

# Greccio Housing Unlimited, Inc. and Subsidiaries

## Consolidated Financial Report

July 31, 2025



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# Greccio Housing Unlimited, Inc. and Subsidiaries

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Greccio Housing Unlimited, Inc. and Subsidiaries  
Colorado Springs, Colorado

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of Greccio Housing Unlimited, Inc. and Subsidiaries, which comprise the consolidated statements of financial position as of July 31, 2025 and 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, based on our audits and the reports of the other auditors for the period described below, the financial statements referred to above present fairly, in all material respects, the financial position of Greccio Housing Unlimited, Inc. and Subsidiaries as of July 31, 2025 and 2024, and the changes in their net assets and their 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 2023 financial statements of GPR Properties, LLC or GPR Properties II, LLC, real estate joint ventures, investments in which, as discussed in Note C to the financial statements, are accounted for by the equity method of accounting. The investment in GPR Properties, LLC was \$850,225 as of December 31, 2023, and the equity in its net income was \$588,334 for the year ended December 31, 2023. The investment in GPR Properties II, LLC was \$91,795 as of December 31, 2023, and the equity in its net income was \$74,341 for the year ended December 31, 2023. The financial statements as of and for the year ended December 31, 2023 of GPR Properties, LLC and GPR Properties II, LLC were audited by other auditors, whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for GPR Properties, LLC and GPR Properties II, LLC as of December 31, 2023, 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial

#### **Madison, WI**

1221 John Q Hammons Drive  
Suite 100  
Madison, WI 53717

**Phone: (608) 831-8181**  
**Fax: (608) 831-4243**

#### **Brookfield, WI**

18650 W. Corporate Drive  
Suite 200  
Brookfield, WI 53045

**Phone: (262) 641-6888**  
**Fax: (262) 641-6880**

#### **Colorado Springs, CO**

10855 Hidden Pool Heights,  
Suite 340  
Colorado Springs, CO 80908

**Phone: (719) 413-5551**

#### **Contact Us:**

**Email: [info@SVAaccountants.com](mailto:info@SVAaccountants.com)**  
**Web: [SVAaccountants.com](http://SVAaccountants.com)**

Statements section of our report. We are required to be independent of Greccio Housing Unlimited, Inc. and Subsidiaries 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 the 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 Greccio Housing Unlimited, Inc. and Subsidiaries ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with 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 Greccio Housing Unlimited, Inc. and Subsidiaries 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 Greccio Housing Unlimited, Inc. and Subsidiaries 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.

### ***Supplementary Information***

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedules of notes payable, refundable advances, and lines of credit and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are 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 audits 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 information 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 December 29, 2025, on our consideration of Greccio Housing Unlimited, Inc. and Subsidiaries 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 Greccio Housing Unlimited, Inc. and Subsidiaries 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 Greccio Housing Unlimited, Inc. and Subsidiaries internal control over financial reporting and compliance.

*SVA Certified Public Accountants, S.C.*

Colorado Springs, Colorado  
December 29, 2025

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**  
July 31, 2025 and 2024

	2025	2024
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	\$ 928,222	\$ 1,317,171
Accounts receivable, net of allowance for uncollectible accounts of \$105,531 - 2025 and \$90,691 - 2024	126,801	123,849
Developer fees receivable	5,185	5,185
Accrued interest receivable	40,272	29,084
Grants receivable	25,204	20,079
Prepaid expenses	578,154	489,137
Total current assets	1,703,838	1,984,505
<b>PROPERTY AND EQUIPMENT, NET</b>	15,752,926	16,107,606
<b>OTHER ASSETS</b>		
Notes receivable from related party	11,504,991	1,600,000
Investments in collaborative entities	961,181	933,336
Operating lease right-of-use assets	77,297	169,510
Restricted cash	576,613	711,412
Total other assets	13,120,082	3,414,258
<b>TOTAL ASSETS</b>	<u>\$ 30,576,846</u>	<u>\$ 21,506,369</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Accounts payable	\$ 101,531	\$ 140,289
Accrued expenses	235,291	212,986
Prepaid rent	79,447	89,126
Notes payable, current portion - serviceable	316,234	288,736
Operating lease liabilities, current portion	76,930	92,213
Total current liabilities	809,433	823,350
<b>LONG TERM LIABILITIES</b>		
Line of credit	479,089	419,334
Notes payable, less current portion - serviceable	6,080,022	6,335,441
Notes payable - forgivable and non-serviceable	4,321,597	4,371,419
Operating lease liabilities, less current portion	0	76,930
Security deposits	183,021	184,031
Refundable advances	14,120,524	5,114,533
Total long-term liabilities	25,184,253	16,501,688
<b>TOTAL LIABILITIES</b>	25,993,686	17,325,038
<b>NET ASSETS</b>		
Without donor restrictions	4,547,056	4,085,313
With donor restrictions	36,104	96,018
Total net assets	4,583,160	4,181,331
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 30,576,846</u>	<u>\$ 21,506,369</u>

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

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## CONSOLIDATED STATEMENT OF ACTIVITIES

Year ended July 31, 2025

	Without donor restrictions	With donor restrictions	Total
Changes in net assets:			
Support and other revenue:			
Grants	\$ 739,769	\$ 30,500	\$ 770,269
Contributions	195,796	45,700	241,496
In-kind contributions	1,405,737	0	1,405,737
Rental income, net of vacancies and bad debt expense	2,804,901	0	2,804,901
Other tenant charges	299,269	0	299,269
Management fee income	227,821	0	227,821
Developer fees	209,641	0	209,641
Interest income	37,540	0	37,540
Reimbursement income	373,094	0	373,094
Partnership management fee	21,218	0	21,218
Gain on sale leaseback transaction	0	0	0
Investment income	2,745	0	2,745
Other income	117,992	0	117,992
Net assets released from restriction:			
Satisfaction of program restriction	93,597	(93,597)	0
Satisfaction of time restriction	42,517	(42,517)	0
 Total support and other revenue	 6,571,637	 (59,914)	 6,511,723
Expenses:			
Program services:			
Rental and property management	4,617,200	0	4,617,200
Purchase and rehabilitation	261,119	0	261,119
Resource and opportunity center	770,456	0	770,456
 Total program services	 5,648,775	 0	 5,648,775
Supporting services:			
General and administrative	380,923	0	380,923
Fundraising	80,196	0	80,196
 Total supporting services	 461,119	 0	 461,119
 Total expenses	 6,109,894	 0	 6,109,894
 Change in net assets	 461,743	 (59,914)	 401,829
 Net assets, beginning	 4,085,313	 96,018	 4,181,331
 Net assets, ending	 <u>\$ 4,547,056</u>	 <u>\$ 36,104</u>	 <u>\$ 4,583,160</u>

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

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## CONSOLIDATED STATEMENT OF ACTIVITIES

Year ended July 31, 2024

	Without donor restrictions	With donor restrictions	Total
Changes in net assets:			
Support and other revenue:			
Grants	253,956	\$ 20,079	\$ 274,035
Contributions	198,461	60,657	259,118
In-kind contributions	607,899	0	607,899
Rental income, net of vacancies and bad debt expense	2,950,837	0	2,950,837
Other tenant charges	236,232	0	236,232
Management fee income	182,728	0	182,728
Developer fees	0	0	0
Interest income	13,749	0	13,749
Reimbursement income	247,705	0	247,705
Partnership management fee	52,977	0	52,977
Gain on sale leaseback transaction	890,452	0	890,452
Investment income	671,996	0	671,996
Other income	68,305	0	68,305
Net assets released from restriction:			
Satisfaction of program restriction	225,138	(225,138)	0
Satisfaction of time restriction	36,105	(36,105)	0
Total support and other revenue	6,636,540	(180,507)	6,456,033
Expenses:			
Program services:			
Rental and property management	3,903,498	0	3,903,498
Purchase and rehabilitation	260,898	0	260,898
Resource and opportunity center	719,509	0	719,509
Total program services	4,883,905	0	4,883,905
Supporting services:			
General and administrative	412,502	0	412,502
Fundraising	138,675	0	138,675
Total supporting services	551,177	0	551,177
Total expenses	5,435,082	0	5,435,082
Change in net assets	1,201,458	(180,507)	1,020,951
Net assets, beginning	2,883,855	276,525	3,160,380
Net assets, ending	<u>\$ 4,085,313</u>	<u>\$ 96,018</u>	<u>\$ 4,181,331</u>

