



REBUILDING TOGETHER TAMPA BAY, INC.

**Financial Statements
Supplementary Information
and Other Reports**

Years Ended June 30, 2024 and 2023

REBUILDING TOGETHER TAMPA BAY, INC.
Financial Statements
Years Ended June 30, 2024 and 2023

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PRIDA GUIDA & PEREZ, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

2504 W. Kathleen Street

Tampa, FL 33607

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Rebuilding Together Tampa Bay, Inc.
Tampa, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Rebuilding Together Tampa Bay, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Rebuilding Together Tampa Bay, Inc. 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.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Rebuilding Together Tampa Bay, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

INDEPENDENT AUDITORS' REPORT (Continued)

Auditors' 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 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 generally accepted auditing standards and *Government 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 and *Government 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 Rebuilding Together Tampa Bay, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Rebuilding Together Tampa Bay, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits, significant audit findings, and certain internal control related matters that we identified during the audits.


INDEPENDENT AUDITORS' REPORT (Continued)

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of state financial assistance, as required by Chapter 10.650, *Rules of the Auditor General*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state financial assistance is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 8, 2025, on our consideration of Rebuilding Together Tampa Bay, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Rebuilding Together Tampa Bay, Inc.'s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Rebuilding Together Tampa Bay, Inc.'s internal control over financial reporting and compliance.



Prida, Guida & Perez, P.A.
Tampa, Florida
January 8, 2025

FINANCIAL STATEMENTS

REBUILDING TOGETHER TAMPA BAY, INC.
Statements of Financial Position

	June 30,	
	2024	2023
Assets		
Current assets		
Cash	\$ 1,422,273	\$ 1,014,358
Grants receivable	217,937	55,846
Real estate owned, properties to be sold	2,265,210	1,075,474
Other current assets	174,630	63,432
Total current assets	4,080,050	2,209,110
Long-term assets		
Property and equipment, net	128,387	71,476
Property held for rental, net	1,211,403	845,272
Operating lease right-of-use assets, net	316,043	36,354
Total assets	\$ 5,735,883	\$ 3,162,212
Liabilities and net assets		
Current liabilities		
Lines of credit	\$ -	\$ 538,825
Operating lease liabilities, current portion	89,726	26,906
Long-term debt, current portion	184,829	7,799
Accounts payable	652,754	549,571
Accrued expenses	108,120	27,416
Total current liabilities	1,035,429	1,150,517
Long-term liabilities		
Operating lease liabilities, non-current portion	229,761	9,898
Long-term debt, non-current portion	-	185,911
Total liabilities	1,265,190	1,346,326
Net assets		
Without donor restrictions	4,470,693	1,815,886
Total liabilities and net assets	\$ 5,735,883	\$ 3,162,212

Read the accompanying notes to the financial statements.

REBUILDING TOGETHER TAMPA BAY, INC.
Statement of Activities
Year Ended June 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues and support			
Grants	\$ 12,879,867	\$ -	\$ 12,879,867
Proceeds from sales of homes	600,000	-	600,000
Contributions	73,796	-	73,796
Rental income	46,498	-	46,498
Other income	38,669	-	38,669
Total revenues and support	<u>13,638,830</u>	<u>-</u>	<u>13,638,830</u>
Expenses			
Program services	9,886,053	-	9,886,053
General and administrative	1,097,970	-	1,097,970
Total expenses	<u>10,984,023</u>	<u>-</u>	<u>10,984,023</u>
Change in net assets	2,654,807	-	2,654,807
Net assets, beginning of year	<u>1,815,886</u>	<u>-</u>	<u>1,815,886</u>
Net assets, end of year	<u>\$ 4,470,693</u>	<u>\$ -</u>	<u>\$ 4,470,693</u>

Read the accompanying notes to the financial statements.

