after the services are performed or when it has completed its portion of the contract. Receivables are due in full when billed and revenue is recognized as performance obligations are satisfied.

Performance obligations are determined based on the nature of the services provided by Comunilife in accordance with the contract. Revenue for performance obligations satisfied over time is recognized as the services are provided. This method depicts the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Comunilife measures the performance obligation from the beginning of the next month or day to the point when it is no longer required to provide services under the contract or has met the requirements to bill for the services provided, which is generally at the end of each month or period of time allowed based on the government agencies' stipulations.

All performance obligations relate to contracts with a duration of less than one year, therefore, there are no performance obligations or contract balances that are unsatisfied as of June 30, 2024 and 2023. The performance obligations for these contracts are completed when the service is completed and upon submission of required documentation. Comunilife determines the transaction price based on established rates and contracts for services provided.

Medicaid and other program fees consist of the following as of June 30:

	2024	2023
Respite Facility	$ 2,081,008	$ 2,044,327
Respite Per Diem	538,275	63,350
Medicaid	1,225,606	1,379,282
	$ 3,844,889	$ 3,486,959

	June 30, 2024	June 30, 2023	June 30, 2022
Program service fees receivable, net	$ 2,463,892	$ 2,735,531	$ 1,220,432

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. ***Functional Expenses*** – The cost of providing the various programs and other activities has been summarized on a functional basis in the consolidated statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting service benefited, as indicated in the consolidated statements of functional expenses, based on the square footage, salaries and other methods.

M. ***Noncontrolling Interests*** – The noncontrolling limited partners' and limited members' interests in Comunilife's consolidated statements of financial position represents undistributed profits or losses and capital of the noncontrolling partners and members. For the years ended June 30, 2024 and 2023, the change in net assets attributable to the noncontrolling interests amounted to a gain of $5,972,039 and $4,477,490, respectively.

N. ***Debt Issuance Costs*** – Debt issuance costs are reflected as a reduction of the carrying amount of the related debt and are amortized over the life of the associated debt. Amortization of debt issuance costs is included in interest expense in the consolidated statements of functional expenses.

O. ***Developer Fees*** – Developer fees are earned by Comunilife, Inc. for partnering in the development of various housing projects. For the years ended June 30, 2024 and 2023, Comunilife, Inc. earned $799,900 and $1,048,232 , respectively, in developer fees, which is included in other income in the consolidated statements of activities.

P. ***Leases*** – Comunilife determines if an arrangement is or contains a lease at inception. Leases are included in right-of-use ("ROU") assets and lease liabilities in the consolidated statements of financial position. ROU assets and lease liabilities reflect the present value of the future minimum lease payments over the lease term, and ROU assets also include prepaid or accrued rent. Operating lease expense is recognized on a straight-line basis over the lease term. Comunilife does not report ROU assets and lease liabilities for its short-term leases (leases with a term of 12 months or less). Instead, the lease payments of those leases are reported as lease expense on a straight-line basis over the lease term.

Q. ***Donated Goods and Services*** – Comunilife receives some volunteer services in carrying out its mission. Donated goods and services are recognized in the consolidated financial statements if the services enhance or create non-financial assets or require specialized skills, are provided by individuals possessing those skills and would typically need to be purchased if not provided by donation. Comunilife records contributed goods and services at their fair value on the date received. For the years ended June 30, 2024 and 2023, there were no goods or services rendered that met the criteria under U.S. GAAP for recognition.

R. ***Investments and Fair Value Measurements*** – Investments are stated at fair value. Fair value measurements are based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In order to increase consistency and comparability in fair value measurements, a fair value hierarchy prioritizes observable and unobservable inputs used to measure fair value into three levels, as described in Note 6. Interest, dividends and gains and losses on investments are reflected in the accompanying consolidated statements of activities as increases and decreases in net assets without donor restrictions.

S. ***Recently Adopted Accounting Standards*** **–** FASB ASU No. 2016-13 *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments* was adopted for the year ended June 30, 2024. This standard replaced the incurred loss methodology with an expected loss methodology that is referred to as the CECL methodology. CECL requires an estimate of credit losses for the remaining estimated life of the financial asset using historical experience, current conditions, and reasonable and supportable forecasts. Financial assets held by Comunilife that are subject to the guidance in ASU 2016-03 include receivables from programmatic service fees. See Note 2E.

NOTE 3 – LIQUIDITY AND AVAILABILITY

Management monitors levels of available financial assets to anticipate cash requirements for general expenditures as obligations come due. Comunilife has a $6 million line of credit (see Note 9), which it can draw upon in the event of a liquidity need. No funds were borrowed from the line of credit during the years ended June 30, 2024 and 2023.

Comunilife's financial assets available to meet general expenditures over the next year are as follows as of June 30:

	2024	2023
Cash and cash equivalents	$ 18,811,086	$ 21,694,314
Investments	4,356,568	4,118,807
Grants and contracts receivable, net	19,006,392	11,615,603
Accounts receivable, net	4,279,328	3,788,534
Current maturities of note receivable	88,070	83,674
Due from affiliated entities	1,740,069	457,379
Less: board designated assets	(558,567)	(558,567)
Less: net assets with donor restrictions	(4,018,199)	(4,650,061)
	$ 43,704,747	$ 36,549,683

NOTE 4 – PROPERTY AND EQUIPMENT, NET

Property and equipment consists of the following as of June 30:

	2024	2023	
Land	$ 7,460,779	$ 7,460,779	
Buildings and improvements	143,689,089	147,102,528	15 – 27.5 years
Leasehold improvements	1,980,986	1,778,104	15 – 27.5 years
Furniture and fixtures	6,148,762	6,094,317	5 – 9 years
Equipment and vehicles	1,336,417	1,088,188	5 years
Construction in progress	32,420,975	11,168,348	
	193,037,008	174,692,264	
Accumulated depreciation and amortization	(30,619,468)	(25,422,563)	
	$ 162,417,540	$ 149,269,701	

Depreciation and amortization expense amounted to $6,671,819 and $4,360,125 for the years ended June 30, 2024 and 2023, respectively. Construction in progress pertains to building construction for Comunilife Throop LP. Interest that is incurred during construction is added to the cost basis of construction in progress. As of June 30, 2024 and 2023, interest amounting to $742,628 and $893,606, respectively, was capitalized pertaining to construction in progress for Comunilife Throop HDFC and El Hogar HDFC construction debt.

In June 2018, Comunilife, Inc. acquired the 100 percent partnership interest in the Hughes Avenue Associates LP, Crotona Avenue Associates LP, Jennings Street Associates LP, Hughes Avenue Associates GP, Crotona Avenue Associates GP and Jennings Street Associates GP and recorded the transaction as an asset acquisition. Property acquired in an asset acquisition is recognized on its cost to the acquirer rather than the value of the assets in the partnership's books. The difference between net assets acquired and consideration was recorded as property and equipment which amounted to $1,216,665.

On May 8, 2024, the partnerships sold all their buildings for $1,250,000, plus the assumption of all the related assets and liabilities of the partnerships by the purchaser. The partnerships have distributed the remaining cash to their limited partner (Comunilife) and ceased all its operations as of June 30, 2024. Upon sale of the partnership properties, which had a total cost of $2,862,700 and accumulated depreciation of $1,474,914, a gain in the amount of $4,025,033 was reported in these consolidated financials to account for the difference between the value as per the partnership's books and the value per Comunilife.

NOTE 5 – INVESTMENTS

Investments consist of the following as of June 30:

	2024	2023
Corporate securities	$ 4,243,547	$ 4,061,268
Money market funds	113,021	39,288
US treasury bonds	-	15,671
Mutual funds	-	2,580
	$ 4,356,568	$ 4,118,807

Investments are subject to market volatility that could substantially change their carrying value in the near term.

