



**ALPHA PROJECT FOR THE HOMELESS**  
**FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**



**Leaf & Cole, LLP**  
*Certified Public Accountants*

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A Partnership of Professional Corporations

## Independent Auditor's Report

To the Board of Directors  
Alpha Project for the Homeless

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of Alpha Project for the Homeless (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows 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 Alpha Project for the Homeless as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *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 Statements section of our report. We are required to be independent of Alpha Project for the Homeless, 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 Alpha Project for the Homeless' 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 Alpha Project for the Homeless' 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 Alpha Project for the Homeless' 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 schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is 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 audit 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 March 31, 2026, on our consideration of Alpha Project for the Homeless' 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 Alpha Project for the Homeless' 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 Alpha Project for the Homeless' internal control over financial reporting and compliance.

Leaf & Cole LLP

San Diego, California  
March 31, 2026

**ALPHA PROJECT FOR THE HOMELESS  
STATEMENTS OF FINANCIAL POSITION  
JUNE 30, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
<b><u>Current Assets:</u></b> (Notes 2, 4, 5 and 6)		
Cash and cash equivalents	\$ 13,483,674	\$ 12,309,362
Investments	4,271,304	3,461,067
Grants and contracts receivable	7,178,521	13,821,476
Prepaid expenses	17,134	37,031
Notes receivable, current portion	1,000,000	-
Total Current Assets	25,950,633	29,628,936
<b><u>Noncurrent Assets:</u></b> (Notes 2, 4, 6, 7, 8, 9 and 12)		
Notes receivable, net of current portion	6,002,134	1,000,000
Deposits	2,787	2,787
Right of use asset - operating lease, net	344,896	264,629
Property and equipment, net	3,139,084	3,197,702
Beneficial interest in endowment funds	70,443	67,191
Total Noncurrent Assets	9,559,344	4,532,309
<b>TOTAL ASSETS</b>	<b>\$ 35,509,977</b>	<b>\$ 34,161,245</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b><u>Current Liabilities:</u></b> (Notes 2 and 12)		
Accounts payable	\$ 805,210	\$ 712,062
Accrued expenses	1,169,791	1,035,521
Deferred revenue	1,458,309	1,458,309
Operating lease liability, current portion	135,329	90,326
Total Current Liabilities	3,568,639	3,296,218
<b><u>Noncurrent Liabilities:</u></b> (Notes 9 and 12)		
Operating lease liability, net of current portion	207,056	172,946
Notes payable	442,500	442,500
Interest payable	100,938	97,188
Total Noncurrent Liabilities	750,494	712,634
Total Liabilities	4,319,133	4,008,852
<b><u>Commitments and Contingencies</u></b> (Notes 12 and 13)		
<b><u>Net Assets:</u></b> (Notes 2, 10 and 11)		
Without Donor Restrictions	30,918,666	23,851,924
With Donor Restrictions:		
Purpose restriction	201,735	6,233,278
Time restriction	20,343	17,091
Perpetual in nature	50,100	50,100
Total Net Assets With Donor Restrictions	272,178	6,300,469
Total Net Assets	31,190,844	30,152,393
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 35,509,977</b>	<b>\$ 34,161,245</b>

