

CHOSEN VISION, INC.  
(A Michigan Non-Profit Organization)

GRAND LEDGE, MICHIGAN

FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

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*"Trusted Service for a Confident Tomorrow"*

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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Chosen Vision, Inc.  
Grand Ledge, MI 48837

### ***Opinion***

We have audited the accompanying financial statements of Chosen Vision, Inc. (a non-profit organization), which comprise the statements of financial position as of December 31, 2023 and 2022, and the related statements of activities and changes in net assets, cash flows, and functional expenses for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Chosen Vision, Inc. as of December 31, 2023 and 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Chosen Vision, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Responsibilities of Management for the Financial Statements***

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

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 Chosen Vision, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Board of Directors  
Chosen Vision, Inc.

***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 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks or 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 Chosen Vision, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Chosen Vision, Inc.'s ability to continue as a going concern for a reasonable period of time.

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

Respectfully submitted,

*Lally Group, PC*

*Jackson, Michigan*

December 5, 2024

CHOSEN VISION, INC.  
STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2023 AND 2022

ASSETS

	<u>2023</u>	<u>2022</u>
<b>CURRENT ASSETS:</b>		
Cash	\$ 645,727	\$ 695,876
Accounts Receivable	59,270	137,619
Certificates of Deposit	108,758	105,878
Investments	1,006,285	901,359
Prepaid Residence Allowance	1,212	1,211
Prepaid Expense	19,770	18,724
	1,841,022	1,860,667
<b>PROPERTY AND EQUIPMENT:</b>		
Land	142,998	142,998
Chosen Vision Homes and Improvements	2,672,028	2,407,028
Equipment	17,659	17,659
Vehicles	91,616	91,616
Furniture	80,356	62,361
Less: Accumulated Depreciation	(899,039)	(812,128)
	2,105,618	1,909,534
<b>NET PROPERTY AND EQUIPMENT</b>	<b>2,105,618</b>	<b>1,909,534</b>
<b>TOTAL ASSETS</b>	<b>\$ 3,946,640</b>	<b>\$ 3,770,201</b>

LIABILITIES AND NET ASSETS

<b>CURRENT LIABILITIES:</b>		
Accounts Payable	\$ 25,599	\$ 16,147
Accrued Payroll and Related Expenses	48,396	41,473
Deferred Revenue	0	4,137
	73,995	61,757
<b>TOTAL CURRENT LIABILITIES</b>	<b>73,995</b>	<b>61,757</b>
<b>NET ASSETS:</b>		
Net assets without donor restrictions	3,872,645	3,708,444
	3,872,645	3,708,444
<b>TOTAL NET ASSETS</b>	<b>3,872,645</b>	<b>3,708,444</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 3,946,640</b>	<b>\$ 3,770,201</b>

The accompanying notes are an integral part of the financial statements.

CHOSEN VISION, INC.  
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
REVENUES:		
Donations	\$ 252,606	\$ 734,275
Resident Income	1,152,354	1,157,799
Golf Marathon	149,184	111,094
Annual Banquet	89,837	93,277
	<u>1,643,981</u>	<u>2,096,445</u>
TOTAL REVENUES	<u>1,643,981</u>	<u>2,096,445</u>
EXPENSES:		
Program Services	1,443,857	1,245,283
Management and General	115,659	99,982
Fund Raising	39,158	34,444
	<u>1,598,674</u>	<u>1,379,709</u>
TOTAL EXPENSES	<u>1,598,674</u>	<u>1,379,709</u>
CHANGE IN NET ASSETS FROM OPERATIONS	45,307	716,736
OTHER INCOME (EXPENSES):		
Miscellaneous	0	0
Investment Income	(13,084)	17,722
Gain (loss) on investments	131,978	(154,575)
	<u>118,894</u>	<u>(136,853)</u>
TOTAL OTHER INCOME (EXPENSES)	<u>118,894</u>	<u>(136,853)</u>
CHANGE IN NET ASSETS	164,201	579,883
NET ASSETS - BEGINNING	<u>3,708,444</u>	<u>3,128,561</u>
NET ASSETS - ENDING	<u>\$ 3,872,645</u>	<u>\$ 3,708,444</u>

The accompanying notes are an integral part of the financial statements.