Investment activity consists of the following for the year ended June 30:

	2024	2023
Unrealized gain on investment	$ 314,003	$ 118,807
Interest and dividend income	100,510	106,677
Investment fees	(16,927)	(9,857)
	$ 397,586	$ 215,627

NOTE 6 – FAIR VALUE MEASUREMENTS

In determining fair value, Comunilife utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible in its assessment of fair value. The fair value hierarchy defines three levels as follows:

Level 1: Valuations based on quoted prices (unadjusted) in an active market that are accessible at the measurement date for identical assets or liabilities. The fair value hierarchy gives the highest priority to Level 1 inputs.

Level 2: Valuations based on observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in inactive markets; or model-derived valuations in which all significant inputs are observable or can be derived principally from or corroborated with observable market data.

Level 3: Valuations based on unobservable inputs are used when little or no market data is available. The fair value hierarchy gives the lowest priority to Level 3 inputs.

Investments in money market funds, mutual funds, US treasury bonds and corporate securities are valued using market prices in active markets (Level 1). Level 1 instrument valuations are obtained from real-time quotes for transactions in active exchange markets involving identical assets. Certain corporate securities valued using model-derived valuations are categorized as Level 2.

Financial assets carried at fair value as of June 30, 2024:

	Level 1	Level 2	Total
Corporate securities	$ 4,210,613	$ 32,934	$ 4,243,547
Money market funds	113,021	-	113,021
	$ 4,323,634	$ 32,934	$ 4,356,568

Financial assets carried at fair value as of June 30, 2023:

	Level 1	Level 2	Total
Corporate securities	$ 3,906,851	$ 154,417	$ 4,061,268
Money market funds	39,288	-	39,288
US treasury bonds	15,671	-	15,671
Mutual funds	2,580	-	2,580
	$ 3,964,390	$ 154,417	$ 4,118,807

NOTE 7 – RESTRICTED DEPOSITS AND FUNDED RESERVES

Restricted deposits and funded reserves consist of the following as of June 30:

	2024	2023
Operating reserve	$ 3,080,099	$ 3,419,685
Replacement reserve	1,598,108	2,261,610
Sinking fund	1,652	1,568
Capital reserve	114,829	123,294
Social service reserve	508,483	508,249
Escrow and utility reserve	339,449	1,069,736
	$ 5,642,620	$ 7,384,142

Under the terms of the regulatory agreements with various New York State and City funding agencies, the HDFCs and LPs are required to maintain operating reserves and replacement reserves, commencing with the inception of the housing projects. Withdrawals from these reserves require approval of the funding agencies. Deposits are to be made to both reserves on a monthly basis or upon availability of funds. The restricted deposits and funded reserves are invested in money market funds as of June 30, 2024 and 2023. Returns on reserves consist of approximately $16,000 and $15,000 of interest for the years ended June 30, 2024 and 2023, respectively. The money market financial assets carried at fair value at June 30, 2024 and 2023 are classified as Level 1.

NOTE 8 – LONG-TERM DEBT

	2024	2023
Mortgage payable – On October 13, 2009, Comunilife, Inc. entered into a mortgage agreement with the Dormitory Authority of the State of New York (DASNY) in the amount of $1,948,900, which bears interest at the rate of 5.18% per annum. The mortgage requires semiannual payments of principal and interest in the amount of $70,699 until the maturity on December 1, 2033, at which time any unpaid principal and interest will become due and payable. The mortgage is secured by certain real and personal property at 550 W. 173rd Street, New York. Simultaneous with the execution of this mortgage, Comunilife, Inc. entered into a note receivable agreement with OMH pursuant to which OMH agreed to pay the semiannual mortgage principal and interest payments to DASNY. As a result, Comunilife, Inc. has established a note receivable in the same amount as the mortgage payable.	$ 1,050,180	$ 1,133,854
Loan agreements – In November 2022, Comunilife entered into a grant with Deutsche Bank Americas Foundation with a recoverable portion of $120,000 as of June 30, 2024. The recoverable portion bears no interest and is repaid in annual installments of $40,000 through 2027. As of June 30, 2024 and 2023, Comunilife, Inc. also has a loan agreement in the amount of $0 and $90,175, respectively, from the Capital Magnet Fund. On February 28, 2024, Comunilife was awarded a loan in the amount of $467,100 from the Fund for the City of New York for start up and operations for Comunilife's new Sanctuary Project at El Faro. The loan will be repaid from Comunilife's contract with the Department of Homeless Services once it is registered with the New York City Comptroller's Office.	587,100	210,175
Construction loan payable – On May 16, 2006, HIRE-HDFC II entered into a construction loan with HPD for the construction of a building located in Brooklyn, New York in an amount not to exceed $4,739,056. Upon completion of the project, this loan converted to permanent financing over a term of 30 years bearing interest at the rate of 1% per annum. The principal balance together with any accrued and unpaid interest shall be due and payable upon the maturity date of the agreement. The construction loan payable is collateralized by the building.	4,739,056	4,739,056

NOTE 8 – LONG-TERM DEBT (Continued)	2024	2023
Mortgage payable – In May 2007, HIRE-HDFC II entered into a 30-year mortgage agreement with the New York Homeless Housing Assistance Corporation (“HHAC”) in an amount of $2,340,000, which bears interest at the rate of 1% per annum. The interest is payable upon demand by HHAC. The mortgage will be forgiven upon maturity if the building in Brooklyn, New York is used for its intended purpose for the 30-year term of the mortgage. The mortgage payable is collateralized by the building.	2,340,000	2,340,000
Mortgage payable – On May 26, 2011, HIRE-HDFC entered into a debt agreement with HPD in the amount of $2,153,805, which bears interest at 1.25% per annum and is a non-amortizing mortgage, which matures and is payable in June 2041. On March 8, 2023 HIRE-HDFC entered into an extension and modification agreement with HPD which extended the maturity date to March 1, 2025 and modified the interest rate to 3.68% per annum. There are no required principal payments prior to maturity. The mortgage requires monthly payments of interest only. The mortgage is secured by certain real and personal property in the Bronx, New York.	2,153,805	2,153,805
Mortgage payable – In May 1996, Rosita entered into a 30-year mortgage agreement with HUD under the HOPWA Program in an original amount of $145,000, which bears interest at the rate of 1% per annum. The mortgage requires the accrual of interest until the maturity date of the mortgage, May 10, 2026, at which time the entire unpaid principal and any accrued and unpaid interest were scheduled to become due and payable. On May 26, 2011, the debt of $145,000 was refinanced by HPD and the debt was transferred to HIRE-HDFC. This debt bears interest at 1% per annum and is a non-amortizing mortgage, which matures and is payable in May 2041. On March 8, 2023 HIRE-HDFC entered into an extension and modification agreement with HPD which extended the maturity date to March 1, 2025 and modified the interest rate to 3.68% per annum. The mortgage is secured by real and personal property in the Bronx, New York.	145,000	145,000
Construction loan payable – On June 30, 2009, Prospect entered into a construction loan with HPD for the construction of a building located in the Bronx, NY in an amount not to exceed $7,600,683, which includes an enforcement lien mortgage in the amount of $1,020,000 attached to the property. The enforcement lien mortgage bears no interest, and the note shall be deemed satisfied on June 30, 2059 if all of the terms under the enforcement lien are satisfied. Upon completion of the project, the construction loan will convert to permanent financing over a term of 50 years bearing interest at the rate of 0.25% per annum. The principal balance together with any accrued and unpaid interest shall be due and payable upon the maturity date of the agreement, which is June 20, 2061. The construction loan payable is collateralized by the building.	7,593,836	7,593,836
Construction loan payable – On June 27, 2013, El Rio Residences HDFC entered into a loan agreement with HPD in the amount of $7,966,005. The agreement provides that upon closing, the loan will convert to an interest-only permanent financing. The loan will bear interest at one percent with principal and unpaid interest due in 60 years from conversion. The construction loan payable is collateralized by the building. This loan was converted to permanent financing in October 2018.	7,966,005	7,966,005

