

UNIFICATION SANCTUARY, INC.
Financial Statements and
Independent Accountants' Compilation Report
Years Ended
December 31, 2021 and 2020

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BRUNHOFER & BALISE, LLP
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
Unification Sanctuary, Inc.
Greeley, Pennsylvania

Management is responsible for the accompanying financial statements of Unification Sanctuary, Inc. (a nonprofit organization), which comprise the statements of financial position as of December 31, 2021 and 2020, and the related statements of activities, functional expenses and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has elected to omit substantially all disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's financial position, changes in net assets, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Brunhofer & Balise, LLP

Paramus, New Jersey
April 21, 2022

UNIFICATION SANCTUARY, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31,

	<u>2021</u>	<u>2020</u>
ASSETS		
Current Assets		
Cash	\$ 181,876	\$ 706,014
Accounts receivable, unrelated	13,000	0
Receivables from related parties	233,898	552,657
Prepaid expenses	52,143	1,374
	<hr/>	<hr/>
Total Current Assets	480,917	1,260,045
 Property and Equipment		
Land	360,634	360,634
Buildings	1,253,621	1,003,621
Construction in progress	1,201,134	1,066,351
Building and land improvements	170,061	33,054
Furniture and fixtures	26,396	6,301
Equipment	19,700	13,629
Non-depreciable collections	166,549	166,549
	<hr/>	<hr/>
Total property & equipment, at cost	3,198,095	2,650,139
Less: accumulated depreciation	(186,628)	(121,096)
	<hr/>	<hr/>
Net Property and Equipment	3,011,467	2,529,043
 Other Assets		
Deposits	805	805
Notes receivable	11,620	11,800
Prepaid expenses to related party	219,937	0
Court levy assignment	64,473	64,473
Investment in CIG Properties, Inc.	637,392	0
	<hr/>	<hr/>
Total Other Assets	934,227	77,078
 TOTAL ASSETS	 <u><u>\$ 4,426,611</u></u>	 <u><u>\$ 3,866,166</u></u>

UNIFICATION SANCTUARY, INC.
STATEMENTS OF FINANCIAL POSITION (CONTINUED)
DECEMBER 31,

	<u>2021</u>	<u>2020</u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable, unrelated	\$ 93,936	\$ 15,795
Payable to related parties	0	245
Current maturities of debt to related parties	<u>65,840</u>	<u>62,289</u>
Total Current Liabilities	<u>159,776</u>	<u>78,329</u>
Long-Term Liabilities		
Debt to related parties, less current maturities	<u>1,603,921</u>	<u>1,671,550</u>
Total Long-Term Liabilities	<u>1,603,921</u>	<u>1,671,550</u>
Total Liabilities	1,763,697	1,749,879
Net Assets		
Net assets without donor restrictions	<u>2,662,914</u>	<u>2,116,287</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 4,426,611</u></u>	<u><u>\$ 3,866,166</u></u>

UNIFICATION SANCTUARY, INC.
STATEMENTS OF ACTIVITIES
YEARS ENDED DECEMBER 31,

	<u>2021</u>	<u>2020</u>
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS:		
Support and Revenue		
Donation income, unrelated	\$ 570,638	\$ 1,491,898
Donation income from related parties	507,290	397,878
Rental income	50,350	39,000
Interest income	29	310
Gain (loss) from subsidiaries	(8,693)	0
Gain (loss) on disposal of assets	<u>0</u>	<u>(26,003)</u>
Total Revenue	1,119,614	1,903,083
Expenses		
Program expenses	127,366	78,668
Support for affiliate nonprofit organization	232,108	513,783
General and administrative expenses	<u>213,513</u>	<u>140,759</u>
Total Expenses	<u>572,987</u>	<u>733,210</u>
INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS:	<u>546,627</u>	<u>1,169,873</u>
TOTAL CHANGE IN NET ASSETS:	<u><u>\$ 546,627</u></u>	<u><u>\$ 1,169,873</u></u>
Net Assets, beginning of year	<u>2,116,287</u>	<u>946,414</u>
Net Assets, end of year	<u><u>\$ 2,662,914</u></u>	<u><u>\$ 2,116,287</u></u>

See independent accountants' compilation report.