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



**GRECCIO HOUSING UNLIMITED, INC.**  
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
Year ended July 31, 2025

	Rental and Property Management	Purchase and Rehabilitation	Resource and Opportunity Center	Total	General and Administrative	Fundraising	Total
Salaries	\$ 1,076,322	\$ 182,348	\$ 260,904	\$ 1,519,574	\$ 189,546	\$ 18,937	\$ 1,728,057
Depreciation	685,975	3,424	34,235	723,634	11,126	4,279	739,039
Interest expense	319,372	9,272	92,717	421,361	30,133	11,590	463,084
Utilities	320,660	775	7,753	329,188	2,520	969	332,677
General maintenance	803,491	2,236	22,361	828,088	7,267	2,795	838,150
Insurance	435,092	2,055	20,554	457,701	6,680	2,569	466,950
Payroll taxes and fringes	191,587	32,458	46,441	270,486	33,739	3,371	307,596
Direct assistance	26,489	2,436	24,359	53,284	7,917	3,045	64,246
Contract services	109,481	646	6,460	116,587	2,100	808	119,495
Donated goods and services	114,785	12,083	120,826	247,694	39,269	15,103	302,066
Bad debt expense	196,386	0	0	196,386	0	0	196,386
Property taxes	57,560	0	0	57,560	0	0	57,560
Audit and accounting fees	35,409	3,725	37,247	76,381	12,105	4,656	93,142
Trash	111,783	103	1,028	112,914	334	129	113,377
Office expense	42,632	3,006	30,057	75,695	9,769	3,757	89,221
Legal fees	70,323	346	3,457	74,126	1,124	432	75,682
Telephone	9,885	951	9,510	20,346	3,091	1,189	24,626
Travel	18,878	914	9,139	28,931	2,970	1,142	33,043
Fundraising	14,906	1,561	15,612	32,079	5,074	1,951	39,104
Printing	3,665	386	3,858	7,909	1,254	482	9,645
Grant	133,728	0	0	133,728	0	0	133,728
Staff training	8,022	845	8,445	17,312	2,745	1,056	21,113
Dues and subscriptions	4,056	254	2,542	6,852	826	318	7,996
Mailing costs	488	51	514	1,053	167	64	1,284
Broker commissions	0	0	0	0	7,125	0	7,125
Miscellaneous	22,611	1,244	12,437	36,292	4,042	1,554	41,888
Total expenses by function	4,813,586	261,119	770,456	5,845,161	380,923	80,196	6,306,280
Less expenses included with revenues on the statement of activities							
Bad debts	(196,386)	0	0	(196,386)	0	0	(196,386)
Total expenses included in the expense section on the Statement of Activities	<u>\$ 4,617,200</u>	<u>\$ 261,119</u>	<u>\$ 770,456</u>	<u>\$ 5,648,775</u>	<u>\$ 380,923</u>	<u>\$ 80,196</u>	<u>\$ 6,109,894</u>
Percentage	76%	4%	13%	92%	6%	1%	100%

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

**GRECCIO HOUSING UNLIMITED, INC.**  
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
Year ended July 31, 2024

	Rental and Property Management	Purchase and Rehabilitation	Resource and Opportunity Center	Total	General and Administrative	Fundraising	Total
Salaries	\$ 873,966	\$ 158,142	\$ 265,490	\$ 1,297,598	\$ 185,524	\$ 55,590	\$ 1,538,712
Depreciation	681,681	2,993	29,933	714,607	9,728	3,742	728,077
Interest expense	298,171	9,277	92,767	400,215	30,149	11,596	441,960
Utilities	314,449	754	7,541	322,744	2,451	943	326,138
General maintenance	461,891	1,916	19,160	482,967	6,227	2,395	491,589
Insurance	425,478	2,160	21,602	449,240	7,021	2,700	458,961
Payroll taxes and fringes	167,168	30,248	50,781	248,197	35,486	10,633	294,316
Direct assistance	963	0	46,083	47,046	0	0	47,046
Contract services	65,463	277	2,772	68,512	901	346	69,759
Donated goods and services	234,660	42,461	71,284	348,405	49,813	14,926	413,144
Bad debt expense	125,877	0	0	125,877	0	0	125,877
Property taxes	57,983	0	0	57,983	0	0	57,983
Audit and accounting fees	35,658	3,754	37,536	76,948	12,199	4,692	93,839
Trash	87,327	66	663	88,056	215	83	88,354
Office expense	50,964	2,524	25,233	78,721	8,201	3,155	90,077
Legal fees	63,177	683	1,147	65,007	801	240	66,048
Telephone	8,994	855	8,552	18,401	2,780	1,069	22,250
Travel	29,226	1,462	18,685	49,373	4,751	1,827	55,951
Fundraising	3,077	557	935	4,569	653	22,177	27,399
Printing	4,198	442	4,420	9,060	1,437	553	11,050
Staff training	10,293	1,355	7,980	19,628	3,014	1,092	23,734
Dues and subscriptions	4,314	328	3,277	7,919	1,065	410	9,394
Mailing costs	2,954	311	3,109	6,374	1,010	389	7,773
Broker commissions	0	0	0	0	48,685	0	48,685
Miscellaneous	21,443	333	559	22,335	391	117	22,843
Total expenses by function	4,029,375	260,898	719,509	5,009,782	412,502	138,675	5,560,959
Less expenses included with revenues on the statement of activities							
Bad debts	(125,877)	0	0	(125,877)	0	0	(125,877)
Total expenses included in the expense section on the Statement of Activities	<u>\$ 3,903,498</u>	<u>\$ 260,898</u>	<u>\$ 719,509</u>	<u>\$ 4,883,905</u>	<u>\$ 412,502</u>	<u>\$ 138,675</u>	<u>\$ 5,435,082</u>
Percentage	72%	5%	13%	90%	8%	3%	100%

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

**GRECCIO HOUSING UNLIMITED, INC.**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
Years ended July 31, 2025 and 2024

	2025	2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets	\$ 401,829	\$ 1,020,951
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities		
Depreciation	739,039	728,077
Gain on disposal of property and equipment	0	(890,452)
Income on investments in collaborative entities	(2,745)	(671,996)
Distributions from investments in collaborative entities	0	53,298
Forgiveness of notes payable	(49,822)	(264,554)
Provision for uncollectible receivables	211,226	159,858
Amortization of operating lease right-of-use	92,213	18,968
Increase (decrease) in cash due to changes in:		
Accounts receivable	(214,178)	(233,120)
Developer fees receivable	0	128,848
Accrued interest receivable	(11,188)	(10,887)
Grants receivable	(5,125)	15,070
Prepaid expenses	(89,017)	(22,203)
Accounts payable	(38,758)	23,605
Accrued expenses	22,305	(79,451)
Operating lease obligation	(92,213)	(19,335)
Prepaid rent	(9,679)	17,301
Refundable advances	9,005,991	(175,000)
Security deposits	(1,010)	(2,861)
Net cash provided by (used in) operating activities	9,958,868	(203,883)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property and equipment	(384,359)	(826,995)
Contributions to investments in collaborative entities	(25,100)	(4,825)
Issuance of notes receivable	(9,904,991)	0
Proceeds from sale leaseback transaction	0	1,166,175
Net cash provided by (used in) investing activities	(10,314,450)	334,355
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Principal payments on notes payable	(1,293,812)	(701,529)
Principal payments on line of credit	(357,548)	(438,938)
Proceeds from notes payable	1,065,891	738,642
Proceeds from line of credit	417,303	858,272
Net cash provided by (used in) financing activities	(168,166)	456,447
Change in cash, cash equivalents, and restricted cash	(523,748)	586,919
Cash, cash equivalents, and restricted cash:		
Beginning	2,028,583	1,441,664
Ending	<u>\$ 1,504,835</u>	<u>\$ 2,028,583</u>
<b>RECONCILIATION OF CASH, CASH EQUIVALENTS, AND RESTRICTED CASH TO BALANCE SHEET</b>		
Cash and cash equivalents	\$ 928,222	\$ 1,317,171
Restricted cash	576,613	711,412
Total cash, cash equivalents, and restricted cash	<u>\$ 1,504,835</u>	<u>\$ 2,028,583</u>

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

**GRECCIO HOUSING UNLIMITED, INC.**  
CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)  
Years ended July 31, 2025 and 2024

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	<u>2025</u>	<u>2024</u>
<b>SUPPLEMENTAL SCHEDULE(S) OF CASH FLOW INFORMATION</b>		
Cash payments for interest	<u>\$ 254,229</u>	<u>\$ 243,549</u>
<b>SUPPLEMENTAL DISCLOSURE(S) OF NONCASH FINANCING ACTIVITIES</b>		
Forgiveness of notes payable	<u>\$ 49,822</u>	<u>\$ 264,554</u>

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

# **GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

July 31, 2025

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### **NOTE A -- Nature of business and significant accounting policies**

#### **Nature of business**

Greccio Housing Unlimited, Inc. dba Greccio Housing (Greccio) is a nonprofit organization located in Colorado Springs, Colorado. Greccio was incorporated on December 28, 1990, in the State of Colorado for the purpose of providing stable, safe, affordable housing, providing resources for residents, and promoting solutions to the affordable housing needs of its community.

Greccio's focus is affordable housing for which its programs and activities include, acquisition, rehabilitation, and management of properties for the housing needs of individuals and families with lower incomes, and temporary tenant support and guidance services.

GHU Atrium, LLC, GHU Ridge, Inc., and GHU Sunrise, LLC are wholly-owned subsidiaries of Greccio which were formed for the purpose of owning, investing in, and developing affordable housing.

Greccio Commercial Real Estate Services, LLC, is a wholly-owned subsidiary of Greccio which was formed for the purpose of holding and managing affordable real property.

Greccio, GHU Atrium, LLC, GHU Ridge, Inc., GHU Sunrise, LLC and Greccio Commercial Real Estate Services, LLC are referred herein as "the organization".

A summary of significant accounting policies follows:

#### **Basis of accounting**

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

#### **Basis of consolidation**

The financial statements include the accounts of Greccio, GHU Atrium, LLC, GHU Ridge, Inc., GHU Sunrise, LLC, and Greccio Commercial Real Estate Services, LLC. All significant intercompany transactions have been eliminated in consolidation.

#### **Basis of presentation**

Under accounting principles generally accepted in the United States of America (U.S. GAAP), the organization is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. Net assets with donor restrictions have been limited by donor-imposed time or purpose restrictions or are required to be maintained in perpetuity. Included in net assets without donor restrictions are voluntary board-approved designations for specific purposes, projects, or investments.

#### **Use of estimates**

The preparation of financial statements 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.

# **GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

July 31, 2025

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### **NOTE A -- Nature of business and significant accounting policies (Continued)**

#### **Exempt status**

Greccio is exempt from federal income taxes under Internal Revenue Code (IRC) Section 501(c)(3) as a public charity and not a private foundation. Greccio is also exempt from Colorado income tax. However, income from certain activities not directly related to Greccio's tax-exempt purpose is subject to taxation as unrelated business income.