NOTE 8 – LONG-TERM DEBT (Continued)	2024	2023
Construction loan payable – On June 27, 2013, New York State Homeless Housing and Assistance Corporation (HHAC) provided a second construction loan to El Rio Residences HDFC in the amount of $1,677,469. As of June 30, 2018, $315,370 is held in an escrow account with HPD to be released at final closing. The loan bears no interest during construction and will bear interest at 1% per annum after final closing, with principal and any unpaid interest due 30 years from the date of permanent conversion. The construction loan payable is collateralized by the building. This loan was converted to permanent financing in October 2018.	1,677,469	1,677,469
Acquisition loan payable – In May 2017, Comunilife Woodhull LP entered into a debt agreement with HPD in the amount of $2,000,000 to finance the acquisition of a leasehold estate located in Brooklyn, New York. The loan payable bears no interest from the date of the loan. The loan was converted to permanent financing on May 8, 2020. The loan payable bears interest of 2.71% from the conversion date to maturity date. The loan has a maturity date on the 50th anniversary of the conversion date.	2,000,000	2,000,000
Construction loan payable – In May 2017, Comunilife Woodhull LP entered into a construction loan agreement with Housing Trust Fund Corporation for the construction of a building located in Brooklyn, New York in the amount not to exceed $5,996,299. The loan was converted to permanent financing on May 8, 2020, requires no interest or principal, and will mature in July 2070.	5,996,299	5,996,299
Construction loan payable – In May 2017, Comunilife Woodhull LP entered into a building loan with HPD for the construction of a building located in Brooklyn, New York in the amount not to exceed $7,773,552. The loan was converted to a permanent mortgage in May 2020 and will mature in May 2070. The loan requires monthly interest only payments of 2.71% per annum and will mature in May 2070.	7,774,204	7,774,204
Mortgage payable – Woodhull LP entered into a mortgage payable with Chase bank in the original amount of $3,653,055 and bears interest of 4.755% per annum. The mortgage requires monthly payments of interest and principal in the amount of $19,056 with a final payment due on its maturity date of June 1, 2050.	3,410,705	3,470,325
Mortgage payable – Comunilife Third Avenue L.P. entered into a mortgage payable to a bank in the original amount of $3,670,000 and bears no interest. The full amount of the mortgage is due upon its maturity date of November 1, 2052.	3,669,800	3,669,800
Letter of credit – In December 2020, Comunilife Third Avenue L.P. entered into a building and project letter of credit agreement with a financial institution for the construction of a building located in the Bronx, New York. The letter of credit bears interest at prime plus 0.5%. A portion of the bonds ($23,409,822) was repaid in February 2024, using capital contribution from LIHTC equity of $15,488,396 and draws from previously committed loans of $7,921,426. The letter of credit expires in January 2025 and is in the process of being renewed and extended.	27,915,986	45,090,389
Mortgage payable – In December 2019, Comunilife Third Avenue L.P. entered into a mortgage payable for the construction of a building located in the Bronx, New York in the amount of $10,623,190. The mortgage payable bears interest at 5% during the construction period commencing December 18, 2019 through the conversion date.	4,564,154	2,283,693

NOTE 8 – LONG-TERM DEBT (Continued)	2024	2023
Construction loan payable – In June 2018, Comunilife El Rio II, LP entered into a construction loan agreement with Housing Trust Fund Corporation for the construction of a building located in the Bronx, New York in the amount not to exceed $9,640,000. The loan bore no interest during the construction period, was converted to a permanent mortgage on June 14, 2023, and will be due on June 29, 2048. The mortgage bears interest at 1% per annum and will require interest payments only from available cash flows.	9,640,000	9,640,000
On June 14, 2023, Comunilife El Rio II, LP entered into a note payable with the Leviticus Fund in the original amount of $1,232,619 and bears interest of 5.75% per annum. The note payable requires monthly payments of interest and principal in the amount of $7,193 with a final payment due on its maturity date of June 1, 2052.	1,212,916	1,228,987
Construction payable – On November 1, 2023, Comunilife Throop, LP entered into a building and project loan agreement with Webster Bank National Association for the construction of a building located in Brooklyn, New York, in the amount not to exceed $34,624,000. The loans bear payable interest at 2.5% during the construction period until conversion date.	22,693,043	4,992,111
Mortgage payable – In June 2018, Hughes Avenue Associates LP, Crotona Avenue Associates LP and Jennings Street Associates LP entered into a 35-year mortgage agreement with New York City Housing Development Corporation for $7,240,000, which bears interest at the rate of 5.5% per annum. The mortgage requires monthly payments of principal and interest. The mortgage is secured by certain real and personal property in the Bronx, New York. The mortgage payable is collateralized by the building. On May 8. 2024 the outstanding balance of $6,746,282 was assumed by the buyer of the partnerships' buildings.	-	6,827,183
Construction loan payable – On May 2, 2024, El Hogar, LP entered into a building and project loan agreement with Webster Bank National Association for the construction of a building located in Brooklyn, New York, in the amount not to exceed $32,776,258. The loans payable bears interest at a variable rate during the construction period until conversion date.	-	-
Total long-term debt	117,129,558	120,932,191
Less: current portion of long-term debt	(680,960)	(392,990)
Less: unamortized debt issuance costs	(1,212,675)	(1,480,711)
Total long-term debt, net of current portion	$ 115,235,923	$ 119,058,490

Required future annual principal payments are payable as follows for the five years ending after June 30, 2024 and thereafter:

2025	$ 680,960
2026	222,840
2027	232,285
2028	202,221
2029	212,671
Thereafter	115,578,581
	$ 117,129,558

NOTE 9 – LINE OF CREDIT

Comunilife, Inc. maintains a line of credit with a bank. The line of credit was increased on December 13, 2022 from $3,500,000 to $6,000,000. The interest rate was 8.75% and 8.50%, respectively, as of June 30, 2024 and 2023, which is the prime rate plus 0.50% per annum. The line of credit is secured by all assets of Comunilife, Inc. as of June 30, 2024 and 2023. During the years ended June 30, 2024 and 2023, Comunilife did not draw down on the line of credit and there are no amounts outstanding. As of November 27, 2024, no amounts were borrowed.

NOTE 10 – RETIREMENT PLANS

A. Comunilife offers a 403(b) plan for which most employees are eligible. The 403(b) plan is a contributory plan covering employees of Comunilife and its related subsidiaries. Employees are eligible to participate in the 403(b) plan and have elective deferrals made on their behalf immediately upon being employed by Comunilife and its related affiliates. All contributions made to the plan are 100 percent vested and may be invested in diversified investment options at each participant’s discretion.

B. Comunilife offers a 401(k) plan for which most employees are eligible for elective deferrals which are 100 percent vested upon contribution. The 401(k) plan also provides for employer profit-sharing contributions. In order to be eligible for the profit-sharing portion of the plan, the employee must have completed two years (twenty-four consecutive months and credited with 1,000 hours each year) of service and be age twenty-one or older. The plan entry dates are January 1 and July 1 following the satisfaction of eligibility requirements. Vesting in participants’ accounts is based on years of continuous service with 100 percent vesting occurring after two years of service. Expense for this plan for the years ended June 30, 2024 and 2023 amount to $872,029 and $774,386, respectively. Both elective and non-elective contributions made to the plan may be invested in diversified investment options at each participant’s discretion.