UNIFICATION SANCTUARY, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2021

	Total	Program Expenses	Support for Affiliate	General & Admin Exp
Bank fees	\$ 2,614	\$ 0	\$ 0	\$ 2,614
Contractor expenses	1,190	1,190	0	0
Depreciation expense	65,532	65,532	0	0
Donation expense	232,108	0	232,108	0
Insurance expense	17,110	17,110	0	0
Interest expense	39,669	0	0	39,669
Licenses and permits	876	0	0	876
Management expenses	168,400	0	0	168,400
Operating expenses	14	14	0	0
Professional Fees	2,454	500	0	1,954
Property taxes	8,712	8,712	0	0
Rental expense	10,076	10,076	0	0
Repairs & maintenance	8,768	8,768	0	0
Supplies & equipment	6,637	6,637	0	0
Telephone and internet	912	912	0	0
Travel expense	3,816	3,816	0	0
Utilities expense	3,760	3,760	0	0
TOTALS	\$ 572,987	\$ 127,366	\$ 232,108	\$ 213,513

UNIFICATION SANCTUARY, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2020

	<u>Total</u>	<u>Program Expenses</u>	<u>Support for Affiliate</u>	<u>General & Admin Exp</u>
Bank fees	\$ 6,795	\$ 0	\$ 0	\$ 6,795
Contractor expenses	100	100	0	0
Depreciation expense	30,205	30,205	0	0
Donation expense	513,783	0	513,783	0
Insurance expense	14,454	14,454	0	0
Interest expense	40,384	0	0	40,384
Licenses and permits	635	0	0	635
Operating expenses	1,426	1,426	0	0
Professional Fees	15,245	13,800	0	1,445
Property taxes	9,421	9,421	0	0
Rental expense	600	600	0	0
Repairs & maintenance	1,076	1,076	0	0
Supplies & equipment	4,221	4,221	0	0
Telephone and internet	890	890	0	0
Travel expense	1,039	1,039	0	0
Utilities expense	1,436	1,436	0	0
TOTALS	<u>\$ 733,210</u>	<u>\$ 78,668</u>	<u>\$ 513,783</u>	<u>\$ 140,759</u>

UNIFICATION SANCTUARY, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31,

	<u>2021</u>	<u>2020</u>
Cash Flows from Operating Activities:		
Increase (Decrease) in Net Assets	\$ 546,627	\$ 1,169,873
Adjustments to reconcile net income to net cash provided by (used in) operating activities:		
Depreciation	65,532	30,204
Non-cash contribution expense	0	46,760
(Increase) decrease in:		
Accounts receivable	305,760	(546,617)
Prepaid expenses	(50,769)	(1,374)
Other assets	(219,757)	(64,273)
Increase (decrease) in:		
Accounts payable	77,895	(222,742)
Unearned revenue	0	(10,000)
Total Adjustments	<u>(71,339)</u>	<u>(768,042)</u>
Net Cash Provided (Used) by Operating Activities	475,288	401,831
Cash Flows from Investing Activities:		
Capital expenditures	<u>(297,956)</u>	<u>(123,648)</u>
Net Cash Provided (Used) by Investing Activities	(935,348)	(123,648)
Cash Flows from Financing Activities:		
Proceeds from issuance of long-term debt	0	250,000
Principal payments on long-term debt	<u>(64,078)</u>	<u>(60,865)</u>
Net Cash Provided (Used) by Investing Activities	(64,078)	189,135
NET INCREASE (DECREASE) IN CASH	<u><u>\$ (524,138)</u></u>	<u><u>\$ 467,318</u></u>
 Cash, beginning of year	 <u>706,014</u>	 <u>238,696</u>
Cash, end of year	<u><u>\$ 181,876</u></u>	<u><u>\$ 706,014</u></u>

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