

UNIFICATION SANCTUARY INC.
FINANCIAL STATEMENTS
December 31, 2022

UNIFICATION SANCTUARY INC.
STATEMENT OF FINANCIAL POSITION
December 31, 2022

ASSETS

	<u>2022</u>
CURRENT ASSETS	
Cash	\$ 54,541
Accounts Receivable	73,950
Prepaid Expenses	<u>221,381</u>
TOTAL CURRENT ASSETS	349,872
 PROPERTY AND EQUIPMENT	
Buildings and Improvements	3,643,106
Equipment and Furniture	- 29,315
Collections	<u>166,549</u>
	3,838,971
Less: Accumulated Depreciation	<u>(252,281)</u>
TOTAL PROPERTY AND EQUIPMENT	3,586,690
 OTHER ASSETS	
Notes Receivable	76,043
Security Deposit	805
Investment in Subsidiaries	<u>535,386</u>
TOTAL OTHER ASSETS	612,233
 TOTAL ASSETS	 <u>\$ 4,548,795</u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES	
Accounts Payable	\$ 36,400
Current Maturities of Long Term Debt	<u>74,202</u>
TOTAL CURRENT LIABILITIES	84,188
 NET ASSETS WITHOUT RESTRICTIONS	 <u>2,913,670</u>
TOTAL NET ASSETS	2,913,670
 TOTAL LIABILITIES AND NET ASSETS	 <u>\$ 4,548,795</u>

UNIFICATION SANCTUARY INC.
STATEMENT OF ACTIVITIES
December 31, 2022

	<u>2022</u>
REVENUES:	
Contributions	\$ 163,745
Contributions from Affiliate	327,401
Rental Income	110,677
Interest and Other Income	66,252
Net Profit(Loss) from Subsidiary	<u>39,670</u>
TOTAL REVENUES	707,745
 EXPENDITURES:	
Program Costs	\$ 418,034
Administrative & General Expenses	34,796
Fundraising	<u>4,080</u>
TOTAL EXPENDITURES	456,910
 INCREASE (DECREASE) IN NET ASSETS	 <u>\$ 250,836</u>
 BEGINNING NET ASSETS	 <u>2,662,914</u>
 ENDING NET ASSETS	 <u>\$ 2,913,749</u>

Unification Sanctuary. Inc.
STATEMENT OF FUNCTIONAL EXPENSES
December 31, 2022

	Total	Program Costs	Administrative & General	Fundraising
Program and Operating Cost	41,053	39,346	1,707	-
Business Expenses	24,623	20,409	4,214	-
Professional Fees	52,959	49,959	3,000	-
Management Service Fee	163,200	133,245	25,875	4,080
Facilities Maintenance and Equipment	126,885	126,885	-	-
Property Insurance	21,881	21,881	-	-
Property Taxes	10,534	10,534	-	-
Utilities	15,776	15,776	-	-
	\$ 456,910	418,034	34,796	4,080

UNIFICATION SANCTUARY INC.
STATEMENT OF CASH FLOWS
December 31, 2022

	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Increase (Decrease) in Net Assets	\$ 250,835
Adjustments to reconcile Net Revenue	
Depreciation	65,652
Increase (Decrease) in:	
Accounts Receivable	172,948
Prepaid Expenses	191,820
Accounts Payable	(84,029)
Current Maturities of Long Term Debt	<u>74,202</u>
	354,940
Total Net Cash Provided by Operating Activities	671,429
 CASH FLOWS FROM INVESTING ACTIVITIES:	
Collection of Notes Receivable	\$ 50
Capital Expenditures	(640,320)
Investment in Subsidiaries	<u>(39,670)</u>
Net Cash by Investing Activities	(679,990)
 CASH FLOWS FROM FINANCING ACTIVITIES:	
Long term Debt, less current maturities	<u>\$ (118,824)</u>
Net Cash by Financing Activities	(118,824)
 NET CASH INCREASE FOR PERIOD	<u>\$ (127,385)</u>
 CASH AT BEGINNING OF PERIOD	<u>181,876</u>
 CASH AT END OF PERIOD	<u><u>\$ 54,491</u></u>