C. Comunilife, Inc. implemented the Comunilife, Inc. 457(b) Deferred Compensation Plan. The purpose of this plan is to enable employees who become covered under the plan to enhance their retirement security by permitting them to enter into agreements with Comunilife, Inc. to defer a portion of their compensation and receive benefits at retirement, separation from service, death, or in the event of financial hardship due to unforeseeable emergencies. Investments held for the 457(b) retirement plan and associated liabilities amounted to $121,818 and $120,232 as of June 30, 2024 and 2023, respectively, and were invested in money market funds.

NOTE 11 – JOINT VENTURES

These following entities are related through common management, but are not controlled by Comunilife, Inc.:

A. In November 2013, Comunilife, Inc. entered into a joint venture with Walison Corp., a New York corporation, for the purpose of ownership, development, construction, and management of 33 units of supportive housing, a community room and an office for social services located in the Bronx, NY. As part of the agreement, Comunilife formed Burnside HDFC, a New York not-for-profit corporation pursuant to Article XI of the Private Housing Finance Law. A limited partnership, 280 East Burnside Associates L.P., serves as the beneficial owner and borrower for the project. The general partner is 280 East Burnside Corp., which owns 0.01 percent of the partnership. The general partner is owned 51 percent by Burnside HDFC, a subsidiary of Comunilife, and 49 percent by Walison or its subsidiary. In June 2014, the limited partnership agreement was restated to admit RJ HOP 280 East Burnside LLC to the partnership and withdraw the initial limited partner, Walison Corp. If Comunilife elects to terminate services prior to the expiration of the tax credit compliance period, then it needs to transfer all of its rights, title and interest in the project to Walison, or another not-for-profit chosen by Walison for #1. The joint venture can be dissolved upon satisfying certain conditions in the agreement. In accordance with the terms of joint venture agreement, Burnside HDFC does not have an economic interest of control on 280 East Burnside Corp. and accordingly 280 East Burnside Corp. is not consolidated in these financial statements.

NOTE 11 – JOINT VENTURES (Continued)

B. In March 2016, Comunilife formed 1815 HDFC, a New York not-for-profit corporation pursuant to Article XI of the Private Housing Finance Law of the State of New York for the purpose of ownership, development, construction, and management of 80 units of supportive housing located in the Bronx, NY. A limited partnership, 1815 West Farms Associates L.P., serves as the beneficial owner and borrower for the project. The general partner is 1815 West Farms Managers LLC, which will own 0.01 percent of the partnership. The general partner is owned 51 percent by 1815 West Farms HDFC (member), a subsidiary of Comunilife, and 49 percent by Walison (managing member). The construction loan closing occurred in January 2017, at which point the partnership was amended and assigned to admit Hudson 1815 West Farms LLC (investment partner) and Hudson SLP LLC (special limited partner) as the sole limited members owning 99.99 percent of the project. In accordance with the terms of joint venture agreement, 1815 HDFC does not have economic interest or controlling interest in 1815 West Farms Managers, LLC and accordingly 1815 West Farms Managers, LLC is not consolidated in these financial statements.

C. In 2014, Comunilife entered into a joint venture agreement with Common Ground Community II Housing Development Fund Corporation, a New York corporation, with the intent to construct, develop and operate a supportive rental housing project that will be comprised of approximately 160 units of supportive and low-income housing and approximately 5,000 square feet of ground floor community facility space located in the Bronx, N.Y. Common Ground Community II Housing Development Fund Corporation is a 70 percent managing member of LaCentral Supportive Housing LLC. Comunilife is a 30 percent member owner of LaCentral Supportive Housing LLC. LaCentral Supportive Housing LLC is a general partnership with 99.9 percent ownership of LaCentral Supportive L.P. As part of the agreement, Comunilife does not have an economic interest or control of LaCentral Supportive Housing LLC and accordingly it is not consolidated in these financial statements.

NOTE 12 – LEASES

Comunilife leases certain facilities and equipment at various terms under long-term non-cancelable operating and finance lease agreements. Comunilife assesses whether an arrangement qualifies as a lease at inception and only reassess its determination if the terms and conditions of the arrangement are changed.

The weighted-average discount rate is based on the discount rate implicit in the leases. Comunilife has elected the option to use the risk-free rate determined using a period comparable to the lease terms as the discount rate for leases where the implicit rate is not readily determinable. Comunilife applied the risk-free rate option to the building and office equipment classes of assets.

Total lease costs for the years ended June 30 are as follows:

	2024	2023
Operating lease cost	$ 5,807,190	$ 4,615,744
Finance lease cost		
Interest expense	10,697	12,210
Amortization of ROU assets	96,165	101,976
Total finance lease cost	106,862	114,186
Total lease cost	$ 5,914,052	$ 4,729,930

The following table summarizes the supplemental cash flow information for the years ended June 30:

Cash paid for amounts included in the measurement of lease liabilities:

	2024	2023
Operating cash flows from operating leases	$ 5,983,820	$ 4,557,818
Operating cash flows from finance leases	$ 10,697	$ 12,210
Financing cash flows from finance leases	$ 92,764	$ 97,190

NOTE 12 – LEASES (Continued)

Noncash finance and investing cash flow (post ASC 842 adoption)
ROU assets obtained in exchange for lease liabilities

	2024	2023
Operating leases	$ 945,128	$ 18,135,073
Finance leases		$ 514,262

The following summarizes the weighted-average remaining lease term and weighted-average discount rate:

Weighted-average remaining lease term in years:

	2024	2023
Operating leases	25.22	20.07
Finance leases	4.37	5.11

Weighted-average discount rate:

	2024	2023
Operating leases	1.99%	2.88%
Finance leases	2.90%	2.90%

The future minimum lease payments under noncancelable operating and finance leases with terms greater than one year are listed below as of June 30, 2024:

Years Ending June 30,	Operating Leases	Finance Leases
2025	$ 3,699,171	$ 89,663
2026	2,412,785	83,908
2027	2,030,936	83,908
2028	1,337,100	33,725
2029	946,599	33,725
Thereafter	5,121,377	20,566
Total lease payments	15,547,968	345,495
Less interest	(2,124,446)	(21,187)
Present value of lease liabilities	$ 13,423,522	$ 324,308

In connection with its Scattered Site program, Comunilife has entered into cancelable lease agreements for approximately 950 apartments. Lease terms range from one to two years. The monthly rent for each apartment ranges from $612 to $2,500. Residents contribute 30 percent of their monthly income towards the payment for rent, which is included in client rental income in the accompanying consolidated statements of activities.

NOTE 13 – COMMITMENTS AND CONTINGENCIES

A. From time to time, Comunilife is subject to certain claims or litigation in the normal course of its operations. Management is of the opinion that any claims are either without merit or that the present insurance coverage is sufficient to meet the financial obligations, if any, arising out of such claims or proceeding, and that the outcome of any such claims or lawsuits will not have a material impact on Comunilife's financial condition.

B. Comunilife believes it has no uncertain tax positions as of June 30, 2024 and 2023, in accordance with FASB ASC Topic 740, "Income Taxes," which provides standards for establishing and classifying any tax provisions for uncertain tax positions.

C. Dona Rosita Two, El Rio Residences LP, Prospect LP, Comunilife Woodhull Associates LP, Comunilife Third Avenue, L.P., Comunilife Throop Associates LP and El Hogar LP's low-income housing credits are contingent on their ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest.