GHU Atrium, LLC, GHU Ridge, Inc., GHU Sunrise, LLC, and Greccio Commercial Real Estate Services, LLC are being operated in a manner consistent with treatment as a disregarded entity for federal and state income tax purposes. Whereby activities of these entities are reported directly by Greccio. As such, the assets, liabilities, and income are exempt from income taxes and are reported on the Greccio informational return.

#### **Cash and cash equivalents**

For purposes of reporting cash flows, the organization considers all investments purchased with an original maturity of three months or less to be cash equivalents, with the exception of cash not available to the organization due to restrictions placed on it.

The organization maintains its cash in bank deposit accounts, which, at times, may exceed federally insured limits. The organization has not experienced any losses in such accounts. Management believes it is not exposed to any significant credit risk on cash and cash equivalents.

#### **Accounts receivable and revenue recognition – contracts with customers**

Contract receivables included in accounts receivable on the statement of financial position include property management fees receivable, partnership management receivable, and development fee receivable, net of allowance for credit losses.

Contract receivables are carried at original invoice amount, less payments received and an estimate made for credit losses. The organization uses a loss rate method as the basis to determine expected credit losses for receivables and believes that the composition of receivables at year-end is consistent with historical conditions as credit terms and practices and the customer base has not changed significantly. Based on reasonable and supportable forward-looking information, management believes the organization is not likely to experience higher credit losses than historically experienced. Accordingly, the organization has not recognized an allowance for credit losses. Receivables are considered past due when they have been outstanding for over 30 days. Interest is not charged on past due receivables.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE A -- Nature of business and significant accounting policies (Continued)

Accounts receivable from contracts with customers as of December 31, are as follows:

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Property management fee receivable	37,194	50,602	26,591
Development fee receivable	5,185	5,185	134,033
Partnership management fee receivable	<u>12,377</u>	<u>12,377</u>	<u>0</u>
Totals	<u>\$ 54,756</u>	<u>\$ 68,164</u>	<u>\$ 160,624</u>

#### Developer fees

The organization's development contracts generally have multiple performance obligations, which can be recognized at a point in time or over time depending on the terms of the contract. The organization's developer services, which consist of services such as engineering surveys, development of construction budget, obtaining a construction contract, are recognized as revenue upon completion of the services, which is deemed to be at a point in time when the project reaches initial closing. The organization's construction oversight services are recognized over time when it has an enforceable right to payment for performance of the services, usually defined in the contract. If the organization does not have an enforceable right to payment for performance of the construction oversight services, the revenue is recognized at a point in time when the construction of the building is complete, and a certificate of occupancy is received. All developer fee revenue by the organization for the years ended July 31, 2025 and 2024 was recognized over time.

#### Management fee and reimbursement income

The organization provides management services on a contractual basis for owners of various properties. The organization is compensated for these services through a monthly management fee earned based on a specified percentage of the monthly rental income or rental receipts generated from the property under management. The organization is also reimbursed for its administrative and payroll costs directly attributable to the properties under management. Property management services represent a series of distinct daily services rendered over time and includes but is not limited to leasing, compliance, maintenance, and supportive programming for residents. Consistent with the transfer of control for distinct, daily services to the customer, revenue is recognized at the end of each period for the fees associated with the services performed.

#### Partnership management fee

The organization provides certain services on a contractual basis subject to the terms and conditions of the Partnership Agreement. The organization is compensated for these services annually, solely to the extent that there are funds available to pay. Consistent with the transfer of control for distinct, daily services to the customer, revenue is recognized at the end of each period for the fees associated with the services performed.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE A -- Nature of business and significant accounting policies (Continued)

#### Gain on sale leaseback transaction

During fiscal year 2024, the organization entered into a sale leaseback transaction. Revenue from the sale was recognized when the buyer received and paid for the property (point in time). Payment was due at the time of closing. The contract generally does not have a significant financing component.

In the following table, revenue from contracts with customers is disaggregated by timing of satisfaction of performance obligations for the years ended July 31, 2025 and 2024.

	<u>2025</u>	<u>2024</u>
Performance obligations satisfied over time	\$ 831,774	\$ 483,410
Performance obligations satisfied at a point in time	<u>0</u>	<u>890,452</u>
Total	<u>\$ 831,774</u>	<u>\$ 1,373,862</u>

#### **Notes receivable**

The organization's estimate of its allowance for credit losses include consideration of: past events, including historical loan loss experience and historical concessions; current economic conditions and such other factors, which in management's best judgment, deserve current recognition in estimating loan losses; and certain forward-looking information, including reasonable and supportable forecasts. The organization uses a credit loss model to calculate the allowance based on its internal loss experience and current conditions and forecasts. The organization also considers the impact of current conditions and economic forecasts relating to geographical areas, and client-specific exposures on the note receivable. Under this approach, forecasts of these variables over three years are considered reasonable and supportable. Beyond three years, the organization reverts to long-term average loss experience. The organization's allowances at July 31, 2025 and 2024, reflect the qualitative process described below. Any changes to economic models that occurred after the balance sheet date will be reflected in future periods.

Note receivable are reported in the balance sheet at the outstanding principal balance less the allowance for credit losses. Notes receivable are generally subordinate to other financial institutions. Note interest income and loan processing fees are recognized as income when earned and loan origination costs are recognized as expense when incurred. There was no allowance for credit loss recorded as of July 31, 2025 and 2024. There are no qualitative credit risk factors impacting the credit quality of the note receivable.

The organization classifies notes receivable as past due if a payment is not received in accordance with the loan terms. The organization's practice is to write off any note or portion of a note when the note is determined by management to be uncollectible due to the borrower's failure to meet repayment terms, the borrower's deteriorating or deteriorated financial condition, the depreciation of underlying collateral, or for other reasons. There are no past due notes as of July 31, 2025 and 2024.



# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE A -- Nature of business and significant accounting policies (Continued)

The organization places notes receivable on nonaccrual status when management believes collection of interest income is not probable. Interest income on those notes is recognized when payments are received rather than when earned. There were no loans on nonaccrual status as of July 31, 2025 and 2024.

Once notes receivable are classified as nonaccrual notes, interest income is recognized under the cash basis of accounting and the resumption of the interest accrual would commence only after all past due interest has been collected or the note has been restructured to where the collection of interest is considered likely. The organization charges off notes receivable balances and accrued interest that are deemed uncollectible.

#### Accrued interest receivable

As a practical expedient, the organization excludes the accrued interest receivable from the amortized cost basis of the notes receivable and separately reports it in another financial statement line item, *Accrued interest receivable*. As of July 31, 2025 and 2024, the accrued interest receivable for notes receivable was \$40,272 and \$29,084, respectively. Notes receivable generally pay interest according to the operating agreement of the entity the funds were loaned to, therefore accrued interest is typically subject to the cash flow provisions of the operating agreement.

The organization has elected not to measure an allowance on accrued interest receivable for all asset types, because the uncollectible accrued interest receivable is written off in a timely manner, that is, within 90 days of the due date. The organization has elected to write off accrued interest receivable by reversing interest income. During the years ended July 31, 2025 and 2024, the organization did not reverse any accrued interest receivable in its notes receivable portfolio.

#### Property and equipment

Property and equipment is stated at cost. Donated assets are recorded at their estimated fair value at the date of donation. Depreciation of property and equipment is computed on the straight-line method based upon the following estimated useful lives of the assets:

	<u>Years</u>
Land improvements	15
Buildings and improvements	5 - 40
Furniture and equipment	5
Vehicles	5

The organization's policy is to capitalize property and equipment with a unit cost of \$1,000 or greater and to expense any items with a unit cost below this threshold.

Maintenance and repairs of property and equipment are charged to operations, and major improvements are capitalized. Upon retirement, sale or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts, and any resulting gain or loss is included in operations.

# **GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

July 31, 2025

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### **NOTE A -- Nature of business and significant accounting policies (Continued)**

#### **Leases (lessee)**

The organization determines if an arrangement is or contains a lease at inception. The organization has entered into an operating lease for the Pikes Peak Apartments. Operating leases are included in right-of-use (ROU) assets and lease liabilities in the 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.

The organization does not report ROU assets and leases liabilities for its short-term leases (leases with a term of 12 months or less and that do not include an option to purchase the underlying assets that is reasonably certain to be exercised). Instead, the lease payments of those leases are reported as lease expense on a straight-line basis over the lease term. The organization had no short-term leases during the years ended July 31, 2025 and 2024.

The organization has elected to account for the lease and non-lease components as a single lease component. There is variability in future lease payments for the leases as the amount of the non-lease components is dependent on certain factors that are unknown and change from one period to the next. These variable lease payments which are primarily comprised of utilities and real estate taxes that are passed on from the lessor in proportion to the space leased, are recognized in operating expenses in the period in which the obligation for those payments was incurred.

The organization has also made an accounting policy election to use a risk-free rate in lieu of its incremental borrowing rate to discount future lease payments for its leases of office spaces. A risk-free rate is used for all leases since the leases do not provide an implicit rate. The risk-free rate is based on the information available at the lease commencement date in determining the present value of the lease payments.

For the purposes of lease classification, the organization defines the major part of the economic life of the underlying asset for all classes to be 75% of the lease term and defines substantially all of the fair value to be equal to or exceeding 90% of the present value of the sum of the lease payments for all classes.

#### **Impairment of long-lived assets**

The organization reviews long-lived assets for impairment whenever events or changes in business circumstances indicate that the carrying amount of an asset may not be fully recoverable. An impairment loss would be recognized when the estimated future cash flows from the use of the asset are less than the carrying amount of that asset. To date, there have been no such losses.

