IMMOKALEE FAIR HOUSING ALLIANCE, INC.
IMMOKALEE, FLORIDA

AUDITED FINANCIAL STATEMENTS

DECEMBER 31, 2024

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DEES & DEES

CERTIFIED PUBLIC ACCOUNTANTS
PROFESSIONAL ASSOCIATION

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Immokalee Fair Housing Alliance, Inc.
208 Boston Avenue
Immokalee, FL 34142

Report on the Financial Statements

We have audited the accompanying financial statements of **Immokalee Fair Housing Alliance, Inc.,** which comprise the statement of financial position as of **December 31, 2024**, and the related statements of activities, and cash flows for the year then ended and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all respects, the financial position of **Immokalee Fair Housing Alliance, Inc.** as of **December 31, 2024**, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of **Immokalee Fair Housing Alliance, Inc.** and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Member: American Institute of Certified Public Accountants $ Florida Institute of Certified Public Accountants

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

Respectfully submitted,

DEES & DEES, C.P.A.'s, P.A.
Port Charlotte, Florida
February 25, 2025

IMMOKALEE FAIR HOUSING ALLIANCE, INC.
IMMOKALEE, FLORIDA
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2024

ASSETS

Current Assets	
Cash and cash equivalents	$ 1,558,802
Accounts receivable	2,819,824
Total Current Assets	4,378,626
Fixed Assets	
Land	477,353
Construction in progress	8,473,460
Total Fixed Assets	8,950,813
Other Assets	
Security deposits	6,300
Total Other Assets	6,300
TOTAL ASSETS	**$13,335,739**

Read Independent Auditors' Report
The accompanying notes are an integral part of this statement.

LIABILITIES AND NET ASSETS	
Current Liabilities	
Accounts payable	$ 2,920,257
Credit cards payable	13,434
Total Current Liabilities	2,933,691
Long-Term Liabilities	
Total Long-term Liabilities	-0-
TOTAL LIABILITIES	2,933,691
Commitments and Contingencies	
Net Assets	
Without Donor Restrictions:	
Invested in land and construction	8,758,589
Undesignated	(39,032)
Total without Donor Restrictions	8,719,557
With Donor Restrictions:	
Total with Donor Restrictions	1,682,491
Total Net Assets	10,402,048
TOTAL LIABILITIES AND NET ASSETS	**$13,335,739**

IMMOKALEE FAIR HOUSING ALLIANCE, INC.
IMMOKALEE, FLORIDA
STATEMENT OF ACTIVITIES
FOR YEAR ENDED DECEMBER 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Revenue			
Public Support:			
Contributions	$ 520,099	$4,688,868	$ 5,208,967
Total Public Support	520,099	4,688,868	5,208,967
Revenue:			
Other revenue	275	-0-	275
Investment income	7,930	-0-	7,930
Total Revenue	8,205	-0-	8,205
Net Assets Released From Restrictions	3,177,407	(3,177,407)	-0-
Total Public Support and Revenues	3,705,711	1,511,461	5,217,172
Functional Expenses:			
Business registration fees	320	-0-	320
Bank fees	1,189	-0-	1,189
Insurance	6,368	-0-	6,368
Office equipment	433	-0-	433
Miscellaneous expense	1,007	-0-	1,007
Postage and mailing	169	-0-	169
Property management	37,061	-0-	37,061
Grant writer	11,369	-0-	11,369
Grant software	3,588	-0-	3,588
Professional fees	4,500	-0-	4,500
Chief development officer	98,285	-0-	98,285
Fund development expense	3,663	-0-	3,663
Fund development software	3,978	-0-	3,978
Charitable solicitation registration fee	300	-0-	300
Fund development events	52,542	-0-	52,542
Software	8,718	-0-	8,718
Communications	18,077	-0-	18,077
Communications software	275	-0-	275
Publicity	1,209	-0-	1,209
Workers Compensation Insurance	521	-0-	521
Supplies	158	-0-	158
Website expense	7,181	-0-	7,181
Total Functional Expenses	260,911	-0-	260,911
Change in Net Assets	3,444,800	1,511,461	4,956,261
Net Assets, Beginning of Year	5,274,757	171,030	5,445,787
NET ASSETS, END OF YEAR	**$ 8,719,557**	**$1,682,491**	**$10,402,048**

Read Independent Auditors' Report
The accompanying notes are an integral part of this statement.

