

# THE HAVEN OF TRANSYLVANIA COUNTY

INDEPENDENT ACCOUNTANTS' REVIEW REPORT  
AND FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2025



CORLISS &  
SOLOMON  
PLLC

CERTIFIED PUBLIC ACCOUNTANTS

# The Haven of Transylvania County

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## **INDEPENDENT ACCOUNTANTS' REVIEW REPORT**

To the Board of Directors  
The Haven of Transylvania County  
Brevard, NC

We have reviewed the accompanying financial statements of The Haven of Transylvania County (a nonprofit organization), which comprise the statement of financial position as of December 31, 2025, the related statements of activities, functional expenses, and cash flows for the year then ended, and the related disclosures to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### **Accountants' Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of The Haven of Transylvania County and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

### **Accountants' Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

**Summarized Comparative Information**

We previously reviewed The Haven of Transylvania County's 2024 financial statements and in our conclusion dated April 18, 2025, stated that based on our review we were not aware of any material modifications that should be made to those financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. We are not aware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2024, for it to be consistent with the reviewed financial statements from which it has been derived.

*Carliss & Solomon, PLLC*

Asheville, North Carolina

April 17, 2026

# The Haven of Transylvania County

## Statement of Financial Position

As of December 31, 2025

(With summarized comparative totals as of December 31, 2024)

	<u>2025</u>	<u>2024</u>
<b><u>Assets</u></b>		
<b><u>Current Assets</u></b>		
Cash and Cash Equivalents	\$ 657,232	\$ 545,705
Pledge Receivable	100,000	-
Grant Receivable	75,000	-
Total Current Assets	<u>832,232</u>	<u>545,705</u>
<b><u>Long-Term Assets</u></b>		
Property and Equipment, Net	<u>914,599</u>	<u>575,107</u>
Total Long-Term Assets	<u>914,599</u>	<u>575,107</u>
<b>Total Assets</b>	<b><u>\$ 1,746,831</u></b>	<b><u>\$ 1,120,812</u></b>
<b><u>Liabilities and Net Assets</u></b>		
<b><u>Current Liabilities</u></b>		
Accounts Payable	\$ 1,315	\$ 8,757
Payroll and Related Liabilities	15,635	12,866
Unearned Revenue	950	-
Total Current Liabilities	<u>17,900</u>	<u>21,623</u>
<b><u>Net Assets</u></b>		
Without Donor Restrictions	1,502,910	1,027,082
With Donor Restrictions	226,021	72,107
Total Net Assets	<u>1,728,931</u>	<u>1,099,189</u>
<b>Total Liabilities and Net Assets</b>	<b><u>\$ 1,746,831</u></b>	<b><u>\$ 1,120,812</u></b>

*See accompanying disclosures and independent accountants' review report.*

# The Haven of Transylvania County

## Statement of Activities

Year Ended December 31, 2025

(With summarized comparative totals for the prior year)

	<b>Without Donor Restrictions</b>	<b>With Donor Restrictions</b>	<b>Total 2025</b>	<b>Total 2024</b>
<b>Support and Revenue</b>				
Contributions	\$ 367,075	\$ 297,085	\$ 664,160	\$ 329,763
Grants	84,251	294,459	378,710	208,642
Event Income	4,882	-	4,882	13,511
Program Revenue	6,647	-	6,647	-
Interest Income	18,263	-	18,263	6,893
In-Kind Contributions	1,000	-	1,000	-
Other Income	6,283	-	6,283	2,073
Net Assets Released from Restrictions	437,630	(437,630)	-	-
<b>Total Support and Revenue</b>	<b>926,031</b>	<b>153,914</b>	<b>1,079,945</b>	<b>560,882</b>
<b>Expenses</b>				
Program Services	389,370	-	389,370	323,409
Management and General	34,179	-	34,179	46,001
Fundraising	26,654	-	26,654	30,533
<b>Total Expenses</b>	<b>450,203</b>	<b>-</b>	<b>450,203</b>	<b>399,943</b>
Change in Net Assets	475,828	153,914	629,742	160,939
Net Assets, Beginning of Year	1,027,082	72,107	1,099,189	938,250
<b>Net Assets, End of Year</b>	<b>\$ 1,502,910</b>	<b>\$ 226,021</b>	<b>\$ 1,728,931</b>	<b>\$ 1,099,189</b>

See accompanying disclosures and independent accountants' review report.