# **GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

July 31, 2025

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### **NOTE A -- Nature of business and significant accounting policies (Continued)**

#### **Investments in collaborative entities**

Investments in collaborative entities in which the organization has at least a 20% interest or otherwise exercises significant influence, are accounted for under the equity method of accounting. Under the equity method of accounting, investments are recorded at cost and are adjusted for the proportionate share of the undistributed earnings. The organization has elected to classify distributions received from equity methods investees on the statements of cash flows using the nature of distribution approach. Income on investments in collaborative entities is included in other income on the statement of activities.

#### **Refundable advances**

The organization receives grants from government agencies to acquire or develop rental properties. These grants contain donor-imposed conditions requiring that the property be used for a specified period of time for affordable housing. If the affordability period is not met, the grant conditions require the funds to be returned or transferred to another project or organization at the government agency's option. Amounts received are reported as refundable advances in the statements of financial position until all donor-imposed conditions are met. Historically, the organization has met the affordability conditions of its conditional grants.

#### **Revenue recognition – grant revenue and contributions**

Contributions and grants with a measurable performance or other barrier and a right of return, are not recognized until the conditions on which they depend on have been met. Support received is recorded as an increase in net assets with donor restrictions or net assets without donor restrictions, depending on the existence and/or nature of any donor restrictions.

Donor-restricted support is reported as an increase in net assets with donor restrictions. 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 statement of activities as net assets released from restrictions. Income earned on net assets with donor restrictions is recorded as revenue without donor restrictions.

#### **Revenue recognition - in-kind contributions**

The organization receives donated services and other in-kind contributions during the year, which are recorded in the statement of activities at their fair value. Fair value is based on the actual cost. Contributions of services are recognized if the services received (a) create or enhance non-financial assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donations.

Many individuals volunteer their time and perform a variety of tasks that assist the organization, but are not recognized as contributions in the financial statements because they do not meet the aforementioned criteria. The organization received approximately 3,846 and 2,421 volunteer hours during the years ended July 31, 2025 and 2024, respectively, with an estimated value of \$167,378 and \$76,294, respectively.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE A -- Nature of business and significant accounting policies (Continued)

#### Accounts receivable and revenue recognition – rental income transactions

The organization follows FASB Codification Topic 842 *Leases* and Topic 450-20 *Loss Contingencies* to account for its operating lease receivables included in accounts receivable. When the organization concludes collectability of specific operating lease receivables is not probable, those receivables are written off to bad debt expense which is presented as a reduction to rental income in the statement of operations. In addition, the organization establishes a general allowance at each reporting date when its individual operating leases are considered probable of collection, but when it expects a portion of the operating receivables will be uncollectible based on historical evidence and expectations of future collections. The allowance for uncollectible operating lease receivables totaled \$105,531 and \$90,691 as of July 31, 2025 and 2024, respectively.

The organization leases apartments to eligible residents under operating leases which are substantially all on a yearly basis. Residential apartment leases often provide residents with the option to have a pet or use the organization's parking, laundry, and/or storage facilities, etc. which are fixed fee lease components. To the extent the organization provides such lease components, they are included in rental income. The operating leases may also provide that the residents reimburse the organization for certain variable costs, such as their share of utilities expenses or provide the transfer of services to the tenants for a fee. These reimbursements and services represent revenue attributable to non-lease components for which the timing and pattern of recognition is the same as revenue for the lease components. The organization utilizes the practical expedient to account for the lease and non-lease components as a single operating lease component. Reimbursement and related expenses are presented on a gross basis in the statement of activities, with the reimbursements included in other tenant charges. The services components are also included in other tenant charges. Rental income is recognized, net of vacancies and concessions and bad debt expense, on a straight-line basis over the term of the leases.

Other tenant charges also consists of various tenant charges provided for in the lease contract, such as late fees, cleaning fees, and damages fees which are variable payments that do not provide a transfer of a good or service to the tenants and are not considered components of the lease contract. These fees are recognized as revenue when assessed. Certain services are also provided to tenants outside of the lease contract and are recognized when the service is complete.

The organization also leases commercial space under a commercial lease (see Note K).

Property and equipment with a cost as of July 31, 2025 and 2024, used for residential and commercial rental purposes and subject to operating leases totaled approximately \$23,866,662 and \$23,527,952, respectively. The carrying value of such property as of July 31, 2025 and 2024 was approximately \$14,728,092 and \$15,047,344, respectively.

The residential leases do not provide extension options. A new lease agreement is executed if both parties wish to continue the tenancy upon expiration of the existing lease term. As of July 31, 2025, the average remaining term of the organization's residential leases is less than 12 months.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE A -- Nature of business and significant accounting policies (Continued)

The components of rental income for all resident and commercial operating leases are as follows for the years ended July 31:

	<u>2025</u>	<u>2024</u>
Fixed operating lease revenue from apartment and commercial rentals, net of vacancies, concessions, and bad debt expense	\$ 2,804,901	\$ 2,950,837
Fixed operating lease revenue from other rentals and services included in other tenant charges	6,927	9,590
Variable operating lease revenue included in other tenant charges	<u>292,342</u>	<u>226,642</u>
Total lease income	<u>\$ 3,104,170</u>	<u>\$ 3,187,069</u>

Supplemental statement of cash flows information related to leases for the years ended July 31, is as follows:

	<u>2025</u>	<u>2024</u>
Cash received from operating leases		
Operating cash flows from operating leases	\$ 3,099,599	\$ 3,183,762

### Functional allocation of expenses

The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Expenses are summarized and categorized based on their functional classification. The functional classifications are: Rent and Property Management which includes expenses associated with the organization's primary mission of providing affordable housing, Purchase and Rehabilitation includes expenses incurred in the search for new housing and renovation or construction of a new property, Resource and Opportunity Center which are the expenses associated with supportive services for the residents, General and Administrative are those expenses related to the day to day operation of the business, and Fundraising which includes expenses soliciting donations and applying for grants. Some expenses that are readily identifiable to a single classification are charged directly to that that function, other expenses that are attributable to more than one classification are allocated on a reasonable basis, and consistently applied to the appropriate functions. Payroll expenses are allocated based on the functions each individual performs. Most of the other expenses are allocated based on the percentage of the overall payroll. The corporate office expenses are allocated on a square footage basis and the expenses of an individual property are allocated 100% to rental and property management.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE A -- Nature of business and significant accounting policies (Continued)

#### Subsequent events

These financial statements have not been updated for subsequent events occurring after December 29, 2025, which is the date these financial statements were available to be issued. The organization has no responsibility to update these financial statements for events and circumstances occurring after this date.

### NOTE B -- Restricted cash

Current restricted cash for the organization is comprised of the following:

	<u>2025</u>	<u>2024</u>
Property replacement reserves	\$ 381,946	\$ 511,754
Insurance and tax escrows	12,313	12,464
Tenants' security deposits	<u>182,354</u>	<u>187,194</u>
	<u>\$ 576,613</u>	<u>\$ 711,412</u>

### NOTE C -- Investments in collaborative entities

The organization's investments in collaborative entities are comprised of the following as of July 31:

	<u>2025</u>	<u>2024</u>
GPR Properties, LLC	\$ 844,052	\$ 844,586
GPR Properties II, LLC	90,593	87,314
Other investments	<u>26,536</u>	<u>1,436</u>
	<u>\$ 961,181</u>	<u>\$ 933,336</u>

The organization has a minority interest in GPR Properties, LLC (33.33%, two additional partners) and GPR Properties II, LLC (33%, three additional partners).

Each of these entities provides affordable housing. The investments in the limited liability companies are accounted for under the equity method of accounting. These investments are considered extensions of the organization's exempt purpose. During the years ended July 31, 2025 and 2024, GPR Properties, LLC made cash distributions of \$0, and GPR Properties II, LLC made cash distributions of \$0 and \$3,000, respectively, to the organization.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE C -- Investments in collaborative entities (Continued)

The organization's investments in collaborative entities are comprised of the following as of and for the year ended July 31, 2025:

	<b>GPR Properties</b>	<b>GPR Properties II</b>
Assets	\$ 2,534,957	\$ 2,027,591
Less: liabilities	<u>2,802</u>	<u>1,753,068</u>
Members' equity	<u>\$ 2,532,156</u>	<u>\$ 274,523</u>
 Total revenue	 \$ 5,247	 \$ 136,346
Net income (loss)	<u>\$ (1,602)</u>	<u>\$ 9,935</u>
 Organization's interest:		
Share of net income (loss)	<u>\$ (534)</u>	<u>\$ 3,279</u>
 Share in members' equity	 <u>\$ 844,052</u>	 <u>\$ 90,593</u>

The organization's investments in collaborative entities are comprised of the following as of and for the year ended December 31, 2023:

	<b>GPR Properties</b>	<b>GPR Properties II</b>
Assets	\$ 2,558,594	\$ 2,222,239
Less: liabilities	<u>7,918</u>	<u>1,944,072</u>
Members' equity	<u>\$ 2,550,676</u>	<u>\$ 278,167</u>
 Total revenue	 \$ 1,873,382	 \$ 631,679
Net income (loss)	<u>\$ 1,864,747</u>	<u>\$ 225,275</u>
 Organization's interest:		
Share of net income (loss)	<u>\$ 621,582</u>	<u>\$ 74,341</u>
 Share in members' equity	 <u>\$ 850,225</u>	 <u>\$ 91,795</u>

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE C -- Investments in collaborative entities (Continued)

The organization's investments in collaborative entities are comprised of the following as of and for the year ended July 31, 2024:

	<b>GPR Properties</b>	<b>GPR Properties II</b>
Assets	\$ 2,537,159	\$ 2,017,656
Less: liabilities	<u>3,401</u>	<u>1,753,068</u>
Members' equity	<u>\$ 2,533,758</u>	<u>\$ 264,588</u>
 Total revenue	 <u>\$ 1,872,432</u>	 <u>\$ 484,940</u>
Net income (loss)	<u>\$ 1,775,003</u>	<u>\$ 141,142</u>
 Organization's interest:		
Share of net income (loss)	<u>\$ 591,668</u>	<u>\$ 46,577</u>
 Share in members' equity	 <u>\$ 844,586</u>	 <u>\$ 87,314</u>

### NOTE D -- Property and equipment, net

Property and equipment, net is comprised of the following:

	<u>2025</u>	<u>2024</u>
Land	\$ 1,852,296	\$ 1,852,296
Land improvements	398,691	372,876
Buildings and improvements	22,747,119	22,394,154
Furniture and equipment	160,106	154,867
Vehicles	229,008	204,975
Construction in progress	<u>76,262</u>	<u>99,955</u>
	25,463,482	25,079,123
Less accumulated depreciation	<u>(9,710,556)</u>	<u>(8,971,517)</u>
	<u>\$ 15,752,926</u>	<u>\$ 16,107,606</u>



# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE E -- Notes payable

The organization has entered into multiple note agreements in order to purchase and rehabilitate or develop real property for purposes of fulfilling its mission. Notes payable consist of the following:

	<u>2025</u>	<u>2024</u>
Twenty-one individual promissory notes payable with outstanding principal balances ranging from \$7,464 to \$1,666,212 as of July 31, 2025, bearing interest rates at 1% to 6.5% (effective interest rates of approximately 1% to 6.7%); with monthly principal payments ranging from \$0 to \$7,877, due at various dates through January 2050 or upon sale or transfer of property if earlier, secured by its real property. Certain promissory notes require the organization to meet certain financial covenants related to financial ratios and other matters. At July 31, 2025 the organization is in compliance with the covenants.	\$ 6,396,256	\$ 6,624,177
Nineteen individual forgivable and non-serviceable promissory notes payable with outstanding principal balances ranging from \$6,969 to \$650,000 at zero percent interest, with no principal payment due unless sale or transfer of property, secured by its real property.	<u>4,321,597</u>	<u>4,371,419</u>
	10,717,853	10,995,596
Less current maturities	<u>316,234</u>	<u>288,736</u>
	<u>\$ 10,401,619</u>	<u>\$ 10,706,860</u>

Repayment of principal on notes payable as of July 31, 2025, is as follows:

#### Year ending July 31:

2026	\$ 316,234
2027	489,147
2028	1,688,122
2029	952,935
2030	200,767
Thereafter	<u>7,070,648</u>
	<u>\$ 10,717,853</u>

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE F -- Refundable advances

Refundable advances consist of the following:

	<u>2025</u>	<u>2024</u>
Refundable advances under eleven and nine separate grant agreements as of July 31, 2025 and 2024, respectively, from the State of Colorado Division of Housing requiring the property be used for affordable housing ranging from 30 – 45 years, expiring at various dates through 2065. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>\$ 14,120,524</u>	<u>\$ 5,114,533</u>

### NOTE G -- Line of credit

The organization has a line of credit with Ent Credit Union which expires in December 2025 in the amount of \$500,000 with interest at the prime rate plus 1% (7.5% at July 31, 2025). There are no compensating balance arrangements with the bank. The outstanding balance on line of credit was \$61,786 and \$419,334 as of July 31, 2025 and 2024, respectively.

The organization has a line of credit with Ent Credit Union which expires in August 2034 in the amount of \$500,000 with interest at 6.375%. There are no compensating balance arrangements with the bank. The outstanding balance on line of credit was \$417,303 and \$0 as of July 31, 2025 and 2024, respectively. The line of credit was established as an annual financing tool in lieu of alternative premium financing for property and casualty insurance with less favorable terms than the line of credit. The annual insurance premium payment is made from the line of credit proceeds and is paid down monthly throughout the fiscal year.

### NOTE H -- Net assets

#### Net assets without donor restrictions

Net assets without donor restrictions consists of net assets available for operations of the organization and net assets designated by the organization's board of directors for the following purposes as of July 31:

	<u>2025</u>	<u>2024</u>
Board-designated – long-term reserves	\$ 845,359	\$ 1,081,534
Undesignated	<u>3,701,697</u>	<u>3,003,779</u>
Total	<u>\$ 4,547,056</u>	<u>\$ 4,085,313</u>

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE H -- Net assets (Continued)

#### Net assets with donor restrictions – time or use

Net assets with donor restrictions – time or use include assets set aside in accordance with donor restrictions as to time or use and are available for the following purposes as of July 31:

	<u>2025</u>	<u>2024</u>
Time restricted	\$ 7,107	\$ 19,124
Program:		
Capital improvements	3,823	13,000
Forrest Rogers scholarship	785	2,785
Animal welfare	955	2,667
EPP, food & education	9,879	44,195
Children's literacy	5,565	5,565
Adopt-A-Family	2,993	3,128
Other	4,997	5,554
	<u>\$ 36,104</u>	<u>\$ 96,018</u>

### NOTE I -- In-kind contributions

The organization received the following in-kind contributions for the years ended July 31:

	<u>2025</u>	<u>2024</u>
Food	\$ 282,314	\$ 388,654
Donated land	900,000	0
Goods	16,570	22,091
Imputed interest	203,671	194,755
Donated services	3,182	2,399
	<u>\$ 1,405,737</u>	<u>\$ 607,899</u>

The organization's policy related to in-kind contributions is to utilize the assets given to carry out the mission of the organization. If an asset is provided that does not allow the organization to utilize it in its normal course of business, the asset will be disposed or the asset will be sold at its fair market value as determined by appraisal or specialist depending on the type of asset.

Imputed interest was calculated at 4.90% and 4.61%, the long-term applicable federal rates as of the year ended July 31, 2025 and 2024 on the outstanding zero percent interest notes payable discussed in Note E and recognized as an expense and a related in-kind contribution.

The organization uses the wholesale value of one pound of donated product, based upon an internal study of food prices. The price per pound for items was between \$1.88 and \$5.87 for each of the years ended July 31, 2025 and 2024.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE I -- In-kind contributions (Continued)

The organization estimates the value of goods received based on fair market value of item donated.

All in-kind contributions received by the organization for the years ended July 31, 2025 and 2024 were considered without donor restrictions and able to be used by the organization as determined by the board of directors and management.

### NOTE J -- Employee benefit plan

The organization has established a qualified 401(k) profit sharing plan (the plan) under the provisions of Section 401(k) of the Internal Revenue Code. The plan covers all employees who have completed 250 hours of service during the first three months of employment or employees who have completed one year of service. The employees may make elective contributions of up to 100% of compensation, subject to statutory limitations. Greccio may make discretionary contributions to the plan. The plan provides for full vesting of discretionary contributions after five years of service. Contributions to the plan were \$22,679 and \$29,538 for the years ended July 31, 2025 and 2024, respectively.

### NOTE K – Leases

#### Commercial lease (lessor)

The organization entered into a lease agreement with a third party to lease a portion of the organization's building. The lease is classified as an operating lease. The lease requires escalating monthly payments ranging from of \$8,619 to \$9,702 over the lease term of the lease beginning February 19, 2021. The lease expires February 18, 2026. The lease does not provide an option for the tenant to purchase the space. The lease does not provide an option for the tenant extend the lease term. Lease income was \$114,583 and \$111,240 for the years ended July 31, 2025 and 2024, respectively.

The undiscounted cash flows to be received from lease payments on the organization's commercial operating lease as of July 31, are as follows:

#### Year ending July 31,

2026

\$ 63,068

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

### NOTE K -- Leases (Continued)

#### Operating lease (lessee)

The organization entered into a sale-leaseback transaction to lease a 23 unit apartment complex with a lease term of no more than 2 years commencing May 2024 with a discount rate of 4.86%. The lease term ended December 1, 2025. The lease is classified as an operating lease and does not contain any renewal options. Variable payments are not determinable at the lease commencement and are not included in the measurement of the lease assets and liabilities. These payments are recognized in the period in which the related obligation was incurred. The lease agreement does not include any material residual value guarantees or restrictive covenants.

The components of lease expense are comprised of the following and are included in general maintenance on the statements of functional expense for the years ended July 31:

	<u>2025</u>	<u>2024</u>
Operating lease cost	\$ 98,000	\$ 18,968
Variable lease cost	<u>12,855</u>	<u>1,971</u>
Total	<u>\$ 110,855</u>	<u>\$ 20,939</u>

The following summarizes the cash flow information related to operating leases for the year ended July 31:

	<u>2025</u>	<u>2024</u>
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows for operating leases	\$ 110,855	\$ 19,335
Noncash financing and investing cash flow:		
Right-of-use assets obtained in exchange for lease liabilities:		
Operating leases	\$ 0	\$ 196,000

Future minimum lease payment to be paid under this lease as of July 31, 2025 are as follows:

#### Year ending July 31:

2026	<u>\$ 78,665</u>
Total future minimum lease payments	78,665
Less amount of lease payments representing interest	<u>(1,735)</u>
Present value of future minimum lease payments (operating lease liability)	<u>\$ 76,930</u>

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE L -- Related-party transactions

The organization has a collaborative arrangement with an entity, Atrium Apartments, LLLP (Atrium) where Greccio serves as the administrative partner and GHU Atrium, LLC serves as the managing general partner. The organization also has a collaborative arrangement with an entity, Broadmoor Bluffs Apartments, LLC (Broadmoor Bluffs) where GHU Ridge, Inc. serves as a member of the managing member. The organization also has a collaborative arrangement with an entity, Bentley Commons, LLC (Bentley Commons) where Greccio serves as a member of the managing member. The organization also has a collaborative arrangement with an entity, Sunrise at Shiloh Mesa LLLP (Shiloh Mesa) where Greccio serves as the administrative partner and GHU Sunrise, LLC services as the managing general partner. The purpose of Atrium, Broadmoor Bluffs, Bentley Commons, and Shiloh Mesa is owning, developing, and leasing real property.