REBUILDING TOGETHER TAMPA BAY, INC.
Statement of Activities
Year Ended June 30, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues and support			
Grants	\$ 872,663	\$ 3,813,731	\$ 4,686,394
Contributions	208,240	-	208,240
Other income	1,967	-	1,967
Total net assets released from restrictions	<u>3,813,731</u>	<u>(3,813,731)</u>	<u>-</u>
Total revenues and support	<u>4,896,601</u>	<u>-</u>	<u>4,896,601</u>
Expenses			
Program services	2,451,436	-	2,451,436
General and administrative	632,975	-	632,975
Total expenses	<u>3,084,411</u>	<u>-</u>	<u>3,084,411</u>
Change in net assets	1,812,190	-	1,812,190
Net assets, beginning of year	<u>3,696</u>	<u>-</u>	<u>3,696</u>
Net assets, end of year	<u>\$ 1,815,886</u>	<u>\$ -</u>	<u>\$ 1,815,886</u>

Read the accompanying notes to the financial statements.

REBUILDING TOGETHER TAMPA BAY, INC.
Statement of Functional Expenses
Year Ended June 30, 2024

	<u>Program Services</u>	<u>General and Administrative</u>	<u>Total</u>
Salaries and wages	\$ 1,122,135	\$ 198,024	\$ 1,320,159
Renovations and building costs	8,337,352	-	8,337,352
Professional services	120,508	277,261	397,769
Payroll taxes	100,120	17,668	117,788
Insurance	59,169	10,441	69,610
Dues and subscriptions	-	30,123	30,123
Promotions and public relations	-	143,629	143,629
Office and postage	83,022	168,560	251,582
Auto and travel	-	108,952	108,952
Facilities expense	39,343	118,031	157,374
Depreciation and amortization	24,404	25,281	49,685
	<u>\$ 9,886,053</u>	<u>\$ 1,097,970</u>	<u>\$ 10,984,023</u>
Total expenses	<u>\$ 9,886,053</u>	<u>\$ 1,097,970</u>	<u>\$ 10,984,023</u>

Read the accompanying notes to the financial statements.

REBUILDING TOGETHER TAMPA BAY, INC.
Statement of Functional Expenses
Year Ended June 30, 2023

	<u>Program Services</u>	<u>General and Administrative</u>	<u>Total</u>
Salaries and wages	\$ 630,131	\$ 111,200	\$ 741,331
Renovations and building costs	1,530,588	-	1,530,588
Professional services	108,083	196,299	304,382
Payroll taxes	72,479	12,790	85,269
Insurance	37,741	6,660	44,401
Promotions and public relations	-	7,137	7,137
Office and postage	38,178	96,312	134,490
Auto and travel	-	44,656	44,656
Facilities expense	-	100,978	100,978
Interest expense	34,236	-	34,236
Depreciation and amortization	-	16,724	16,724
Other expenses	-	40,219	40,219
	<hr/>	<hr/>	<hr/>
Total expenses	<u>\$ 2,451,436</u>	<u>\$ 632,975</u>	<u>\$ 3,084,411</u>

Read the accompanying notes to the financial statements.

REBUILDING TOGETHER TAMPA BAY, INC.
Statements of Cash Flows

	Year Ended June 30,	
	2024	2023
Cash flows from operating activities		
Cash receipts from grants	\$ 12,717,776	\$ 5,147,316
Cash receipts from sales of homes	600,000	-
Cash receipts from contributions	73,796	208,240
Cash receipts from rentals	46,498	-
Cash receipts from other sources	38,669	1,967
Cash paid for renovations and building costs	(9,375,847)	(2,674,619)
Cash paid for payroll related expenses	(1,419,012)	(807,665)
Cash paid for administrative costs	(1,089,429)	(591,643)
Cash paid for interest	-	(34,236)
Cash paid for other costs	(164,103)	(145,896)
Net cash provided by operating activities	<u>1,428,348</u>	<u>1,103,464</u>
Cash flows from investing activities		
Purchase of property and equipment	(106,596)	(6,925)
Purchase of property held for rental	(366,131)	(709,553)
Net cash used in investing activities	<u>(472,727)</u>	<u>(716,478)</u>
Cash flows from financing activities		
Net (repayments on) proceeds from lines of credit	(538,825)	265,820
Proceeds from long-term debt	-	180,000
Payments on long-term debt	(8,881)	(24,389)
Net cash (used in) provided by financing activities	<u>(547,706)</u>	<u>421,431</u>
Net change in cash	407,915	808,417
Cash, beginning of year	<u>1,014,358</u>	<u>205,941</u>
Cash, end of year	<u>\$ 1,422,273</u>	<u>\$ 1,014,358</u>