IMMOKALEE FAIR HOUSING ALLIANCE, INC.
IMMOKALEE, FLORIDA
STATEMENT OF CASH FLOWS
FOR YEAR ENDED DECEMBER 31, 2024

Cash Flows from Operating Activities	
Change in Net Assets	$4,956,261
Adjustments to reconcile (Decrease) Increase in Net Assets to Cash (Used in) Provided by Operating Activities:	
(Increase) Decrease in:	
Accounts receivable	(2,819,824)
Increase (Decrease) in:	
Accounts payable	2,101,287
Credit cards payable	13,434
Net Cash (Used in) Provided by Operating Activities	4,251,158
Cash Flows from Investing Activities	
Refunds for land environmental credits	2,860
Payments for construction in progress	(3,541,082)
Net Cash (Used in) Investing Activities	(3,538,222)
Net Decrease in Cash and Cash Equivalents	712,936
Cash and Cash Equivalents, Beginning of Year	845,866
Cash and Cash Equivalents, End of Year	**$1,558,802**
Supplemental Cash Flow Information	
Cash paid during the year for income taxes	$ -0-
Cash paid during the year for interest	$ -0-

Read Independent Auditors' Report
The accompanying notes are an integral part of this statement.

NOTE 1 – NATURE OF ORGANIZATION

Organization

Immokalee Fair Housing Alliance, Inc, the (Organization) was incorporated under the Not-for Profit Corporation Laws of the State of Florida on December 21, 2018. The Organization was established with the mission of developing safe and affordable rental housing options for Immokalee's farm workers and their families. The project will be funded by grants and donations, eliminating the need for a mortgage and allowing for affordable rent prices.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accompanying financial statements of the Organization have been prepared on an accrual basis of accounting in accordance with U.S. generally accepted accounting principles (US GAAP).

Basis of Presentation

The accompanying financial statements have been prepared to focus on the Organization as a whole and to present its financial position and activities according to two classes of net assets, as follows:

Net Assets without Donor Restrictions

All net assets that are free of donor-imposed stipulations are included in net assets without donor restrictions. They may be designated for specific purposes by action of the Board of Directors.

Net Assets with Donor Restrictions

Gifts that are subject to donor-imposed restrictions, either for specific purpose or subject to the passage of time are included in net assets with donor restrictions. Donor-imposed restrictions can be temporary or perpetual, although the Organization has no gifts that are temporary or perpetually restricted.

Cash and Cash Equivalents

Cash and cash equivalents consists of checking and money market accounts. For purposes of the Statement of Cash Flow, all highly liquid instruments with original maturities of three months or less are considered to be cash equivalents.

Contributions

Contributions are considered available for the Organization's general operations unless specifically restricted by the donor. Amounts received that are restricted by the donor for use in future periods or for specific purposes are reported as restricted support increasing net assets subject to donor restrictions. Contributions received with restrictions that are met in the same reporting period and conditional contributions for which the conditions and restrictions are met in the same period are reported as support increasing net assets free of donor restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

Donated Services

The Organization receives various types of in-kind contributions. Contributed services are recognized at fair value if the services received (a) create or enhance long-lived assets or (b) require specialized skills, are provided by individuals processing those skills, and would typically need to be purchased if not provided by donation. Contributions of tangible assets are recognized at fair value when received. Amounts reflected in the financial statements as in-kind contributions are included with public support and are offset by like amounts of expenses or additions to property and equipment.

During the year ended December 31, 2024 the Organization recorded in-kind contributions of $-0-. In addition, the Organization receives a substantial amount of services and time donated by volunteers in carrying out the Organization's Mission. These services are not reflected in the accompanying statement of activities because they do not meet the necessary criteria for recognition under U.S. GAAP.

Use of Estimates in Financial Statements

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

Fixed Assets

The Organization capitalizes all acquisitions and equipment in excess of $5,000 and all expenditures for repairs, maintenance and improvements that significantly prolong the useful lives of the assets. Property and equipment are carried at cost when purchased or at estimated fair market value at time of donation. Depreciation is provided on a straight-line basis over the estimated useful lives of the respective assets, generally three to ten years for equipment, furniture and fixtures and ten to forty years for buildings and capital improvements.