CHOSEN VISION, INC.  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
OPERATING ACTIVITIES:		
Change in net position	\$ 164,201	\$ 579,883
Adjustments to reconcile change in net position to net cash provided by operating activities:		
Depreciation and amortization expense	86,910	80,270
Noncash contributions	0	(392,400)
(Gain) Loss on investments	(118,894)	154,575
(Increase) Decrease in assets:		
Accounts receivable	78,349	(94,872)
Prepaid residence allowance	(1)	(1,211)
Prepaid expense	(1,046)	5,952
Increase (Decrease) in liabilities:		
Accounts payable	9,452	4,696
Accrued payroll and related expenses	6,923	9,349
Deferred revenue	(4,138)	1,000
	<hr/>	<hr/>
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	221,756	347,242
	<hr/>	<hr/>
INVESTING ACTIVITIES:		
Purchase of property and equipment	(282,995)	(38,239)
Redemption (Purchase) of certificates of deposit	(2,880)	(738)
Purchase of investments - net	13,970	(259,055)
	<hr/>	<hr/>
NET CASH PROVIDED BY (USED FOR) INVESTING ACTIVITIES	(271,905)	(298,032)
	<hr/>	<hr/>
INCREASED (DECREASE) IN CASH AND CASH EQUIVALENTS	(50,149)	49,210
CASH AND CASH EQUIVALENTS - BEGINNING BALANCE	695,876	646,666
	<hr/>	<hr/>
CASH AND CASH EQUIVALENTS - ENDING BALANCE	\$ 645,727	\$ 695,876
	<hr/> <hr/>	<hr/> <hr/>
SUPPLEMENTAL INFORMATION:		
Interest paid	\$ 0	\$ 0
Income taxes paid	\$ 0	\$ 0

The accompanying notes are an integral part of the financial statements.

CHOSEN VISION, INC.  
STATEMENTS OF FUNCTIONAL EXPENSES  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	2023				2022			
	PROGRAM SERVICES	MANAGEMENT AND GENERAL	FUND RAISING	TOTAL EXPENSES	PROGRAM SERVICES	MANAGEMENT AND GENERAL	FUND RAISING	TOTAL EXPENSES
Advertising	\$ 0	\$ 0	\$ 15,539	\$ 15,539	\$ 0	\$ 0	\$ 14,607	\$ 14,607
Agency Van	16,828	0	0	16,828	13,723	0	0	13,723
Bank and Investment Fees	0	8,813	0	8,813	0	6,789	0	6,789
Depreciation and Amortization	82,565	4,345	0	86,910	76,257	4,013	0	80,270
Food and Groceries	172,612	0	0	172,612	139,410	0	0	139,410
Fundraising Banquet and Auction	0	0	20,626	20,626	0	0	18,505	18,505
Insurance	24,948	28,768	0	53,716	23,651	25,549	0	49,200
License Fees	320	0	0	320	130	0	0	130
Memberships	201	0	0	201	444	0	0	444
Office Supplies	871	4,356	581	5,808	635	3,176	424	4,235
Payroll Taxes	77,416	4,074	0	81,490	65,660	3,456	0	69,116
Postage and Printing	8,443	1,206	2,412	12,062	3,177	454	908	4,539
Professional Services	0	9,328	0	9,328	0	8,920	0	8,920
Program Supplies	2,561	0	0	2,561	2,033	0	0	2,033
Repairs and Maintenance	63,592	0	0	63,592	62,389	0	0	62,389
Resident Personal Allowances	15,744	0	0	15,744	14,134	0	0	14,134
Salaries and Wages	895,925	47,154	0	943,079	776,830	40,886	0	817,716
Special Outings and Trips	11,094	0	0	11,094	8,058	0	0	8,058
Staff Development and Recognition	2,688	4,033	0	6,721	2,956	4,434	0	7,390
Property Taxes	754	40	0	794	714	38	0	752
Travel	12,350	650	0	13,000	12,000	0	0	12,000
Utilities	54,945	2,892	0	57,837	43,082	2,267	0	45,349
	<u>\$ 1,443,857</u>	<u>\$ 115,659</u>	<u>\$ 39,158</u>	<u>\$ 1,598,675</u>	<u>\$ 1,245,283</u>	<u>\$ 99,982</u>	<u>\$ 34,444</u>	<u>\$ 1,379,709</u>