Read the accompanying notes to the financial statements.

REBUILDING TOGETHER TAMPA BAY, INC.

Notes to the Financial Statements Years Ended June 30, 2024 and 2023

Note 1 – Nature of Activities

Rebuilding Together Tampa Bay, Inc. (the “Organization”), a Florida corporation, was organized in June 2000. Operating out of Tampa, Florida, the Organization’s mission is to “Repair Homes, Revitalize Communities, Rebuild Lives” of low-income homeowners in the Tampa Bay area. The Organization has expanded its reach across Florida providing essential services such as critical home repairs, education, and affordable housing opportunities in Central and West Florida, and most recently through Southwest Florida from Sarasota to Collier Counties.

The Organization is a chapter affiliate of Rebuilding Together, a national organization headquartered in Washington, D.C., which promotes the replication and coordination of affiliates through the United States.

The Organization works towards identifying and obtaining grants and contributions to fund home repairs for low-income homeowners as well as construction of homes for sale to first-time home buyers. The following is a summary of the Organization’s program:

Real Estate Owned (“REO”) Construction – The Organization acquires through purchase, donation, or a combination of both, real estate onto which the Organization performs construction for the purpose of reselling to qualified home buyers.

Rehabilitation – The Organization receives a combination of federal, state, local, and private funding by way of various housing programs. The Organization partners with these funders to provide low-income people the ability to make repairs and renovations necessary to maintain their homes.

Rentals – The Organization built several properties to hold and lease to qualified tenants.

Note 2 – Summary of Significant Accounting Policies

Basis of presentation – The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”).

Use of estimates – The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Reclassifications – Certain 2023 amounts were reclassified to conform to the 2024 presentation.

Recently adopted accounting pronouncement – In June 2016, the Financial Accounting Standards Board issued ASU 2016-13, *Financial Instruments – Credit Losses*, with additional updates and amendments being issued in 2018, 2019, 2020, and 2022 (collectively, “FASB ASC 326”), which significantly changed how entities will measure credit losses for most financial assets and certain other instruments that aren’t measured at fair value through net income. The most significant change in this standard is a shift from the incurred loss model to the expected loss model. Under the standard, disclosures are required to provide users of the financial statements with useful information in analyzing an entity’s exposure to credit risk and the measurement of credit losses. Financial assets held by the Organization that are subject to the guidance in FASB ASC 326 are grants receivable. The Organization adopted the new standard effective July 1, 2023. The impact of the adoption was not considered material to the financial statements and primarily resulted only in enhanced disclosures.

REBUILDING TOGETHER TAMPA BAY, INC.

Notes to the Financial Statements Years Ended June 30, 2024 and 2023

Note 2 – Summary of Significant Accounting Policies (Continued)

Grants receivable and allowance – Grants receivable are related primarily to reimbursement grants with governmental entities and other funding sources. An allowance for credit losses, if considered necessary, is determined based on an account-by-account review, historical trend analysis, and consideration of current market conditions performed by management. Management has determined that no allowance is necessary for the years ended June 30, 2024 and 2023. Interest is not charged on grants receivable.