NOTE 13 – COMMITMENTS AND CONTINGENCIES (Continued)

D. Comunilife Third Avenue HDFC has entered into a construction contract agreement dated December 18, 2020 for construction services in connection with the project in the amount of $39,572,000. At June 30, 2023, construction costs and change orders in the amounts of $41,599,716 have been paid, and $935,995 remains outstanding. At June 30, 2024, all construction costs and change orders have been paid and $0 remains outstanding.

E. Comunilife Third Avenue, L.P. (the Borrower) and Comunilife, Inc. (the Sponsor), entered into a financing and commitment agreement for a multi-family project financed by the New York State Housing Finance Agency ("HFA"). HFA committed funds of $31,300,000 to be funded through the issuance of one or more series of tax-exempt bonds. HFA also commits funds of $6,000,000 through HFA's 100 percent affordable loan program and another $3,670,000 through HFA's supportive housing opportunities program. As discussed in Note 8, Comunilife Third Avenue, L.P. obtained a letter of credit.

F. Comunilife Throop HDFC has entered into a construction contract agreement dated November 4, 2022 for construction services in connection with the project in the amount of $27,259,002. At June 30, 2024 and 2023, construction costs and change orders in the amounts of $25,427,596 and $10,242,658 have been paid and $2,695,124 and $17,258,444, respectively, remained outstanding.

G. Comunilife Tiebout HDFC has entered into a construction contract agreement dated May 2, 2024 for construction services in connection with the project in the amount of $37,687,000. At June 30, 2024 construction costs and change orders in the amounts of $2,564,344 have been paid and $35,141,477 remained outstanding.

H. Under the terms of the agreement with HPD, Dona Rosita Two, LP has an enforcement lien mortgage in the amount of $225,000 attached to the property. The enforcement lien mortgage bears no interest, and the note shall be deemed satisfied on October 15, 2037, if all of the terms under the enforcement lien are satisfied.

I. Under the terms of the agreement with HPD, Prospect Associates, LP has an enforcement lien mortgage in the amount of $1,020,000 attached to the property. The enforcement lien mortgage bears no interest, and the note shall be deemed satisfied on June 30, 2059, if all of the terms under the enforcement lien are satisfied.

NOTE 14 – CONCENTRATION

Cash and cash equivalents that potentially subject Comunilife to a concentration of credit risk include cash accounts with banks that exceed the Federal Deposit Insurance Corporation ("FDIC") insurance limits. Cash accounts are insured up to $250,000 per depositor, per insured financial institution. As of June 30, 2024, and 2023, there was approximately $19.3 million and $20.4 million, respectively, of cash and cash equivalents that exceeded FDIC limits.

NOTE 15 – NET ASSETS WITH DONOR RESTRICTIONS

Comunilife's net assets with donor restrictions were restricted for the following programs as of June 30:

	2024	2023
Life is Precious	$ 2,481,184	$ 2,941,153
Community residences	1,050,180	1,213,352
Time-restricted	342,631	443,345
Respite program	131,950	39,003
Balance calories initiative	12,254	13,208
	$ 4,018,199	$ 4,650,061

NOTE 15 – NET ASSETS WITH DONOR RESTRICTIONS (Continued)

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors as follows for the years ended June 30:

	2024	2023
Life is Precious	$ 731,639	$ 123,057
Community residences	163,173	-
Balance calories initiative	954	-
Time-restricted	129,494	286,823
	$ 1,025,260	$ 409,880

NOTE 16 – SUBSEQUENT EVENTS

Management has evaluated, for potential recognition and disclosure, events subsequent to the date of the consolidated statement of financial position through November 27, 2024, the date the consolidated financial statements were available to be issued.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATING SCHEDULE OF FINANCIAL POSITION
AS OF JUNE 30, 2024

	Comunilife, Inc.	HIRE-HDFC	Crotona Ave Associates LP	Hughes Ave Associates LP	Jennings St Associates LP	HIRE-HDFC II	Prospect-HDFC	El Rio HDFC	Woodhull HDFC	Third Ave-HDFC	El Rio II HDFC	Comunilife Throop HDFC	Consolidating Eliminations	Consolidated Total
ASSETS														
Current Assets														
Cash and cash equivalents	$ 15,599,265	$ 38,479	$ -	$ -	$ -	$ 196,329	$ 201,425	$ 595,735	$ 665,050	$ 856,385	$ 315,632	$ 342,786	$ -	$ 18,811,086
Investments	4,356,568	-	-	-	-	-	-	-	-	-	-	-	-	4,356,568
Grants and contracts receivable, net	19,006,392	-	-	-	-	-	-	-	-	-	-	-	-	19,006,392
Accounts receivable	3,780,147	121,728	-	-	-	364,391	64,186	89,618	142,076	261,728	54,843	-	(599,389)	4,279,328
Note receivables	88,070	-	-	-	-	-	-	-	-	-	-	-	-	88,070
Due from affiliated entities	5,513,682	-	-	-	-	-	-	192,745	55,674	-	-	-	(4,022,032)	1,740,069
Prepaid expenses and other current assets	365,580	25,702	-	-	-	-	-	-	-	-	-	-	-	391,282
Total current assets	48,709,704	185,909	-	-	-	560,720	265,611	878,098	862,800	1,118,113	370,475	342,786	(4,621,421)	48,672,795
Noncurrent Assets														
Note receivable	962,110	-	-	-	-	-	-	-	-	-	-	-	-	962,110
Restricted deposits and funded reserves	-	1,008,354	-	-	-	1,183,086	1,240,838	1,000,806	796,024	-	413,512	-	-	5,642,620
Investments held for retirement plan	121,818	-	-	-	-	-	-	-	-	-	-	-	-	121,818
Investment in limited partnership	200	-	-	-	-	-	-	-	-	-	-	-	(200)	-
Other assets	554,108	-	-	-	-	21,807	4,270	81,879	146,681	606,355	-	70,490	-	1,485,590
Operating lease right-of-use asset	9,666,210	-	-	-	-	-	-	-	4,974,737	-	-	-	-	14,640,947
Finance lease right-of-use asset	316,121	-	-	-	-	-	-	-	-	-	-	-	-	316,121
Property and equipment, net	1,718,983	823,929	-	-	-	3,120,902	7,384,912	15,891,301	21,767,858	57,129,563	22,159,117	32,405,215	15,760	162,417,540
Total noncurrent assets	13,339,550	1,832,283	-	-	-	4,325,795	8,630,020	16,973,986	27,685,300	57,735,918	22,572,629	32,475,705	15,560	185,586,746
TOTAL ASSETS	$ 62,049,254	$ 2,018,192	$ -	$ -	$ -	$ 4,886,515	$ 8,895,631	$ 17,852,084	$ 28,548,100	$ 58,854,031	$ 22,943,104	$ 32,818,491	$ (4,605,861)	$ 234,259,541
LIABILITIES														
Current Liabilities														
Current portion of long-term debt	$ 595,170	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 68,091	$ -	17,699	$ -	$ -	$ 680,960
Current portion of operating lease liabilities	3,624,171	-	-	-	-	-	-	-	75,000	-	-	-	-	3,699,171
Current portion of finance lease liabilities	89,663	-	-	-	-	-	-	-	-	-	-	-	-	89,663
Accounts payable and accrued expenses	4,756,034	33,306	-	-	-	889,121	102,070	481,259	850,027	402,751	113,867	83,778	(599,389)	7,112,824
Accrued construction costs	-	-	-	-	-	-	-	-	-	6,183,317	2,328,492	4,007,303	-	12,519,112
Accrued benefits payable	3,522,148	10,335	-	-	-	17,276	14,688	7,572	-	1,353	483	-	-	3,573,855
Due to government funders	16,964,410	11,946	-	-	-	-	9,083	10,428	14,825	98,602	8,645	-	-	17,117,939
Due to affiliated entities	122,465	475,236	-	-	-	103,918	86,384	-	151,967	2,303,847	176,020	602,195	(4,022,032)	-
Total current liabilities	29,674,061	530,823	-	-	-	1,010,315	212,225	499,259	1,159,910	8,989,870	2,645,206	4,693,276	(4,621,421)	44,793,524
Noncurrent Liabilities														
Deferred compensation payable	121,818	-	-	-	-	-	-	-	-	-	-	-	-	121,818
Deferred interest payable	-	110,473	-	-	-	1,142,242	207,659	546,465	1,095,212	1,190,695	102,197	-	-	4,394,943
Long-term portion of operating lease liabilities	6,573,706	-	-	-	-	-	-	-	3,150,645	-	-	-	-	9,724,351
Long-term portion of finance lease liabilities	234,645	-	-	-	-	-	-	-	-	-	-	-	-	234,645
Long-term debt	1,042,110	2,201,200	-	-	-	7,059,184	7,586,453	9,611,208	19,113,117	35,412,072	10,517,536	22,693,043	-	115,235,923
Total noncurrent liabilities	7,972,279	2,311,673	-	-	-	8,201,426	7,794,112	10,157,673	23,358,974	36,602,767	10,619,733	22,693,043	-	129,711,680
TOTAL LIABILITIES	37,646,340	2,842,496	-	-	-	9,211,741	8,006,337	10,656,932	24,518,884	45,592,637	13,264,939	27,386,319	(4,621,421)	174,505,204
NET ASSETS (DEFICIT)														
Without donor restrictions														
Undesignated	19,826,148	(824,304)	-	-	-	(21,461)	118,223	(7,384)	(879,906)	(978)	876	(14,591)	515,560	18,712,183
Board designated	558,567	-	-	-	-	-	-	-	-	-	-	-	-	558,567
Noncontrolling interests	-	-	-	-	-	(4,303,765)	771,071	7,202,536	4,909,122	13,262,372	9,677,289	5,446,763	(500,000)	36,465,388
Total net assets without donor restrictions	20,384,715	(824,304)	-	-	-	(4,325,226)	889,294	7,195,152	4,029,216	13,261,394	9,678,165	5,432,172	15,560	55,736,138
With donor restrictions	4,018,199	-	-	-	-	-	-	-	-	-	-	-	-	4,018,199
TOTAL NET ASSETS (DEFICIT)	24,402,914	(824,304)	-	-	-	(4,325,226)	889,294	7,195,152	4,029,216	13,261,394	9,678,165	5,432,172	15,560	59,754,337
TOTAL LIABILITIES AND NET ASSETS (DEFICIT)	$ 62,049,254	$ 2,018,192	$ -	$ -	$ -	$ 4,886,515	$ 8,895,631	$ 17,852,084	$ 28,548,100	$ 58,854,031	$ 22,943,104	$ 32,818,491	$ (4,605,861)	$ 234,259,541