**The Haven of Transylvania County**  
**Statement of Functional Expenses**  
Year Ended December 31, 2025

(With summarized comparative totals for the prior year)

	<b>Program Services</b>	<b>Management and General</b>	<b>Fundraising</b>	<b>Total 2025</b>	<b>Total 2024</b>
<u>Personnel</u>					
Salaries	\$ 207,859	\$ 18,896	\$ 9,448	\$ 236,203	\$ 238,322
Payroll Taxes	17,141	1,558	779	19,478	20,322
Subtotal Personnel	<u>225,000</u>	<u>20,454</u>	<u>10,227</u>	<u>255,681</u>	<u>258,644</u>
Cleaning Supplies	4,092	-	-	4,092	5,961
Development and Outreach	-	-	5,048	5,048	11,126
Donor Appeal and Care	-	-	8,939	8,939	8,857
Equipment	-	-	-	-	204
Fees and Subscriptions	257	2,053	257	2,567	3,065
Insurance	10,804	1,499	235	12,538	12,936
Johnson Street Operations	11,050	-	-	11,050	-
Maintenance and Repairs	44,070	-	-	44,070	11,921
Mental Health Counseling	20,037	-	-	20,037	-
Miscellaneous	3,071	829	-	3,900	2,801
Office Expense	-	1,510	-	1,510	3,799
Professional Services	4,098	3,993	17	8,108	11,145
Publicity	-	72	72	144	1,727
Security Services	2,362	-	-	2,362	6,050
Staff Development	4,196	280	186	4,662	4,298
Supplies	8,997	623	-	9,620	7,890
Telephone and Communications	9,421	628	419	10,468	8,444
Travel and Meetings	255	250	-	505	1,365
Utilities	20,452	641	356	21,449	16,891
Subtotal Other Expenses	<u>143,162</u>	<u>12,378</u>	<u>15,529</u>	<u>171,069</u>	<u>118,480</u>
Depreciation	20,208	1,347	898	22,453	22,819
In-Kind Utilized	1,000	-	-	1,000	-
<b>Total Expenses</b>	<b><u>\$ 389,370</u></b>	<b><u>\$ 34,179</u></b>	<b><u>\$ 26,654</u></b>	<b><u>\$ 450,203</u></b>	<b><u>\$ 399,943</u></b>

*See accompanying disclosures and independent accountants' review report.*

# The Haven of Transylvania County

## Statement of Cash Flows

Year Ended December 31, 2025

(With summarized comparative totals for the prior year)

	<u>2025</u>	<u>2024</u>
<b><u>Cash Flows from Operating Activities</u></b>		
Change in Net Assets	\$ 629,742	\$ 160,939
Adjustments to reconcile change in net assets to net cash provided or used by operating activities:		
Depreciation	22,453	22,819
Increase in Operating Assets		
Pledge Receivable	(100,000)	-
Grant Receivable	(75,000)	-
Increase/(Decrease) in Operating Liabilities		
Payroll and Related Liabilities	2,769	5,310
Accounts Payable	(7,442)	8,423
Unearned Revenue	950	-
Net Cash Provided by Operating Activities	<u>473,472</u>	<u>197,491</u>
<b><u>Cash Flows from Investing Activities</u></b>		
Purchase of Property and Equipment	<u>(361,945)</u>	<u>(122,722)</u>
Net Cash Used by Investing Activities	<u>(361,945)</u>	<u>(122,722)</u>
Net Change in Cash and Cash Equivalents	<u>111,527</u>	<u>74,769</u>
Cash and Cash Equivalents, Beginning of Year	<u>545,705</u>	<u>470,936</u>
<b>Cash and Cash Equivalents, End of Year</b>	<b><u>\$ 657,232</u></b>	<b><u>\$ 545,705</u></b>

*See accompanying disclosures and independent accountants' review report.*

# The Haven of Transylvania County

## Disclosures to the Financial Statements

Year Ended December 31, 2025

1. **Description of the Organization, Corporate and Tax-Exempt Status**

The Haven of Transylvania County (HTC) is a non-profit, charitable organization with a mission to bridge the gap between homelessness and permanent housing by providing safe, temporary shelter combined with vital coaching in life skills to help individuals achieve self-reliance.