Real estate owned properties (“REO”) – Properties held for construction, renovations, and then sale are reflected in as assets in the statements of financial position. If the property was received by donation, it is carried at the estimated market value at the date the title is transferred to the Organization. If the property was purchased by the Organization, it is carried at cost. Renovation costs on these properties are carried as an additional cost of the property. During the years ended June 30, 2024 and 2023, the Organization capitalized \$31,146 and \$0 in interest related to these properties.

Property – The Organization capitalizes all expenditures for fixed assets with a cost more than \$1,000 and with an expected life of over one year. Depreciation is provided over the estimated useful lives of the respective assets ranging from 3 to 27 years on the straight-line basis. Routine repairs and maintenance are expensed as incurred. The Organization reviews the carrying value of long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Measurement of any impairment loss is based on the fair value of the asset. Generally, fair value is determined using valuation techniques such as the present value of expected future cash flows. No loss for impairment of long-lived assets was recorded during the years ended June 30, 2024 or 2023.

Right-of-use lease assets and lease liability – Right-of-use lease assets and lease liability are initially recorded at the present value of the future lease payments over the leases’ terms. The Organization uses the non-cancellable lease term unless it is reasonably certain that a renewal or termination option will be exercised. When available, the Organization uses the rate implicit in the lease to discount lease payments to present value. When an implicit rate is not available in the leases, the Organization uses its incremental borrowing rate to discount the lease payments. The Organization estimated the incremental borrowing rate based on the rate of interest that the Organization would have to pay to borrow an amount equal to the lease payments on a collateralized basis, over a similar term and in a similar economic environment. Variable lease payments for sales taxes, real estate taxes, and maintenance are not included in the lease payments used to determine the lease liability and are recognized as variable expenses when incurred. Lease expense is recognized on a straight-line basis over the lease term and variable lease payments are recognized in the period in which the obligation for those payments is incurred. The right-of-use lease assets are amortized over the term of the related leases. The Organization has elected to exclude leases with an initial term of 12 months or less.

Net assets – Net assets, revenue, gains, and losses are classified based on the existence or absence of donor or grantor restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as:

Net assets without donor restrictions – Net assets available for use in general operations and not subject to donor or grantor restrictions.

REBUILDING TOGETHER TAMPA BAY, INC.
Notes to the Financial Statements
Years Ended June 30, 2024 and 2023

Note 2 – Summary of Significant Accounting Policies (Continued)

Net assets – (Continued)

Net assets with donor restrictions – Net assets subject to donor or grantor restrictions that will be satisfied by actions of the Organization or by the passage of time. The Organization reports contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are recognized as restricted revenue when received and released from restrictions when the assets are placed in service.

Revenue and revenue recognition –

Grants – A significant portion of Organization’s income is derived from cost reimbursement grants, which are conditioned upon certain performance requirements and/or the incurrence of qualified expenses. Amounts are recognized as revenues when the Organization has incurred expenditures in compliance with specific contract provisions. Expenses incurred but not yet reimbursed are reported as receivables in the accompanying statements of financial position.

Proceeds from sales of homes – The Organization recognizes revenue from the sale of affordable housing when the performance obligation of delivering a completed house to a buyer is met. This performance obligation is met at a point in time when the Organization is under contract and a closing statement for the sale is finalized. The Organization provides a one-year warranty against manufacturing and construction defects in its homes sold. No expense or liability is recorded for this warranty because subcontractors are ultimately responsible for their work and manufacturers will replace defective appliances.

Contributions – Contributions are recognized when the donor makes a promise to give to the Organization that is, in substance, unconditional. Contributions are reported as with or without donor restrictions based on the timing of the release of restrictions, if any, as previously described in “Net assets.”

Rentals – Rent revenue is recognized monthly when due under the terms of tenant lease agreements. Rental payments received in advance are deferred and classified as a liability until earned.

Functional allocation of expenses – Directly identifiable expenses are charged to programs and supporting services. Expenses related to more than one function are charged to programs and supporting services based on periodic time and expense studies. Expenses which are not directly identifiable by program or support service are allocated based on time and effort or square footage on statement of functional expenses.