The organization entered property management agreements with Atrium, Bentley Commons, and Broadmoor Bluffs. Under the agreements, the organization is to receive a management fee equal to 6% of gross monthly receipts, as defined in the agreements, on a monthly basis. Management fees earned by the organizations property management agreements were \$30,529 and \$32,492 for Atrium, \$17,172 and \$8,386 for Bentley Commons, and \$45,109 and \$40,752 for Broadmoor Bluffs for the years ended July 31, 2025 and 2024, respectively. Under these agreements, the organization is also reimbursed for its administrative and payroll costs directly attributable to these properties. Payroll reimbursements, included in revenue, under these agreements were \$68,296 and \$80,442 for Atrium, \$82,645 and \$7,236 for Bentley Commons, and \$93,683 and \$94,260 for Broadmoor Bluffs for the years ended July 31, 2025 and 2024, respectively.

The organization is entitled to an annual fee of \$20,000 commencing in 2022, increasing by 3% annually, for providing management services to the Atrium. The partnership management fee is to be paid out of the Atrium's available cash flow, as defined in the entity's partnership agreement. The amounts earned by the organization, included in revenue, were \$21,218 and \$52,977 for the years ended July 31, 2025 and 2024, respectively. Partnership management fee receivable were \$12,377 as of July 31, 2025 and 2024.

On June 27, 2025, the organization entered into a development services agreement with Shiloh Mesa in the aggregate amount of \$975,000. Development fee earned under the agreement was \$209,641 for the year ended earned July 31, 2025. Developer fees receivable related to this agreement was \$0 as of July 31, 2025.

As of July 31, 2025 and 2024, the organization has a note receivable from Atrium in the amount of \$1,050,000, with funds made available by the State of Colorado, Department of Local Affairs for the benefit of the Division of Housing ("CDOH") from the HOME Investment Partnership Program ("HOME"). The note bears interest at 0.5% compounded annually. The loan is due in full on December 31, 2060. As of July 31, 2025 and 2024, the organization has an additional note receivable from Atrium in the amount of \$550,000, with funds made available by the City of Colorado Springs through the "HOME". The note bears interest at 1.00% compounded annually. The loan is due in full on December 31, 2050. Interest income related to these notes receivable amounted to \$11,188 and \$10,887 for the years ended July 31, 2025 and 2024, respectively. Accrued interest receivable totaled \$40,272 and \$29,084 as of July 31, 2025 and 2024, respectively.

# **GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

July 31, 2025

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### **NOTE L -- Related-party transactions (Continued)**

As of July 31, 2025 and 2024, the organization has two note receivable from Bentley Commons in the aggregate amount of \$9,004,991 and \$0, respectively, with funds made available by the State of Colorado, Department of Local Affairs for the benefit of the "CDOH" from the "HOME". The notes bears interest at 1.00% compounded annually. The loans are due in full on December 31, 2053. Interest income related to these notes receivable amounted to \$0 for both of the years ended July 31, 2025. Accrued interest receivable totaled \$0 as of July 31, 2025.

As of July 31, 2025 and 2024, the organization has a note receivable from Shiloh Mesa in the amount of \$900,000 and \$0, respectively, resulting from the sale of land donated to Greccio by The Center of Strategic Ministry. The note bears interest at 4.77% compounded annually. The loan is due in full on June 27, 2055. Interest income related to these notes receivable amounted to \$0 for each of the years ended July 31, 2025 and 2024. Accrued interest receivable totaled \$0 as of July 31, 2025 and 2024.

### **NOTE M -- Commitments and contingencies**

#### **Grant contracts**

The organization has received several governmental grants to purchase rental properties. The grants contain conditions requiring the property be used for affordable housing for a specified period. If the affordability period is not met, the grant conditions require the funds be returned or transferred to another project or organization at the government agency's option. Such grants are recorded as liabilities until the affordability period is met.

#### **Repayment and completion guaranty**

The Bentley Commons operating agreement requires the guarantors (Bentley Commons MM, LLC (BCMM), Greccio, Rocky Mountain Community Land Trust (RMCLT), and Partners in Housing, Inc. (PIH)) to fund Bentley Commons operating deficits through the stabilization period, as defined therein, and to provide all funds required to achieve construction completion to the extent Bentley Commons lacks sufficient funds from its member capital contributions and proceeds from the construction and convertible loans to pay for the development costs. Any payments made by guarantor shall be deemed development advances repayable only from available cash flow as defined in Bentley Commons operating agreement. There is no limitation on the maximum amount of development advances. There were no development advances from guarantors to Bentley Commons as of July 31, 2025 and 2024. In addition, the guarantors (BCMM, Greccio, RMCLT, and PIH) guarantees and promises to pay the construction lender the principal sum of \$34,000,000 on the conversion date of the loan agreement. No liability has been recognized for obligations under these guarantees as the amount is not deemed to be material to the financial statements.

# GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

July 31, 2025

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### NOTE M -- Commitments and contingencies (Continued)

The Shiloh Mesa operating agreement requires the guarantor (Greccio) to fund Shiloh Mesa operating deficits through the stabilization period, as defined therein, and to provide all funds required to achieve construction completion to the extent Shiloh Mesa lacks sufficient funds from its member capital contributions and proceeds from the construction and convertible loans to pay for the development costs. Any payments made by guarantor shall be deemed development advances repayable only from available cash flow as defined in Shiloh Mesa operating agreement. There is no limitation on the maximum amount of development advances. There were no development advances from guarantors to Shiloh Mesa as of July 31, 2025 and 2024. In addition, the guarantor guarantees and promises to pay the construction lender the principal sum of \$13,272,540 on the conversion date of the loan agreement. No liability has been recognized for obligations under these guarantees as the amount is not deemed to be material to the financial statements.

#### Operating deficit guaranty

In the event that, at any time, or from time to time, there exists an operating deficit, the amount by which Atrium expenses plus any required funding of the replacement reserve exceed the sum of collected gross receipts from the project, for which the general partner is liable, the guarantor (Greccio) shall advance funds to Atrium as a loan in the amount of the required operating deficit advances. The obligation to advance funds shall be limited to the maximum cumulative amount of \$225,457, which amount shall include any prior operating deficit advances made and will expire at the end of the third anniversary of the stabilization period, as defined in Atrium's amended and restated agreement of limited liability limited partnership. There were no operating deficit loans from guarantors to the Atrium as of July 31, 2025 and 2024.

In the event that, at any time, or from time to time, there exists an operating deficit, the amount by which Bentley Commons expenses plus any required funding of the replacement reserve exceed the sum of collected gross receipts from the project, for which the managing member is liable, the guarantors (Greccio, RMCLT, and PIH) shall advance funds to Bentley Commons as a loan in the amount of the required operating deficit advances. The obligation to advance funds shall be limited to the maximum cumulative amount of \$1,040,307, which amount shall include any prior operating deficit advances made and will expire at the time specified in Bentley Commons' operating agreement. There were no operating deficit loans from guarantors to Bentley Commons as of July 31, 2025 and 2024.

In the event that, at any time, or from time to time, there exists an operating deficit, the amount by which Shiloh Mesa expenses plus any required funding of the replacement reserve exceed the sum of collected gross receipts from the project, for which the general partner is liable, the guarantor (Greccio) shall advance funds to Shiloh Mesa as a loan in the amount of the required operating deficit advances. The obligation to advance funds shall be limited to the maximum cumulative amount of \$232,925, which amount shall include any prior operating deficit advances made and will expire at the time specified in Shiloh Mesa's operating agreement. There were no operating deficit loans from guarantors to Shiloh Mesa as of July 31, 2025 and 2024.

No liability has been recognized for obligations under these guarantees as the amount is not deemed to be material to the financial statements.



**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
July 31, 2025

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**NOTE M -- Commitments and contingencies (Continued)**

**Development fee guarantee**

In the event that, at any time, or from time to time, to the extent that all or any part of the development fee of Bentley Commons is not paid by the 13<sup>th</sup> anniversary of the completion date of Bentley Commons, the guarantors (Greccio, RMCLT, PIH) shall advance funds to Bentley Commons in an amount equal to the required unpaid development fee. The remaining unpaid portion of the Bentley Commons development fee was \$5,398,966 as of July 31, 2025 and 2024. No liability has been recognized for obligations under this guarantee as the amount is not deemed to be material to the financial statements.

In the event that, at any time, or from time to time, to the extent that all or any part of the development fee of Shiloh Mesa is not paid by the 13<sup>th</sup> anniversary of the completion date of Shiloh Mesa, the guarantor (Greccio) shall advance funds to Shiloh Mesa in an amount equal to the required unpaid development fee. The remaining unpaid portion of the Shiloh Mesa development fee was \$765,359 as of July 31, 2025. No liability has been recognized for obligations under this guarantee as the amount is not deemed to be material to the financial statements.

**Land use restriction agreements (LURAs)**

The organization has entered into LURAs with the City of Colorado Springs and the State of Colorado as a condition to receiving funding for the acquisition and rehabilitation of various properties owned by the organization. Under these agreements, the organization must comply with affordability requirements for specified affordability periods.

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
July 31, 2025

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**NOTE N -- Availability of financial assets and liquidity**

As part of the organization's liquidity management, a policy is generally to maintain financial assets to meet 90 days of operating expenses. The organization has the following financial assets available to meet cash needs for general expenditures within one year of the statement of financial position date.