See independent auditors' report.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATING SCHEDULE OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

	Comunilife, Inc.			HIRE-HDFC	Crotona Ave Associates LP	Hughes Ave Associates LP	Jennings St Associates LP	HIRE-HDFC II	Prospect-HDFC	El Rio HDFC	Woodhull HDFC	Third Ave-HDFC	El Rio II HDFC	Comunilife Throop HDFC	Eliminations	Consolidated Total		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE AND SUPPORT:																		
Government contracts and grants	$ 63,652,114	$ -	$ 63,652,114	$ 26,923	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 63,679,037	$ -	$ 63,679,037
Medicaid	1,225,606	-	1,225,606	-	-	-	-	-	-	-	-	-	-	-	-	1,225,606	-	1,225,606
Other program fees	2,619,283	-	2,619,283	-	-	-	-	-	-	-	-	-	-	-	-	2,619,283	-	2,619,283
Client rental income	1,819,292	-	1,819,292	305,304	749,008	257,518	751,383	601,548	840,296	1,003,500	1,211,952	1,504,507	725,165	-	(628,470)	9,141,003	-	9,141,003
Contributions and special events	164,927	393,398	558,325	-	-	-	-	-	-	-	-	-	-	-	-	164,927	393,398	558,325
Investment income	268,207	-	268,207	58,879	13,103	10,969	12,772	31	9,417	7,835	277	10,405	5,691	-	-	397,586	-	397,586
Gain on sale of property	-	-	-	-	1,371,363	1,619,105	1,034,565	-	-	-	-	-	-	-	-	4,025,033	-	4,025,033
Other income	1,752,317	-	1,752,317	-	189,733	22,455	226,779	89	-	1,006	372	22,085	44,892	-	(651,192)	1,608,536	-	1,608,536
Net assets released from restrictions	1,025,260	(1,025,260)	-	-	-	-	-	-	-	-	-	-	-	-	-	1,025,260	(1,025,260)	-
TOTAL REVENUE AND SUPPORT	72,527,006	(631,862)	71,895,144	391,106	2,323,207	1,910,047	2,025,499	601,668	849,713	1,012,341	1,212,601	1,536,997	775,748	-	(1,279,662)	83,886,271	(631,862)	83,254,409
EXPENSES:																		
Program Services:																		
Supported housing - OMH	16,214,542	-	16,214,542	-	-	-	-	-	-	-	-	-	-	-	-	16,214,542	-	16,214,542
Scatter site housing for PWA-HRA	13,105,179	-	13,105,179	-	-	-	-	-	-	-	-	-	-	-	-	13,105,179	-	13,105,179
Congregate housing for PWA-HRA	7,029,072	-	7,029,072	-	-	-	-	-	-	-	-	-	-	-	(628,470)	6,400,602	-	6,400,602
Congregate housing - DOHMH	1,286,231	-	1,286,231	-	-	-	-	-	-	-	-	-	-	-	-	1,286,231	-	1,286,231
Transitional housing - DHS	18,600,387	-	18,600,387	-	-	-	-	-	-	-	-	-	-	-	-	18,600,387	-	18,600,387
Other programs	7,681,178	-	7,681,178	684,367	1,162,351	913,024	1,146,423	1,022,847	976,590	1,236,389	1,906,760	5,065,350	1,560,046	-	-	23,355,325	-	23,355,325
Total Program Services	63,916,589	-	63,916,589	684,367	1,162,351	913,024	1,146,423	1,022,847	976,590	1,236,389	1,906,760	5,065,350	1,560,046	-	(628,470)	78,962,266	-	78,962,266
Supporting Services:																		
Management and general	6,123,069	-	6,123,069	65,379	97,110	79,387	83,864	82,494	177,072	344,538	136,319	168,344	114,836	13,534	(651,192)	6,834,754	-	6,834,754
Fundraising	325,112	-	325,112	-	-	-	-	-	-	-	-	-	-	-	-	325,112	-	325,112
Total Supporting Services	6,448,181	-	6,448,181	65,379	97,110	79,387	83,864	82,494	177,072	344,538	136,319	168,344	114,836	13,534	(651,192)	7,159,866	-	7,159,866
TOTAL EXPENSES	70,364,770	-	70,364,770	749,746	1,259,461	992,411	1,230,287	1,105,341	1,153,662	1,580,927	2,043,079	5,233,694	1,674,882	13,534	(1,279,662)	86,122,132	-	86,122,132
CHANGE IN NET ASSETS FROM OPERATIONS	2,162,236	(631,862)	1,530,374	(358,640)	1,063,746	917,636	795,212	(503,673)	(303,949)	(568,586)	(830,478)	(3,696,697)	(899,134)	(13,534)	-	(2,235,861)	(631,862)	(2,867,723)
Other Items																		
Distributions from limited partnerships	-	-	-	-	95,482	-	91,087	-	-	-	-	-	-	-	-	186,569	-	186,569
Other income	2,906,121	-	2,906,121	-	-	-	-	-	-	-	-	-	-	-	-	2,906,121	-	2,906,121
Change in net assets attributable to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
noncontrolling interests	-	-	-	-	-	-	-	503,673	303,949	568,586	-	3,696,697	899,134	-	-	5,972,039	-	5,972,039
TOTAL OTHER ITEMS	2,906,121	-	2,906,121	-	95,482	-	91,087	503,673	303,949	568,586	-	3,696,697	899,134	-	-	9,064,729	-	9,064,729
CHANGE IN NET ASSETS	5,068,357	(631,862)	4,436,495	(358,640)	1,159,228	917,636	886,299	-	-	-	(830,478)	-	-	(13,534)	-	6,828,868	(631,862)	6,197,006
Net assets (Deficit) - beginning of year	15,316,358	4,650,061	19,966,419	(465,664)	(1,159,228)	(917,636)	(886,299)	(21,461)	118,223	(7,384)	(49,428)	(978)	876	(1,057)	15,560	12,441,882	4,650,061	17,091,943
TOTAL NET ASSETS (DEFICIT) - END OF YEAR	$ 20,384,715	$ 4,018,199	$ 24,402,914	$ (824,304)	$ -	$ -	$ -	$ (21,461)	$ 118,223	$ (7,384)	$ (879,906)	$ (978)	$ 876	$ (14,591)	$ 515,560	$ 19,270,750	$ 4,018,199	$ 23,288,949
Noncontrolling interests - beginning of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (3,800,092)	$ 1,075,020	$ 7,771,122	$ 4,909,122	$ 304,320	$ 10,576,423	$ 5,446,763	$ (500,000)	$ 25,782,678	$ -	$ 25,782,678
Contribution to noncontrolling interests	-	-	-	-	-	-	-	-	-	-	-	16,654,749	-	-		16,654,749	-	16,654,749
Change in net assets attributable to																		
noncontrolling interests	-	-	-	-	-	-	-	(503,673)	(303,949)	(568,586)	-	(3,696,697)	(899,134)	-	-	(5,972,039)	-	(5,972,039)
Noncontrolling interests - end of year	-	-	-	-	-	-	-	(4,303,765)	771,071	7,202,536	4,909,122	13,262,372	9,677,289	5,446,763	(500,000)	36,465,388	-	36,465,388
TOTAL NET ASSETS AND NONCONTROLLING INTERESTS - END OF YEAR	$ 20,384,715	$ 4,018,199	$ 24,402,914	$ (824,304)	$ -	$ -	$ -	$ (4,325,226)	$ 889,294	$ 7,195,152	$ 4,029,216	$ 13,261,394	$ 9,678,165	$ 5,432,172	$ 15,560	$ 55,736,138	$ 4,018,199	$ 59,754,337