REBUILDING TOGETHER TAMPA BAY, INC.

**Notes to the Financial Statements
Years Ended June 30, 2024 and 2023**

Note 2 – Summary of Significant Accounting Policies (Continued)

Advertising costs – The Organization uses advertising to promote its programs among the communities it serves. Advertising costs are expensed as incurred. Advertising expenses for the years ended June 30, 2024 and 2023, were approximately \$56,000 and \$7,000, respectively, and are included in promotions and public relations in the statements of functional expenses.

Income taxes – The Organization is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to the Organization's tax-exempt purpose is subject to taxation as unrelated business income. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization other than a private foundation under Section 509(a)(2).

Management considers the likelihood of changes by taxing authorities in its filed income tax returns and recognizes a liability for or discloses potential significant changes that management believes are more likely than not to occur, including changes to the Organization's status as a non-profit entity. Management believes the Organization met the requirements to maintain its tax-exempt status and has no income subject to unrelated business income tax; therefore, no provision for income taxes has been provided in these financial statements. The Organization's income tax returns for the past three years are subject to examination by taxing authorities and may change upon examination.

Note 3 – Liquidity and Availability of Financial Assets

The Organization manages its cash available to meet general expenditures by operating with a strategy of prudent financial soundness and stability. As part of its cash management plan, the Organization has controls in place to assure that billings for cost reimbursements are processed in a timely manner. The Organization may also draw upon revolving lines of credit to manage cash flows.

The Organization has the following financial assets available to meet its needs for general expenditures over the next 12 months at June 30:

	<u>2024</u>	<u>2023</u>
Financial assets available for general expenditures		
Cash	\$ 1,422,273	\$ 1,014,358
Grants receivable	217,937	55,846
	<u>\$ 1,640,210</u>	<u>\$ 1,070,204</u>
Liquidity resources		
Line of credit amounts available	<u>\$ 495,000</u>	<u>\$ 916,675</u>

REBUILDING TOGETHER TAMPA BAY, INC.
Notes to the Financial Statements
Years Ended June 30, 2024 and 2023

Note 4 – Property

Property consists of the following as of June 30:

	2024	2023
Property and equipment		
Furniture and office equipment	\$ 55,481	\$ 37,730
Vehicles	138,532	88,188
Leasehold improvements	9,948	-
	203,961	125,918
Less accumulated depreciation	(75,574)	(54,442)
	\$ 128,387	\$ 71,476
 Property held for rental		
Land	\$ 22,200	\$ 22,200
Buildings	1,213,607	-
Construction in progress	-	823,072
	1,235,807	845,272
Less accumulated depreciation	(24,404)	-
	\$ 1,211,403	\$ 845,272

During the year ended June 30, 2024, the Organization completed construction of 5 rental properties and placed the properties into service.

Note 5 – Lines of Credit

Lines of credit consist of the following as of June 30:

	2024	2023
Operating capital line of credit from a financial institution; \$115,000 maximum; monthly interest only payments at a variable rate (9.50% and 9.25% at June, 30, 2024 and 2023, respectively); due on demand	\$ -	\$ -
 Working capital line of credit from a financial institution; \$250,000 maximum; monthly interest only payments at a variable rate (10.00% and 9.75% per annum at June 30, 2024 and 2023, respectively); cross-default provisions; due on demand	-	-

(Continued)

REBUILDING TOGETHER TAMPA BAY, INC.
Notes to the Financial Statements
Years Ended June 30, 2024 and 2023

Note 5 – Lines of Credit (Continued)

Lines of credit consist of the following as of June 30: (Continued)

	2024	2023
Revolving line of credit from a financial institution; \$130,000 maximum; monthly interest only payments at a variable rate (11.00% and 10.75% per annum at June 30, 2024 and 2023, respectively); matures June 2025	-	-
Construction lines of credit totaling \$960,500 maximum; interest from 6% to 9.75% per annum; repaid and closed during the year ended June 30, 2024	-	538,825
	\$ -	\$ 538,825