The accompanying notes are an integral part of the financial statements.



CHOSEN VISION, INC.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ACTIVITIES:

Chosen Vision, Inc. (the Organization) is a not-for-profit organization incorporated in 1991. Its stated purpose is to provide housing, care, and related services for persons with disabilities. The founders of the Organization were interested in establishing a group home for developmentally disabled adults that would meet their social and emotional needs and be distinctively Christian. The original Chosen Vision Home was opened in 2002, and is a barrier-free, multi-bed home located northeast of Grand Ledge for young women. The Organization opened two additional facilities in DeWitt, a second facility for young women in 2013 and a facility for young men in 2015. An additional facility, Joshua's Place, located in DeWitt opened in 2018 and Austin's House, located in Westphalia, was donated to the Organization in 2022.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Basis of Presentation

The financial statements are presented on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles. Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the Organization's net assets and changes therein are classified and reported as follows:

- *Net assets without donor restrictions* – Net assets that are not subject to donor-imposed stipulations.
- *Net assets with donor restrictions* – Net assets subject to donor-imposed stipulations that may or will be met, either by actions of the Organization and/or the passage of time. When a restriction expires, 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.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Organization considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

Accounts Receivable

Accounts receivable are stated at the amounts the Organization expects to collect from outstanding balances. The Organization does not charge interest or require collateral for its receivables. Management's determination of whether or not an amount is past due depends on the payment terms of the agency owing the Organization. Management provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. The allowance amount was \$0 for the years ended December 31, 2023 and 2022.

Revenue Recognition

The Organization recognizes revenue from fundraising activities at the time of payment. The Organization recognizes contributions when cash, securities or other assets; an unconditional promise to give; or a notification of a beneficial interest is received.

CHOSEN VISION, INC.

NOTES TO FINANCIAL STATEMENTS

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED:

Unconditional promises to give are recognized as revenues in the period received and as assets, decreases of liabilities, or decreases in expenses depending on the form of the benefits received. Promises to give are recorded at net realizable value if expected to be collected in one year and at fair value if expected to be collected in more than one year. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Restricted and Unrestricted Revenue

Contributions are reported as increases in net assets without donor restrictions unless their use is restricted by explicit donor stipulation or by law. Expirations of donor restrictions on net assets (i.e. the donor stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as net assets released from restrictions on the Statement of Activities.

Donated Services

Numerous volunteers have donated significant amounts of time to the Organization in connection with the Annual Dinner, Silent Auction, facility maintenance and other programs. No amounts have been recognized in the accompanying statements of activities because the criteria for recognition of such volunteer effort under SFAS No. 116 have not been satisfied.

Investments

US GAAP addresses the accounting and reporting for investments in equity securities that have readily determinable fair values and for all investments in debt securities. Those investments are to be classified in three categories and accounted for as follows:

Debt securities that the enterprise has the positive intent and ability to hold to maturity are classified as investment securities and reported at amortized cost.

Debt and equity securities that are bought and held principally for the purpose of selling them in the near term are classified as trading securities and reported at fair value, with unrealized gains and losses included in earnings.