See independent auditors' report.

COMUNILIFE, INC. AND AFFILIATES
CONSOLIDATING SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2024

	Comunilife, Inc.										
	Supported Housing-OMH	Scatter Site Housing for PWA-HRA	Congregate Housing for PWA-HRA	Congregate Housing-DOHMH	Transitional Housing - DHS	Other Programs	Program Services	Management and General	Fundraising	Total Supporting Services	Total
Salaries	$ 3,391,628	$ 1,833,340	$ 2,315,792	$ 495,793	$ 3,696,367	$ 2,481,221	$ 14,214,141	$ 2,885,652	$ 162,721	$ 3,048,373	$ 17,262,514
Payroll taxes and benefits	1,017,489	550,002	694,737	149,994	1,114,366	744,709	4,271,297	967,991	48,816	1,016,807	5,288,104
Total Personnel Costs	4,409,117	2,383,342	3,010,529	645,787	4,810,733	3,225,930	18,485,438	3,853,643	211,537	4,065,180	22,550,618
Client rent	8,487,165	8,215,064	1,760,263	-	-	746,168	19,208,660	-	-	-	19,208,660
Client telephone and utilities	10,353	78,173	26,343	-	-	-	114,869	-	-	-	114,869
Client travel	5,704	6,380	555	-	6,028	11,870	30,537	-	-	-	30,537
Client food	40,702	-	111,377	-	1,419,532	124,662	1,696,273	-	-	-	1,696,273
Client supplies	736,671	884,439	197,659	34,311	78,501	51,841	1,983,422	-	-	-	1,983,422
Client expenses - other	67,769	36,695	20,220	8,823	11,871	71,284	216,662	-	-	-	216,662
Consultants	659,304	397,024	1,047,836	482,904	4,505,722	742,917	7,835,707	93,329	1,738	95,067	7,930,774
Professional fees	359,550	95,312	370,287	26,208	61,348	1,148,238	2,060,943	870,552	101,875	972,427	3,033,370
Consumable supplies	127,261	142,634	118,803	19,451	183,012	145,146	736,307	89,488	-	89,488	825,795
Staff expenses	10,446	13,123	14,701	2,159	12,186	40,073	92,688	146,450	4,725	151,175	243,863
Rent	422,967	439,759	-	-	6,549,486	729,479	8,141,691	628,564	-	628,564	8,770,255
Repairs and maintenance	261,433	136,402	168,480	12,321	453,003	267,999	1,299,638	211,708	-	211,708	1,511,346
Telephone and utilities	44,188	31,122	24,825	11,237	68,914	105,452	285,738	34,052	-	34,052	319,790
Insurance	182,683	108,236	43,981	10,129	161,130	76,649	582,808	36,760	-	36,760	619,568
Vehicle maintenance	56,748	30,442	28,992	7,421	29,056	11,140	163,799	6,881	25	6,906	170,705
Equipment	88,103	61,971	30,656	14,802	45,328	46,993	287,853	142,992	-	142,992	430,845
Dues and subscriptions	23,779	2,955	2,394	665	3,209	1,352	34,354	34,462	1,912	36,374	70,728
Other expense	21,889	10,522	25,833	8,270	113,307	68,031	247,852	205,763	3,300	209,063	456,915
Bad debt	-	-	-	-	-	-	-	(245,095)	-	(245,095)	(245,095)
Interest	57,724	-	-	-	-	-	57,724	-	-	-	57,724
Depreciation and amortization	140,986	31,584	25,338	1,743	88,021	65,954	353,626	13,520	-	13,520	367,146
TOTAL EXPENSES	$ 16,214,542	$ 13,105,179	$ 7,029,072	$ 1,286,231	$ 18,600,387	$ 7,681,178	$ 63,916,589	$ 6,123,069	$ 325,112	$ 6,448,181	$ 70,364,770