Note 6 – Long-Term Debt

Long-term debt consists of the following as of June 30:

	2024	2023
Unsecured term note from a financial institution; monthly payments of \$1,505 consisting of principal and interest at 6% per annum; paid in full during the year ended June 30, 2024	\$ -	\$ 2,982
Note payable secured by vehicle; monthly payments of \$492 consisting of principal and interest at 6.49% per annum; due August 2025	4,829	10,728
Non-interest bearing note payable from a community development agency; no monthly payments; due in July 2024; secured by real-estate	180,000	180,000
	184,829	193,710
Less current portion	(184,829)	(7,799)
	\$ -	\$ 185,911

REBUILDING TOGETHER TAMPA BAY, INC.

Notes to the Financial Statements
Years Ended June 30, 2024 and 2023

Note 6 – Long-Term Debt (Continued)

Subsequent to year end, the Organization secured a loan with a financial institution for \$354,466, monthly payments of \$2,540 include principal and interest at 6.75% per annum for the first 5 years, then monthly payments of \$2,603 include principal and interest at 7.06% per annum thereafter, matures October 2037, secured by substantially all the assets of the Organization and assignment of rental income from the Organization's rental properties.

Note 7 – Operating Leases

The Organization leases several facilities under lease agreements classified as operating leases. Monthly lease payments under these operating leases are approximately \$11,000. These operating leases expire at various times from October 2024 through September 2028. The leases have options to renew, and have no residual value guarantees or restrictive covenants. Only lease options that the Organization believes are reasonably certain to exercise are included in the measurement of the lease assets and liabilities.

Subsequent to year end, the lease expiring in October was extended for an additional year at \$3,022 monthly with terms consistent with the original lease.

Components of right-of-use operating lease assets and related operating lease liabilities are as follows as of June 30:

	2024	2023
Operating lease right-of-use assets, net	\$ 316,043	\$ 36,354
Operating lease liabilities, current portion	\$ 89,726	\$ 26,906
Operating lease liabilities, non-current portion	229,761	9,898
	<u>\$ 319,487</u>	<u>\$ 36,804</u>

Lease cost (including cash paid for leases) is as follows as of June 30:

	2024	2023
Operating lease cost	\$ 90,628	\$ 28,437
Short-term lease cost	65,809	34,336
Variable lease cost	10,279	12,230
	<u>\$ 166,716</u>	<u>\$ 75,003</u>

REBUILDING TOGETHER TAMPA BAY, INC.
Notes to the Financial Statements
Years Ended June 30, 2024 and 2023

Note 7 – Operating Leases (Continued)

Future minimum payments under non-cancelable operating leases are as follows as of June 30, 2024:

Years ending June 30:		
2025	\$	111,430
2026		80,998
2027		78,675
2028		81,050
2029		20,413
		<u>372,566</u>
		(53,079)
	\$	<u>319,487</u>

Weighted average lease term and discount rates under operating leases are as follows for the years ended June 30.

	<u>2024</u>	<u>2023</u>
Weighted average:		
Lease term (years)	3.8	1.3
Discount rate	7.8%	5.0%

Note 8 – Lessor Leases

During the year ended June 30, 2024, the Organization completed construction of five rental properties that were under construction in the prior year. These properties were constructed to rent to individuals at below-market rates. The leases are for a period of 12 months or less. As of June 30, 2024, total rental income from these leases amounted to approximately \$47,000.

In addition, the Organization subleases a portion of a warehouse held under an operating lease with a one-year term and options to renew. For the years ended June 30, 2024 and 2023, the total lease income under this lease amounted to approximately \$30,000 and \$0, respectively.