Fair Value Measurements

US GAAP establishes a fair value measurement framework, including a hierarchy that prioritizes inputs to valuation techniques used to measure fair value. The three levels of the fair value hierarchy under US GAAP are distinguished by inputs to the valuation methodology summarized as follows:

Level 1 (highest priority) – Quoted market prices for identical assets or liabilities in active markets at the measurement date.

Level 2 – Quoted prices for similar instruments in active markets; quoted prices for identical or similar instrument in inactive markets; and model-driven valuations in which all significant inputs or significant value drivers are observable in active markets.

CHOSEN VISION, INC.

NOTES TO FINANCIAL STATEMENTS

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED:

Level 3 (lowest priority) – Management’s best estimate of what market participants would use in pricing the instrument at the measurement date and model-driven valuations which are unobservable and significant to the fair value measurement.

The assessed level is based on the lowest level of any input that is significant to the fair value measurement. There were no changes in the methodologies used as of December 31, 2023 and 2022.

The following is a description of the valuation methodologies used for amounts measured at fair value:

Level 1 inputs – Descriptions of the valuation methodologies used for assets measured at fair value are as follows: common stocks, corporate bonds, and U.S. government securities valued at the closing price reported on the active market on which the individual securities are traded.

Property and Equipment

Property and equipment are carried at cost. Depreciation of equipment is provided using the straight-line method for financial reporting purposes over the estimated useful lives of the respective assets using the straight-line method. Donated equipment is recorded at fair market value at the date of the donation. Purchased equipment is recorded at cost.

Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles 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 financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Functional Expenses

The costs of the Organization’s programs and supporting services have been reported on a functional basis. Certain costs have been allocated among the various programs and supporting services based on estimates made by management.

Advertising

Advertising costs are expensed as incurred.

Income Tax Status

Chosen Vision, Inc. is exempt from federal income taxes under Internal Revenue Code Section 501(c)(3). It is not classified as a private foundation by the Internal Revenue Service. There are no known federal or state tax contingencies.

The statute of limitations is generally three years for federal returns.

CHOSEN VISION, INC.

NOTES TO FINANCIAL STATEMENTS

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED:

Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through December 5, 2024, the date the financial statements were available to be issued. No significant events were identified that would require adjustment or disclosure in the financial statements.

NOTE 3 - INVESTMENTS:

Marketable Securities -

Marketable securities accounted for using the fair value method, record income (losses) based on the change in fair value of the investment. The unrealized gain (loss) on securities for the years ended December 31, 2023 and 2022, consisted of the following:

	<u>2023</u>	<u>2022</u>
Charles Schwab	\$ 131,978	\$ (154,575)

Amortized and approximate market value of marketable securities are:

	<u>2023</u>	<u>2022</u>
Amortized cost	\$ 980,368	\$1,002,694
Unrealized gains (loss)	<u>25,917</u>	<u>(101,335)</u>
Market value	<u>\$ 1,006,285</u>	<u>\$ 901,359</u>

Fair Value of Investments -

The fair value of the Company's investments is classified as follows, according to the Company's policy described in Note 2:

Assets at Fair Value as of December 31, 2023

Assets	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Stocks/bonds	\$1,006,285	\$0	\$ 0	\$ 1,006,285

Assets at Fair Value as of December 31, 2022

Assets	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Stocks/bonds	\$ 901,359	\$0	\$ 0	\$ 901,359

Change in Level 1 Value -

The following table represents the change in the Level 1 fair value hierarchy as disclosed in the above tables.

CHOSEN VISION, INC.

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – INVESTMENTS - CONTINUED:

Change in Level 1 Value (Continued) -

	<u>2023</u>	<u>2022</u>
Beginning Level 1 value	\$ 901,359	\$ 796,880
Purchase (sale) of investments - net	(6,837)	262,806
Realized investment income (loss) reinvested	(13,084)	1,544
Investment fees	(7,131)	(5,296)
Change in market value/investment	<u>131,978</u>	<u>(154,575)</u>
Ending Level 1 value	<u>\$ 1,006,285</u>	<u>\$ 901,359</u>

These methods may produce a fair value measurement that may not be indicative of net realizable value of future fair values. Management believes its valuation methods are appropriate, but the use of different methodologies or assumptions could result in a different fair value measurement at the measurement date.