The cost of repairs and maintenance are charged to expense when incurred. Property and equipment are reviewed each year for impairment or whenever events or changes in business circumstances indicate the carrying value of the assets may not be recoverable. Impairment losses are recognized if expected future cash flows from the assets are less than their carrying values. No impairment losses were recognized during the year ended December 31, 2024.

Income Taxes

The Organization's activities are generally exempt from federal and state taxes under Section 501(c)(3) of the Internal Revenue Code. Since the Organization is exempt from federal and state income tax liability, no provision is made for current or deferred income tax expense. The Organization is not a private foundation. Management has determined that the Organization is not subject to unrelated business income tax. Management is not aware of any transactions that would impact the Organization's tax-exempt status.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

Income Taxes (Cont.)

The Organization follows the guidance of the Accounting Standards Codification (ASC) 740, *Accounting for Income Taxes,* related to uncertainties in income taxes, which prescribes a threshold of more likely than not for recognition and derecognition of positions taken or expected to be taken in a tax return. For the year ended December 31, 2024, management of the Organization is not aware of any material uncertain tax positions.

All tax exempt entities are subject to review and audit by federal, state and other applicable agencies. Such agencies may review the taxability of unrelated business income, or the qualification of the tax-exempt entity under the Internal Revenue Code and applicable state statutes. For federal tax purposes, the tax returns remain open for possible examination for a period of three years after the respective filing deadline of those returns.

NOTE 3 – LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The main financial asset available for general expenditures is cash and cash equivalents totaling $1,558,802. The Organization is substantially supported by unrestricted and restricted contributions. Because a donor's restriction requires resources to be used in a particular manner or in a future period the Organization must maintain sufficient resources to meet those responsibilities to its donors. Thus, certain financial assets may not be available for general expenditure within one year. As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligation come due. Another part of this policy is the board's approval of an annual balanced budget.

NOTE 4 – CONCENTRATIONS OF RISK

Financial instruments that potentially subject the Organization to concentrations of credit risk consist principally of cash and cash equivalents. The Organization maintains their cash and cash equivalents in commercial banks that, at times, may exceed federally insured limits. However, the Organization's cash accounts have been placed with high credit quality financial institutions, and they have not experienced, nor do they anticipate any losses with respect to such accounts. At December 31, 2024 the Organization's uninsured cash balance totaled $1,092,022.

NOTE 5 – NON-REVOLVING NOTE

The Organization has a non-revolving note with Fine Mark National Bank & Trust for $1,000,000 dated July 29, 2022. The note is secured by a mortgage, assignment of leases and rents, security agreement and financing statement, other loan documents and certain real property located in Collier County, Florida. The maturity date of the note is August 1, 2032. The note rate shall be a fixed interest rate of 4.25% per annum. Interest only payments shall be payable monthly beginning September 1, 2022 for 12 months. This will be followed by principal and interest payments based on a 25 year amortization. The note does require the Organization establish and maintain a banking relationship until the note is paid in full. The amount that was outstanding at December 31, 2024 was $-0-.

NOTE 6 – NOTE PAYABLE – AFFORDABLE HOUSING PROGRAM

The Organization has a promissory note with Finemark National Bank and Trust for $750,000 dated August 2, 2024. The note is secured by a mortgage. The maturity date of the note is July 31, 2044. The Bank and the Organization entered into an Affordable Housing Program Recapture Agreement on August 2, 2024. This agreement provides if the Organization complies with the AHP Regulations for 15 years the note will be forgiven by a Grant. At December 31, 2024 no funds have been disbursed under this Loan/Grant.

NOTE 7 – NET ASSETS

Net assets with donor restrictions at December 31, 2024 were available for the following purpose:

Senior rent assistance	$ 7,000
Learning Center	50,665
Building #6	313,369
Playground	11,584
Building #8	1,251,601
Community Center	48,272
	$1,682,491

NOTE 8 – SUBSEQUENT EVENTS

Immokalee Fair Housing Alliance, Inc.'s management has performed subsequent events procedures through February 25, 2025, which is the date the financial statements were available to be issued. There were no subsequent events requiring adjustment to the financial statements or disclosures as stated herein.