Note 9 – Related Party Transaction

The Organization engaged the services of a vendor who also served as a board member to assist in the acquisition, development, and management of constructing 13 properties intended for sale as affordable single-family homes. The board member was entitled to \$20,000 for each of 11 properties and \$15,000 for the remaining two properties. The total contractual commitment is \$250,000. As of June 30, 2024 and 2023, the board member received approximately \$210,000 and \$40,000 in compensation related to this arrangement. During the year ended June 30, 2024, the board member resigned from his position on the board of directors.

During the years ended June 30, 2024 and 2023, the Organization paid dues of \$25,000 and \$5,000, respectively, as a part of its affiliation with Rebuilding Together, the national organization.

REBUILDING TOGETHER TAMPA BAY, INC.

**Notes to the Financial Statements
Years Ended June 30, 2024 and 2023**

Note 10 – Concentration and Contingency

Cash concentration – From time to time, the Organization has cash balances in excess of insured limits. Management deems the risk of loss to be remote.

Contingency – Certain grants require the fulfillment of certain conditions as set forth within the grant agreements. Failure to fulfill the conditions could result in the return of funds to the grantor. In the event that an expenditure is disallowed, repayment could be required. In the event that the rental properties are sold, repayment could be required.

Note 11 – Subsequent Events

Management of the Organization has evaluated subsequent events through January 8, 2025, the date which the financial statements were available to be issued. No events other than as previously disclosed in Notes 6 and 7, have occurred subsequent to the balance sheet date and through January 8, 2025, that would require adjustment to, or disclosure in, the financial statements.

SUPPLEMENTARY INFORMATION

REBUILDING TOGETHER TAMPA BAY, INC.
Schedule of Expenditures of State Financial Assistance
Year Ended June 30, 2024

State Agency

Direct Funding/Pass-Through Entity

State Project Contract	CSFA Number	Agreement Number	State Financial Assistance
Florida Housing Finance Corporation			
<i>Passed through Hillsborough County, Florida</i>			
State Housing Initiatives Partnership Program ("SHIP")			
Special Needs Housing Demolition and Reconstruction			
Program	40.901	23-0337	\$ 503,430
Hurricane Housing Recovery Program	40.901	24-0198	52,154
<i>Passed through Lee County, Florida</i>			
State Housing Initiatives Partnership Program ("SHIP")			
Hurricane Housing Recovery Program	40.901	HHRP-C	<u>320,413</u>
Total Expenditures of State Financial Assistance			<u>\$ 875,997</u>

Read accompanying notes to schedule of expenditures of state financial assistance.

REBUILDING TOGETHER TAMPA BAY, INC.
Notes to the Schedule of Expenditures of State Financial Assistance
Year Ended June 30, 2024

Note 1 – Summary of Significant Accounting Policies

The accompanying schedule of expenditures of state financial assistance includes the state grant activities of Rebuilding Together Tampa Bay, Inc. (the “Organization”). The information in this schedule is presented in accordance with the requirements of Chapter 10.650, *Rules of the Auditor General*.

Because the schedule presents only a selected portion of the operations of the Organization, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Organization.

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Chapter 10.650, *Rules of the Auditor General*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 2 – Contingency

Expenditures incurred by the Organization are subject to audit and possible disallowance by state agencies. Management believes that, if audited, an adjustment for disallowed expenses would be immaterial.



PRIDA GUIDA & PEREZ, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

2504 W. Kathleen Street

Tampa, FL 33607

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENT PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Rebuilding Together Tampa Bay, Inc.
Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Rebuilding Together Tampa Bay, Inc. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 8, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Rebuilding Together Tampa Bay, Inc.'s internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rebuilding Together Tampa Bay, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Rebuilding Together Tampa Bay, Inc.'s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.


**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS* (Continued)**

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Rebuilding Together Tampa Bay, Inc.'s financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Prida Guida & Perez".