The facilities include:

- The Haven Thomas House, an 18-bed shelter for single adults, featuring an open floor plan for professional staff and trained volunteers to monitor activities during the evening and night.
- The Haven Family House, a secure residence for families experiencing homelessness, with four private bedrooms that preserve family unity. It also includes a commercial playground where children can play, learn, and maintain a sense of normalcy.

All shelters are thoughtfully equipped with laundry facilities, showers, mail services, and telephone messaging systems, creating a warm, dignified, and inviting environment for our guests.

The dedicated staff assists guests in identifying the factors leading to their current situation and developing actionable steps toward stable, affordable housing. Through personalized housing stabilization plans, employment support, and financial education—including budgeting and savings strategies—guests are empowered to rebuild their lives. They also provide mental health counseling to address challenges like depression, anxiety, past trauma, or grief, which are common barriers for those experiencing homelessness.

Conveniently located near community resources like Sharing House and Bread of Life, the shelters collaborate with various local agencies to ensure comprehensive support for individuals and families in need.

In addition, HTC has a third facility, The Haven Johnson Street, which is just a few blocks away from the shelters. This is a transitional home for up to three guests who need less oversight and services than the other shelters and provides a stepping-stone for those ready for more independence.

Together, The Haven strives to build pathways out of homelessness and into stable, independent living.

### Corporate and Tax-Exempt Status

The organization was incorporated in October 2009 as a not-for-profit corporation under the laws of the state of North Carolina and has been recognized as tax-exempt pursuant to Section 501(c)(3) of the Internal Revenue Code. Contributions to the organization qualify for the charitable contribution deduction under Section 170(b)(1)(a). The organization is classified as a publicly supported organization under Section 509(a)(2). The organization receives its support principally through contributions and grants.

## 2. ***Summary of Significant Accounting Policies***

### ***Basis of Accounting***

The financial statements have been prepared on an accrual basis of accounting and conform to accounting principles generally accepted in the United States of America (U.S. GAAP), as applicable to not-for-profit organizations.

### ***Financial Statement Presentation***

The classification of the organization's net assets, and its support, revenue and expenses is based on the existence or absence of donor-imposed restrictions. It requires that the amounts for each of two classes of net assets – without donor restrictions and with donor restrictions – be displayed in a statement of financial position and that the amounts of change in each of those classes of net assets be displayed in a statement of activities.

The classes of net assets are defined as follows:

*Net Assets Without Donor Restrictions* – Includes net assets that are not subject to donor-imposed restrictions and that may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of the organization's management and board of directors.

*Net Assets With Donor Restrictions* - Includes net assets that are subject to restrictions imposed by donors or grantors. Some donor and grantor restrictions are temporary in nature, such as those with a specified purpose or a timeframe for expenditure established by the donor or grantor. Other donor-imposed restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

### ***Cash and Cash Equivalents***

The organization's cash consists of cash on deposit with banks. Cash equivalents represent money market funds or short-term investments with original maturities of three months or less from the date of purchase.

### ***Concentration of Credit Risk***

Financial instruments that potentially subject the organization to concentrations of credit risk consist principally of cash and cash equivalents. The organization maintains its cash and cash equivalents in various bank accounts that, at times, may exceed FDIC federally insured limits. The organization's cash and cash equivalent accounts have been placed with high credit quality financial institutions. The organization has not experienced, nor does it anticipate, any losses with respect to such accounts.

### ***Property and Equipment***

Property and equipment purchases are recorded at cost. Depreciation is provided over the estimated useful life of each class of depreciable asset and is computed using the straight-line method. The organization has adopted a capitalization threshold of \$2,500 per item. Expenses for repairs and maintenance that do not improve or extend the life of an asset are expensed as incurred.