	HIRE-HDFC			Crotona Avenue Associates LP			Hughes Avenue Associates LP		
	Other Program	Management and General	Total	Other Program	Management and General	Total	Other Program	Management and General	Total
Salaries	$ 69,281	$ -	$ 69,281	$ 92,485	$ -	$ 92,485	$ 59,849	$ -	$ 59,849
Payroll taxes and benefits	20,785	-	20,785	41,579	-	41,579	25,228	-	25,228
Total Personnel Costs	90,066	-	90,066	134,064	-	134,064	85,077	-	85,077
Client rent	-	-	-	-	-	-	-	-	-
Client telephone and utilities	-	-	-	-	-	-	-	-	-
Client travel	-	-	-	-	-	-	-	-	-
Client food	-	-	-	-	-	-	-	-	-
Client supplies	-	-	-	-	-	-	-	-	-
Client expenses - other	-	-	-	-	-	-	-	-	-
Consultants	898	33,160	34,058	-	64,982	64,982	-	47,876	47,876
Professional fees	-	32,219	32,219	-	32,128	32,128	-	31,511	31,511
Consumable supplies	-	-	-	-	-	-	-	-	-
Staff expenses	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-
Repairs and maintenance	288,255	-	288,255	66,867	-	66,867	62,226	-	62,226
Telephone and utilities	105,521	-	105,521	211,126	-	211,126	161,360	-	161,360
Insurance	41,751	-	41,751	42,299	-	42,299	39,196	-	39,196
Vehicle maintenance	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Dues and subscriptions	688	-	688	-	-	-	-	-	-
Other expense	1,410	-	1,410	47,232	-	47,232	32,243	-	32,243
Bad debt	20,793	-	20,793	-	-	-	-	-	-
Interest	87,685	-	87,685	276,612	-	276,612	244,885	-	244,885
Depreciation and amortization	47,300	-	47,300	384,151	-	384,151	288,037	-	288,037
TOTAL EXPENSES	$ 684,367	$ 65,379	$ 749,746	$ 1,162,351	$ 97,110	$ 1,259,461	$ 913,024	$ 79,387	$ 992,411

	Jennings Street Associates LP			HIRE-HDFC II			PROSPECT-HDFC		
	Other Program	Management and General	Total	Other Program	Management and General	Total	Other Program	Management and General	Total
Salaries	$ 83,786	$ -	$ 83,786	$ 91,854	$ -	$ 91,854	$ 211,039	$ -	$ 211,039
Payroll taxes and benefits	38,355	-	38,355	26,525	-	26,525	62,357	-	62,357
Total Personnel Costs	122,141		122,141	118,379	-	118,379	273,396	-	273,396
Client rent	-	-	-	-	-	-	-	-	-
Client telephone and utilities	-	-	-	-	-	-	-	-	-
Client travel	-	-	-	-	-	-	-	-	-
Client food	-	-	-	-	-	-	-	-	-
Client supplies	-	-	-	-	-	-	-	-	-
Client expenses - other	-	-	-	-	-	-	-	-	-
Consultants	-	54,242	54,242	872	48,124	48,996	2,353	67,230	69,583
Professional fees	-	29,622	29,622	-	34,370	34,370	-	109,842	109,842
Consumable supplies	-	-	-	-	-	-	-	-	-
Staff expenses	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-
Repairs and maintenance	77,072	-	77,072	240,870	-	240,870	191,482	-	191,482
Telephone and utilities	218,447	-	218,447	147,751	-	147,751	151,230	-	151,230
Insurance	47,580	-	47,580	39,847	-	39,847	35,693	-	35,693
Vehicle maintenance	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Dues and subscriptions	-	-	-	-	-	-	-	-	-
Other expense	35,122	-	35,122	55,801	-	55,801	6,543	-	6,543
Bad debt	-	-	-	-	-	-	14,416	-	14,416
Interest	271,553	-	271,553	69,860	-	69,860	9,492	-	9,492
Depreciation and amortization	374,508	-	374,508	349,467	-	349,467	291,985	-	291,985
TOTAL EXPENSES	$1,146,423	$ 83,864	$1,230,287	$ 1,022,847	$ 82,494	$ 1,105,341	$ 976,590	$ 177,072	$ 1,153,662

	El Rio HDFC			Woodhull HDFC			Third Ave HDFC		
	Other Program	Management and General	Total	Other Program	Management and General	Total	Other Program	Management and General	Total
Salaries	$ 161,910	$ -	$ 161,910	$ 80,147	$ -	$ 80,147	$ 96,113	$ -	$ 96,113
Payroll taxes and benefits	47,502	-	47,502	24,044	-	24,044	30,187	-	30,187
Total Personnel Costs	209,412	-	209,412	104,191	-	104,191	126,300	-	126,300
Client rent	-	-	-	-	-	-	-	-	-
Client telephone and utilities	-	-	-	-	-	-	-	-	-
Client travel	-	-	-	-	-	-	-	-	-
Client food	-	-	-	-	-	-	-	-	-
Client supplies	-	-	-	-	-	-	-	-	-
Client expenses - other	-	-	-	-	-	-	-	-	-
Consultants	42,633	80,280	122,913	104,032	88,291	192,323	41,118	109,280	150,398
Professional fees	-	264,258	264,258	-	48,028	48,028	-	59,064	59,064
Consumable supplies	-	-	-	-	-	-	-	-	-
Staff expenses	-	-	-	-	-	-	-	-	-
Rent	-	-	-	78,027	-	78,027	-	-	-
Repairs and maintenance	131,850	-	131,850	35,971	-	35,971	230,517	-	230,517
Telephone and utilities	174,799		174,799	209,559	-	209,559	253,979	-	253,979
Insurance	43,863	-	43,863	82,759	-	82,759	115,579	-	115,579
Vehicle maintenance	-	-	-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-	-
Dues and subscriptions	2,164	-	2,164	957	-	957	-	-	-
Other expense	27,986	-	27,986	17,951	-	17,951	29,803	-	29,803
Bad debt	-	-	-	79,616	-	79,616	-	-	-
Interest	97,935	-	97,935	441,799	-	441,799	1,712,369	-	1,712,369
Depreciation and amortization	505,747	-	505,747	751,898	-	751,898	2,555,685	-	2,555,685
TOTAL EXPENSES	$ 1,236,389	$ 344,538	$ 1,580,927	$ 1,906,760	$ 136,319	$ 2,043,079	$ 5,065,350	$ 168,344	$ 5,233,694

	El Rio II HDFC			Comunilife Throop HDFC		
	Other Program	Management and General	Total	Management and General	Eliminations	Total
Salaries	$ 37,238	$ -	$ 37,238	$ -	$ -	18,246,216
Payroll taxes and benefits	15,107	-	15,107	-	-	5,619,773
Total Personnel Costs	52,345	-	52,345	-	-	23,865,989
Client rent	-	-	-	-	(628,470)	18,580,190
Client telephone and utilities	-	-	-	-	-	114,869
Client travel	-	-	-	-	-	30,537
Client food	-	-	-	-	-	1,696,273
Client supplies	-	-	-	-	-	1,983,422
Client expenses - other	-	-	-	-	-	216,662
Consultants	25,843	57,727	83,570	-	(651,192)	8,148,523
Professional fees	-	57,109	57,109	12,871	-	3,744,392
Consumable supplies	-	-	-	-	-	825,795
Staff expenses	-	-	-	-	-	243,863
Rent	-	-	-	-	-	8,848,282
Repairs and maintenance	156,566	-	156,566	-	-	2,993,022
Telephone and utilities	264,698		264,698	-	-	2,218,260
Insurance	60,858	-	60,858	-	-	1,168,993
Vehicle maintenance	-	-	-	-	-	170,705
Equipment		-	-	-	-	430,845
Dues and subscriptions	-	-	-	-	-	74,537
Other expense	15,385	-	15,385	663	-	727,054
Bad debt	14,988	-	14,988	-	-	(115,282)
Interest	213,468	-	213,468	-	-	3,483,382
Depreciation and amortization	755,895	-	755,895	-	-	6,671,819
TOTAL EXPENSES	$ 1,560,046	$ 114,836	$ 1,674,882	$ 13,534	$ (1,279,662)	$ 86,122,132