Prida, Guida & Perez, P.A.
Tampa, Florida
January 8, 2025



PRIDA GUIDA & PEREZ, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

2504 W. Kathleen Street

Tampa, FL 33607

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROJECT AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY CHAPTER 10.650, RULES OF THE AUDITOR GENERAL

To the Board of Directors
Rebuilding Together Tampa Bay, Inc.
Tampa, Florida

Report on Compliance for Each Major State Project

Opinion on Each Major State Project

We have audited Rebuilding Together Tampa Bay, Inc.'s compliance with the types of compliance requirements described in the Department of Financial Services' *State Projects Compliance Supplement* that could have a direct and material effect on each of Rebuilding Together Tampa Bay, Inc.'s major state projects for the year ended June 30, 2024. Rebuilding Together Tampa Bay, Inc.'s major state projects are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, Rebuilding Together Tampa Bay, Inc. complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state projects for the year ended June 30, 2024.

Basis for Opinion on Each Major State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.650, *Rules of the Auditor General* ("Chapter 10.650"). Our responsibilities under those standards and Chapter 10.650 are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Rebuilding Together Tampa Bay, Inc. and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major state project. Our audit does not provide a legal determination of Rebuilding Together Tampa Bay, Inc.'s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Rebuilding Together Tampa Bay, Inc.'s state projects.

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR STATE
PROJECT AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED
BY CHAPTER 10.650, RULES OF THE AUDITOR GENERAL (Continued)**

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Rebuilding Together Tampa Bay, Inc.'s compliance based on our audit. 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, *Government Auditing Standards*, and Chapter 10.650 will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Rebuilding Together Tampa Bay, Inc.'s compliance with the requirements of each major state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Chapter 10.650, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Rebuilding Together Tampa Bay, Inc.'s compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Rebuilding Together Tampa Bay, Inc.'s internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with Chapter 10.650, but not for the purpose of expressing an opinion on the effectiveness of Rebuilding Together Tampa Bay, Inc.'s internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR STATE
PROJECT AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED
BY CHAPTER 10.650, RULES OF THE AUDITOR GENERAL (Continued)**

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Chapter 10.650. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Prida Guida & Perez". The signature is written in black ink and is positioned above the printed name of the firm.

Prida, Guida & Perez, P.A.
Tampa, Florida
January 8, 2025

REBUILDING TOGETHER TAMPA BAY, INC.
Schedule of Findings and Questioned Costs
Year Ended June 30, 2024

Section 1 – Summary of Auditors’ Results

Financial Statements

Type of auditors’ report issued on whether the financial statements were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?	_____	yes	_____	<u>X</u>	no
Significant deficiency(ies) identified?	_____	yes	_____	<u>X</u>	none reported

Noncompliance material to financial statements noted?	_____	yes	_____	<u>X</u>	no
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State Projects

Internal Control over major projects:

Material weakness(es) identified?	_____	yes	_____	<u>X</u>	no
Significant deficiency(ies) identified?	_____	yes	_____	<u>X</u>	none reported

Type of auditors’ report issued on compliance for state projects:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with Chapter 10.656, *Rules of the Auditor General*?

	_____	yes	_____	<u>X</u>	no
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Identification of major state projects:

<u>CFSA Number</u>	<u>Name of State Project</u>
40.901	State Housing Initiatives Partnership Program (“SHIP”)

Dollar threshold used to distinguish between type A and type B state projects:

\$300,000

Section 2 – Financial Statement Findings

No matters were reported for the year ended June 30, 2024.

Section 3 – State Financial Assistance Findings and Questioned Costs

No matters were reported for the year ended June 30, 2024.

REBUILDING TOGETHER TAMPA BAY, INC.
Schedule of Findings and Questioned Costs (Continued)
Year Ended June 30, 2024

Section 4 – Other

No management letter is required because there were no findings required to be reported in the management letter (Section 10.656(3)(e), *Rules of the Auditor General*).

No Summary Schedule of Prior Audit Findings is required because there were no prior audit findings related to state projects (Sections 10.557(3)(e)5. and 10.656(3)(d)5., *Rules of the Auditor General*).