NOTE 4 – PROPERTY AND EQUIPMENT:

Major classes of property and equipment as of December 31 as follows:

	<u>USEFUL LIFE</u>	<u>2023</u>	<u>2022</u>
Chosen Vision Home and Improvements	30 years	\$ 549,778	\$ 549,778
Land-Waverly Road Parcel	N/A	22,963	22,963
Land-Joshua's Place	N/A	60,035	60,035
Joshua's Place Buildings	30 years	564,784	564,784
Land-Dewitt	N/A	60,000	60,000
Dewitt Buildings	30 years	898,260	898,260
Austin's House	30 years	659,206	394,206
Equipment	5 years	17,659	17,659
Vehicles	4 years	91,616	91,616
Furniture	8 years	<u>80,356</u>	<u>62,361</u>
		3,004,657	2,721,662
Less accumulated depreciation		<u>(899,039)</u>	<u>(812,128)</u>
Net property and equipment		<u>\$ 2,105,618</u>	<u>\$ 1,909,534</u>

Depreciation expense for the years ended December 31, 2023 and 2022, was \$86,910 and \$80,270, respectively.

NOTE 5 – COMMITMENTS AND CONTINGENCIES:

The Organization receives a substantial amount of its support from independent funding sources. A significant reduction in the level of this support, if this were to occur, could have an effect on the Organization's ability to continue its programs.

CHOSEN VISION, INC.

NOTES TO FINANCIAL STATEMENTS

NOTE 6 – CASH AND CASH EQUIVALENTS:

The Organization maintains cash balances at various financial institutions. Accounts at each institution are insured by the FDIC up to \$250,000. At various times during the year, the Organization's cash balances may have exceeded the federally insured limit. At December 31, 2023 and 2022, uninsured cash balances totaled \$403,805 and \$544,658, respectively.

NOTE 7 – LIQUIDITY AND AVAILABILITY:

Chosen Vision, Inc. is primarily funded by contributions from donors and income from residents that do not contain restrictions. As part of its liquidity management, the Organization has a policy to structure its financial assets to be available as general expenditures, liabilities, and other obligations become due. The Organization also invests its cash in excess of its daily needs in short-term investments. The Board occasionally designates amounts to its liquidity reserve and its endowment fund (used primarily for long-term investing) that could be utilized in the event of an unanticipated liquidity need.

The table below reflects the Organization's financial assets as of the statement of financial position date, reduced by amounts that are not available for general use due to contractual or donor-imposed restrictions within one year of the statement of financial position date. However, amounts already appropriated from either the donor-restricted endowment for general expenditure within one year of the statement of financial position date have not been subtracted as unavailable.

Financial assets, at year end	\$1,820,040
Less those unavailable for general expenditures within one year, due to:	
Donor-imposed restrictions:	
Restricted by donor with time or purpose restrictions	0
Board designations:	
Endowment fund primarily for long-term investing	<u>250,000</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$1,570,040</u>

NOTE 8 – REVENUE FROM CONTRACTS WITH CUSTOMERS:

According to ASC 606, contracts with similar circumstances should be treated consistently. The Organization has identified contracts with similar circumstances in order to use the portfolio approach. The portfolio chosen by this Organization is resident income. Contract revenue from this portfolio was \$1,152,354 and \$1,157,799 for 2023 and 2022, respectively.

The timing of revenue recognition from resident income results in accounts receivable. Resident income included in receivables on the Statement of Financial Position was \$0 and \$0 for 2023 and 2022, respectively.

The Organization has evaluated the costs associated with the contracts and has, as a practical expedient, elected not to amortize these costs over the life of the contract as it does not have a material effect on the financial statements.