### ***Contributions and Grants***

Contributions and grants are recognized in support: (1) when the organization receives cash, securities or other assets from a donor or grantor, (2) when a donor conveys a promise to make a donation in the future, on an unconditional basis, and (3) when a grantor awards a grant to be paid in the future, on an unconditional basis. Contributions and grants with conditions, such as performance requirements, are not recognized until the conditions on which they depend have been substantially met.

Program Service Revenue

In accordance with U.S. GAAP, the organization follows ASU 2014-09, *Revenue from Contracts with Customers* (Topic 606), which requires an entity to recognize revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. Program service revenue includes amounts from rental income.

Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP 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 period. Actual results could differ from those estimates.

Functional Allocation of Expenses

The costs of program and supporting services activities have been summarized on a functional basis in the statement of activities. The statement of functional expenses presents the natural classification detail of expenses by function. Certain categories of expenses that are attributable to more than one program or supporting function require management's allocation on a reasonable basis that is consistently applied. The primary allocation basis used by management for personnel expenses and applicable overhead expenses is estimated based on employee time and effort.

Income Taxes/Uncertain Tax Positions

The Haven of Transylvania County is exempt from federal income taxes under 501(c)(3) of the Internal Revenue Code. Under the Code, however, income from certain activities not related to the organization's tax-exempt purpose may be subject to taxation as unrelated business income. The organization had no income from unrelated business activities in 2025 and was, therefore, not required to file Federal Form 990-T (Exempt Organization Business Income Tax Return). The organization believes that it has appropriate support for all tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements.

Summarized Comparative Data

The financial statements include certain prior year summarized comparative information. Such information does not include sufficient detail to constitute a presentation in conformity with US GAAP. Accordingly, such information should be read in conjunction with the organization's audited financial statements for the year ended December 31, 2024, from which the summarized information was derived. Certain amounts in the prior-year financial statements have been reclassified to conform to the current year presentation.

**3. Liquidity and Availability**

Financial assets available for general expenditures, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position date, are comprised of cash and cash equivalents. As of December 31, 2025 and December 2024, cash and cash equivalents totaled \$657,232 and \$545,705, respectively.

**4. Cash and Cash Equivalents**

Cash and cash equivalent amounts are shown in the list below.

<u>As of December 31:</u>	<u>2025</u>	<u>2024</u>
Checking	\$ 26,308	\$ 34,468
Money Market	627,282	507,524
Undeposited Funds	3,642	3,713
Total Cash and Cash Equivalents	<u>\$ 657,232</u>	<u>\$ 545,705</u>

As of December 31, 2025, the organization had exceeded the federally insured limit in cash accounts by \$8,889. Management believes the organization is not exposed to any significant credit risk on its cash balances.

5. **Property and Equipment**

Property and equipment consists of the following:

<u>As of December 31:</u>	<u>2025</u>	<u>2024</u>
Land	\$ 129,031	\$ 30,810
Buildings and Improvements	908,058	664,044
Vehicles	19,884	19,884
Office Furniture and Equipment	108,123	88,413
Less: Accumulated Depreciation	(250,497)	(228,044)
Property and Equipment, Net	<u>\$ 914,599</u>	<u>\$ 575,107</u>

Depreciation expense totaled \$22,453 and \$22,819 for the years ended December 31, 2025, and December 31, 2024, respectively.

On November 10, 2025, The Haven of Transylvania County purchased land and a building at 262 S Caldwell Street for a total of \$327,405, using grants, contributions, and cash reserves restricted for that purpose.

6. **Net Assets With Donor Restrictions**

Net assets with donor restrictions were available for the following purposes:

<u>As of December 31:</u>	<u>2025</u>	<u>2024</u>
Time-Restricted	\$ 75,000	\$ -
Capital Projects	100,000	20,000
Salaries and Benefits	38,122	44,182
Case Management	7,673	-
Employee Counseling	1,270	4,730
Other	3,956	1,895
Educational Classes	-	1,300
Total Net Assets With Donor Restrictions	<u>\$ 226,021</u>	<u>\$ 72,107</u>

7. **Subsequent Events**

Subsequent events have been evaluated through April 17, 2026, which is the date the financial statements were available to be issued.