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 928,222	\$ 1,317,171
Accounts receivable, net of allowance for uncollectible accounts of \$105,531 - 2025 and \$90,691 - 2024	126,801	123,849
Developer fees receivable	5,185	5,185
Grants receivable	25,204	20,079
Accrued interest receivable	40,272	29,084
Less those unavailable for general expenditures within one year due to:		
Restricted by donor with time or purpose restrictions	<u>(36,104)</u>	<u>(96,018)</u>
Financial assets available to meet cash needs for general expenditure within one year	<u>\$ 1,089,580</u>	<u>\$ 1,399,350</u>

None of the financial assets available to meet cash needs for general expenditure within one year noted above are subject to donor or other contractual restrictions that make them unavailable for general expenditures within one year of the statement of financial position date.

The organization provides affordable housing to its tenants and the rent revenues from this activity provides the funds needed to sustain its daily activities. In the event of any shortfall, the organization has a \$500,000 line of credit with a financial institution (see Note G). The programs provided for residents are supported for the most part by donations and grants.

**NOTE O -- Subsequent events**

GHU Hybrook LLC, a newly created wholly-owned subsidiary of Greccio which was formed for the purpose of owning, investing in, and developing affordable housing, acquired a townhomes project on December 12, 2025, with a purchase price of \$2,140,000. The purchase price and additional acquisition costs were funded through borrowing on additional notes payable totaling \$2,350,000.

## SUPPLEMENTARY INFORMATION

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>1224 – 1228 Delaware Drive (Santa Fe)</b>		
Note payable — Ent Credit Union, monthly payments of \$3,359 which includes principal and interest at 3.5% (effective interest rate of approximately 3.56%); due January 16, 2032, collateralized by a deed of trust.	\$ 501,856	\$ 524,312
Note payable — El Paso County Housing Authority, monthly payments of \$2,213 which include principal and interest at 3% (effective interest rate of approximately 3.04%); due July 1, 2044; collateralized by a deed of trust.	383,058	397,885
Note payable — City of Colorado Springs, monthly payments of \$2,024 which includes principal and interest at 1%; due July 1, 2034; collateralized by a deed of trust.	216,260	238,273
Note payable — City of Colorado Springs, no interest, principal due on sale; collateralized by a deed of trust. Note is being forgiven over twenty years.	212,625	236,250
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring September 2044. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>560,000</u>	<u>560,000</u>
	<u>\$ 1,873,799</u>	<u>\$ 1,956,720</u>
<b>3010 North Hancock Avenue (Enfield)</b>		
Note payable — El Paso County Housing Authority, monthly payments of \$1,476 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due September 1, 2038; collateralized by a deed of trust.	<u>\$ 192,413</u>	<u>\$ 204,156</u>
Balance brought forward	192,413	204,156

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>3010 North Hancock Avenue (Enfield) (Continued)</b>		
Balance carried forward	192,413	204,156
Note payable — Ent Credit Union, monthly payments of \$8,731; which includes principal and interest at 3.75% (effective interest rate of approximately 3.82%); due February 1, 2028; collateralized by a deed in trust.	1,083,038	1,143,383
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	600,000	600,000
Note payable — City of Colorado Springs; no interest, principal due on sale; collateralized by a deed of trust.	<u>5,239</u>	<u>8,731</u>
	<u>\$ 1,880,690</u>	<u>\$ 1,956,270</u>
<b>2525 and 2531 East Uintah Street (Uintah Park &amp; Uintah Terrace)</b>		
Note payable — Ent Credit Union, monthly payments of \$2,352 which includes principal and interest at 3.5% (effective interest rate of approximately 3.56%); due January 15, 2032; collateralized by a deed of trust.	\$ 351,523	\$ 367,244
Note payable — El Paso County Housing Authority, monthly payments of \$1,476 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due September 1, 2042; collateralized by a deed of trust.	232,081	242,622
Note payable — City of Colorado Springs; no interest, principal due on sale; collateralized by a deed of trust.	400,000	400,000
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring January 2043. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>398,958</u>	<u>398,958</u>
	<u>\$ 1,382,562</u>	<u>\$ 1,408,824</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
**SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT**  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>2020 East Bijou Street (Woodbine)</b>		
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust. Note is being forgiven over fifteen years.	\$ 124,890	\$ 134,890
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring April 2042. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>1,126,075</u>	<u>1,126,075</u>
	<u>\$ 1,250,965</u>	<u>\$ 1,260,965</u>
<b>2508 Platte Avenue (Plaza on Platte)</b>		
Note payable — City of Colorado Springs; monthly payments of \$1,572 which includes principal and interest at 2.5% (effective interest rate of approximately 2.53%); due by February 1, 2038; collateralized by a deed of trust.	\$ 206,910	\$ 219,894
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust. Note is being forgiven over twenty years.	84,375	95,625
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	300,000	300,000
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring February 2043. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>305,000</u>	<u>305,000</u>
	<u>\$ 896,285</u>	<u>\$ 920,519</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>3631 Marion Drive (Citadel Arms)</b>		
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring July 2039. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	\$ 738,000	\$ 738,000
<b>2914 North Arcadia Street (Kittyhawk)</b>		
Note payable — El Paso County Housing Authority, monthly payments of \$738 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due July 1, 2034; collateralized by a deed of trust.	\$ 69,755	\$ 76,407
Note payable — Ent Credit Union, monthly payments of \$4,729 which include principal and interest at 3.75% (effective interest rate of approximately 3.82%); due February 1, 2028; collateralized by a deed in trust.	583,174	615,668
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	230,000	230,000
Note payable – City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust. Beginning in year six, the loan will be forgiven ratably by 20% each year in five equal installments through the end of year ten.	200,000	200,000
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring June 2034. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>250,000</u>	<u>250,000</u>
	<u>\$ 1,332,929</u>	<u>\$ 1,372,075</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
**SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT**  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>833 West Colorado</b>		
Note payable — El Paso County Housing Authority, monthly payments of \$211 plus interest at 3% (effective interest rate of approximately 3.04%); due August 1, 2028; collateralized by a deed of trust.	\$ 7,464	\$ 9,733
Note payable — CDBG and HOME; no interest; principal due on sale; collateralized by a deed of trust.	250,000	250,000
Note payable— City of Colorado Springs, no interest, principal due on sale, collateralized by a deed of trust.	<u>22,185</u>	<u>22,185</u>
	<u>\$ 279,649</u>	<u>\$ 281,918</u>
<b>1022 Alexander Road</b>		
Note payable — El Paso County Housing Authority; monthly payments of \$738 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due December 1, 2037; collateralized by a deed of trust.	\$ 91,694	\$ 97,698
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring November 2037. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>137,500</u>	<u>137,500</u>
	<u>\$ 229,194</u>	<u>\$ 235,198</u>



**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
**SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT**  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>817-841 South Cedar Street</b>		
Note payable — CHFA; monthly payments of \$1,896 which includes principal and interest at 6.5% (effective interest rate of approximately 6.70%); due August 1, 2032; collateralized by a deed of trust.	\$ 94,255	\$ 110,312
Note payable — CHFA; monthly payments of \$354 which includes principal and interest at 1%; due August 1, 2032; collateralized by a deed of trust.	28,996	32,930
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	<u>150,000</u>	<u>150,000</u>
	<u>\$ 273,251</u>	<u>\$ 293,242</u>
<b>2516 Concorde Street (Pines)</b>		
Note payable — El Paso County Housing Authority; monthly payments of \$940 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due August 1, 2029; collateralized by a deed of trust.	\$ 43,278	53,094
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	195,000	195,000
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	<u>25,000</u>	<u>25,000</u>
	<u>\$ 263,278</u>	<u>\$ 273,094</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
**SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT**  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>218-232 Fountain (Clark Mellen)</b>		
Note payable — El Paso County Housing Authority; monthly payments of \$211 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due July 1, 2030; collateralized by a deed of trust	\$ 11,733	\$ 13,875
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	200,000	200,000
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	<u>1,730</u>	<u>3,184</u>
	<u>\$ 213,463</u>	<u>\$ 217,059</u>
<b>320 East Bijou</b>		
Note payable — City of Colorado Springs, no interest, principal due on sale, collateralized by a deed of trust.	\$ 151,164	\$ 151,164
Note payable— City of Colorado Springs, no interest, principal due on sale, collateralized by a deed of trust.	<u>40,000</u>	<u>40,000</u>
	<u>\$ 191,164</u>	<u>\$ 191,164</u>
<b>1030 West Moreno</b>		
Note payable — El Paso County Housing Authority; monthly payments of \$211 which includes principal and interest at 3% (effective interest rate of approximately 3.04%); due January 1, 2030; collateralized by a deed of trust.	\$ 10,611	\$ 12,787
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	195,000	195,000
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	<u>14,968</u>	<u>14,968</u>
	<u>\$ 220,579</u>	<u>\$ 222,755</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>2812 E. Bijou (Rocky Mountain Apts.)</b>		
Note payable — El Paso County Housing Authority; monthly payments of \$690 which include principal and interest at 1.5% (effective interest rate of approximately 1.51%); due January 1, 2049; collateralized by a deed of trust.	\$ 164,709	\$ 170,485
Note payable — Ent Credit Union; 39 monthly payments of principal and interest at \$4,196 at 3.75%; 48 monthly payments of principal and interest of \$4,438 at 4.25% (effective interest rate of approximately 4.33%), 32 monthly payments of \$4,600 at 4.625%; due April 1, 2029; collateralized by a deed of trust.	802,440	821,455
Note payable — City Home; no interest; principal due on sale; collateralized by deed in trust.	650,000	650,000
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for forty-five years.	<u>550,000</u>	<u>549,000</u>
	<u>\$ 2,167,149</u>	<u>\$ 2,190,940</u>
<b>3124 Arcadia Street</b>		
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	\$ 100,000	\$ 100,000
Note payable —City CDBG; no interest; principal due on sale; collateralized by deed in trust.	144,421	144,421
Note payable — Ent Credit Union; 36 monthly payments of principal and interest of \$1,086 at 3%; 36 monthly payments of principal and interest of \$1,183 at 3.875%; 47 monthly payments of principal and interest of \$1,247 at 4.5% (effective interest rate of approximately 4.59%); one final payment of remaining principal and interest due December 22, 2026; collateralized by a deed of trust.	<u>176,407</u>	<u>183,323</u>
	<u>\$ 420,828</u>	<u>\$ 427,744</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>Atrium of Austin Bluffs</b>		
Note payable — City of Colorado Springs; simple interest at 1%; interest payments due out of net cash flow; principal due on sale; principal forgiven ratably over the 10-year period commencing January 1, 2042; collateralized by a deed of trust.	\$ 550,000	\$ 550,000
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring December 2051. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>1,050,000</u>	<u>1,050,000</u>
	<u>\$ 1,600,000</u>	<u>\$ 1,600,000</u>
<b>321 North Weber</b>		
Note payable — City of Colorado Springs; no interest; principal due on sale; collateralized by a deed of trust.	\$ 25,000	\$ 25,000
Note payable — Ent Credit Union; commencing June 1, 2024, 12 monthly interest only payments at 6.25%; commencing June 1, 2025, 107 monthly payments of principal and interest of \$4,418 at 6.25 (effective interest rate of approximately 6.43%); one final payment of remaining principal and interest due May 1, 2034; collateralized by a deed of trust.	<u>594,601</u>	<u>538,642</u>
	<u>\$ 619,601</u>	<u>\$ 563,642</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULES OF NOTES PAYABLE, REFUNDABLE ADVANCES, AND LINE OF CREDIT  
July 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>Bentley Commons</b>		
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring February 2056. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	\$ 7,600,000	\$ 0
Refundable advance — State of Colorado Division of Housing requiring the property to be used for affordable housing for thirty years, expiring February 2056. If the affordability period is not met, the funds must be returned or transferred to another project or organization at the Division of Housing's option.	<u>1,404,991</u>	<u>0</u>
	<u>\$ 9,004,991</u>	<u>\$ 0</u>
<b>Greccio</b>		
Line of Credit – Ent Credit Union; monthly interest only payments and one payment of principal and interest at 6.375%; due August 1, 2034; collateralized by a deed of trust.	\$ 417,303	\$ 0
Line of Credit – Ent Credit Union; one payment of principal and interest at the prime rate plus 1% (7.5% at July 31, 2025); due December 1, 2025; collateralized by a deed of trust.	<u>61,786</u>	<u>419,334</u>
	<u>\$ 479,089</u>	<u>\$ 419,334</u>
Total	<u>\$ 25,317,466</u>	<u>\$ 16,529,463</u>
<b>Statements of financial position reconciliation – Notes payable, refundable advances, and line of credit</b>		
Notes payable – serviceable	\$ 6,396,256	\$ 6,624,177
Notes payable – forgivable	4,321,597	4,371,419
Refundable advances	14,120,524	5,114,533
Line of credit	<u>479,089</u>	<u>419,334</u>
Total	<u>\$ 25,317,466</u>	<u>\$ 16,529,463</u>

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended July 31, 2025

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Federal Assistance Listing / Public Law Number	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Housing and Urban Development Pass-Through Program From: Department of Local Affairs, for the benefit of the the Division of Housing Home Investment Partnership Program-ARP	14.239	H4HOMA31343 CMS #187922	7,600,000
Home Investment Partnership Program	14.239	H5HOM33706 CMS #187923	1,404,991
Home Investment Partnership Program	14.239	H4HOM33690 CMS #187891	26,375
U.S. Department of Health and Human Services Pass-Through Program From: Pikes Peak Area Council of Governments ARPA (COVID -19) Title III Part B - Supportive Services	93.044	ARP-GH2024	193,095
			<u>\$ 9,224,461</u>

**Note 1 - Basis of Presentation**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Greccio Housing Unlimited, Inc. and Subsidiaries under programs of the federal government for the year ended July 31, 2025, and is presented on the accrual basis of accounting. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Greccio Housing Unlimited, Inc. and Subsidiaries, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Greccio Housing Unlimited, Inc. and Subsidiaries.

**Note 2 - Summary of Significant Accounting Policies**

(1) Expenditures reported on the Schedule are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

(2) Pass-through entity identifying numbers are presented where available.

**Note 3 - Indirect cost rate**

The organization has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

**Note 4 - Subrecipients**

The organization provided no federal awards to subrecipients.

**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**

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
Greccio Housing Unlimited, Inc. and Subsidiaries  
Colorado Springs, CO 80903

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 Greccio Housing Unlimited, Inc. and Subsidiaries, which comprise the consolidated statement of financial position as of July 31, 2025, and the related consolidated 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 December 29, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Greccio Housing Unlimited, Inc. and Subsidiaries' 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 Greccio Housing Unlimited, Inc. and Subsidiaries' internal control. Accordingly, we do not express an opinion on the effectiveness of Greccio Housing Unlimited, Inc. and Subsidiaries' 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.

**Madison, WI**

1221 John Q Hammons Drive  
Suite 100  
Madison, WI 53717

**Phone: (608) 831-8181**  
**Fax: (608) 831-4243**

**Brookfield, WI**

18650 W. Corporate Drive  
Suite 200  
Brookfield, WI 53045

**Phone: (262) 641-6888**  
**Fax: (262) 641-6880**

**Colorado Springs, CO**

10855 Hidden Pool Heights,  
Suite 340  
Colorado Springs, CO 80908

**Phone: (719) 413-5551**

**Contact Us:**

**Email: [info@SVAaccountants.com](mailto:info@SVAaccountants.com)**  
**Web: [SVAaccountants.com](http://SVAaccountants.com)**

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 and therefore, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Greccio Housing Unlimited, Inc. and Subsidiaries' financial statements are free from 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*SVA Certified Public Accountants, S.C.*

Colorado Springs, CO

December 29, 2025



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**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
Greccio Housing Unlimited, Inc. and Subsidiaries  
Colorado Springs, CO 80903,

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited Greccio Housing Unlimited, Inc. and Subsidiaries' compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of Greccio Housing Unlimited, Inc. and Subsidiaries' major federal programs for the year ended July 31, 2025. Greccio Housing Unlimited, Inc. and Subsidiaries' major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, Greccio Housing Unlimited, Inc. and Subsidiaries complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended July 31, 2025.

***Basis for Opinion on Each Major Federal Program***

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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Greccio Housing Unlimited, Inc. and Subsidiaries 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of Greccio Housing Unlimited, Inc. and Subsidiaries' compliance with the compliance requirements referred to above.

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**Madison, WI**

1221 John Q Hammons Drive  
Suite 100  
Madison, WI 53717

**Phone: (608) 831-8181**  
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## ***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 Greccio Housing Unlimited, Inc. and Subsidiaries' federal programs.

## ***Auditor's 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 Greccio Housing Unlimited, Inc. and Subsidiaries' 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 the Uniform Guidance 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 Greccio Housing Unlimited, Inc. and Subsidiaries' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, 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 Greccio Housing Unlimited, Inc. and Subsidiaries' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Greccio Housing Unlimited, Inc. and Subsidiaries' 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 the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Greccio Housing Unlimited, Inc. and Subsidiaries' 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 federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a 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 federal program 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 federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's 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 the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*SVA Certified Public Accountant, S.C.*

Colorado Springs, CO

December 29, 2025

**GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
July 31, 2025

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**Section I -- SUMMARY OF AUDIT RESULTS**

**Financial statements**

Type of auditor's report issued:	Unmodified opinion
Internal control over financial reporting:	
Material weakness(es) identified?	_____ yes <u>  X  </u> no
Significant deficiency (ies) identified not considered to be material weaknesses?	_____ yes <u>  X  </u> none reported
Noncompliance material to financial statements noted?	_____ yes <u>  X  </u> no

**Federal awards**

Internal control over major programs:	
Material weakness(es) identified?	_____ yes <u>  X  </u> no
Significant deficiency (ies) identified not considered to be material weaknesses?	_____ yes <u>  X  </u> none reported
Type of auditor's report issued on compliance for major programs:	Unmodified opinion
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	_____ yes <u>  X  </u> no

Identification of major programs:

<u>Assistance Listing Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.239	Home Investment Partnership Program

Dollar threshold used to distinguish between Type A and Type B programs:	\$ 750,000
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Auditee qualified as low risk auditee?	_____ yes <u>  X  </u> no
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# **GRECCIO HOUSING UNLIMITED, INC. AND SUBSIDIARIES**

## **SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)**

July 31, 2025

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**Person to contact regarding findings:**

Lee Patke

### **Section II -- Financial Statement Findings**

None.

### **Section III -- Federal Award Findings and Questioned Costs**

None.

## **SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

Name of Entity: Greccio Housing Unlimited, Inc. and Subsidiaries

Audit Firm: SVA Certified Public Accountants, S.C.

Audit Period: Year ended July 31, 2025

Summary Schedule of Prior Audit Findings Prepared by:

Name: Lee Patke

Position: Executive Director

Telephone Number: 719-419-5612

There was no Uniform Guidance audit requirement for the year ended July 31, 2024.

## **CORRECTIVE ACTION PLAN**

Name of Entity: Greccio Housing Unlimited, Inc. and Subsidiaries

Audit Firm: SVA Certified Public Accountants, S.C.

Audit Period: Year ended July 31, 2025

Corrective Action Plan Prepared by:

Name: Lee Patke

Position: Executive Director

Telephone Number: 719-419-5612

There were no findings for the year ended July 31, 2025.