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

**ALPHA PROJECT FOR THE HOMELESS  
STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	2025			2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenues and Support:</b>						
Grants and contracts	\$ 33,227,398	\$ -	\$ 33,227,398	\$ 31,013,660	\$ 6,002,134	\$ 37,015,794
Program revenues	5,592,501	-	5,592,501	5,955,462	-	5,955,462
In-kind contributions	1,488,919	-	1,488,919	1,760,331	-	1,760,331
Contributions	859,059	140,000	999,059	1,088,915	100,200	1,189,115
Investment income	687,076	6,101	693,177	557,768	5,276	563,044
Miscellaneous income	89,327	-	89,327	20,225	-	20,225
Development and other fees	-	-	-	250,167	-	250,167
Net assets released from restrictions	6,174,392	(6,174,392)	-	2,775	(2,775)	-
Total Revenues and Support	<u>48,118,672</u>	<u>(6,028,291)</u>	<u>42,090,381</u>	<u>40,649,303</u>	<u>6,104,835</u>	<u>46,754,138</u>
<b>Expenses:</b>						
<b>Program Services:</b>						
Shelter programs and services	19,202,725	-	19,202,725	18,871,781	-	18,871,781
Permanent housing programs and services	7,694,846	-	7,694,846	7,094,914	-	7,094,914
Rehabilitation program services	6,705,937	-	6,705,937	6,451,611	-	6,451,611
Permanent supportive housing assistance	3,138,609	-	3,138,609	2,836,594	-	2,836,594
Work programs	2,210,422	-	2,210,422	2,151,709	-	2,151,709
Other programs	137,971	-	137,971	146,158	-	146,158
Total Program Services	<u>39,090,510</u>	<u>-</u>	<u>39,090,510</u>	<u>37,552,767</u>	<u>-</u>	<u>37,552,767</u>
<b>Supporting Services:</b>						
Management and general	1,813,937	-	1,813,937	1,381,386	-	1,381,386
Fundraising	147,483	-	147,483	136,367	-	136,367
Total Supporting Services	<u>1,961,420</u>	<u>-</u>	<u>1,961,420</u>	<u>1,517,753</u>	<u>-</u>	<u>1,517,753</u>
Total Expenses	<u>41,051,930</u>	<u>-</u>	<u>41,051,930</u>	<u>39,070,520</u>	<u>-</u>	<u>39,070,520</u>
Change in Net Assets	7,066,742	(6,028,291)	1,038,451	1,578,783	6,104,835	7,683,618
Net Assets at Beginning of Year	<u>23,851,924</u>	<u>6,300,469</u>	<u>30,152,393</u>	<u>22,273,141</u>	<u>195,634</u>	<u>22,468,775</u>
<b>NET ASSETS AT END OF YEAR</b>	<u>\$ 30,918,666</u>	<u>\$ 272,178</u>	<u>\$ 31,190,844</u>	<u>\$ 23,851,924</u>	<u>\$ 6,300,469</u>	<u>\$ 30,152,393</u>

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

**ALPHA PROJECT FOR THE HOMELESS  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30, 2025**

	Program Services						Supporting Services			
	Shelter Programs and Services	Permanent Housing Programs and Services	Rehabilitation Program Services	Permanent Supportive Housing Assistance	Work Programs	Other Programs	Total Program Services	Management and General	Fund-Raising	Total Expenses
<b>Salaries and Related Expenses:</b>										
Salaries and wages	\$ 8,701,045	\$ 3,302,580	\$ 3,628,941	\$ 1,010,244	\$ 1,262,895	\$ 70,621	\$ 17,976,326	\$ 642,961	\$ 46,509	\$ 18,665,796
Payroll taxes and fringe benefits	1,859,161	756,716	908,742	223,329	346,818	14,568	4,109,334	(47,274)	2,415	4,064,475
Total Salaries and Related Expenses	10,560,206	4,059,296	4,537,683	1,233,573	1,609,713	85,189	22,085,660	595,687	48,924	22,730,271
<b>Nonsalary Related Expenses:</b>										
Adminstration	199,424	65,346	86,706	22,502	28,302	2,415	404,695	3,207	-	407,902
Advertising and marketing	349	-	100	-	108	-	557	92,214	21,928	114,699
Auto and truck	37,508	18,010	32,554	6,262	89,100	-	183,434	12,588	-	196,022
Bank fees	5,410	10,111	1,789	-	38	-	17,348	12,397	-	29,745
Bus tokens	18,619	7,926	450	800	-	-	27,795	-	-	27,795
Client activities	-	304	-	-	-	-	304	-	-	304
Client assist	8,396	2,143,218	314	2,927	-	1,718	2,156,573	2,415	-	2,158,988
Contracted services	-	-	-	-	-	-	-	38,205	-	38,205
Depreciation	53,436	94,900	47,540	11,083	79,084	8,420	294,463	118,246	-	412,709
Drug testing	210	-	32,125	-	-	-	32,335	-	-	32,335
Dues and subscriptions	16,320	18,745	3,123	1,308	-	845	40,341	23,772	-	64,113
Equipment rental	2,279,577	23,963	34,088	4,530	3,669	3,199	2,349,026	68,631	-	2,417,657
Food	4,481,537	19,344	796,365	1,334,075	3,250	16,509	6,651,080	30,139	-	6,681,219
Fundraising	-	-	-	-	-	-	-	-	67,906	67,906
Gasoline	68,859	18,019	47,889	13,290	56,440	-	204,497	53,193	-	257,690
In-kind expenses	84,202	592,146	494,091	290,396	-	-	1,460,835	42,885	-	1,503,720
Insurance	112,454	38,756	70,207	8,372	43,313	1,301	274,403	42,971	-	317,374
Interpreter services	10,657	160	-	-	-	-	10,817	-	-	10,817
Licenses and fees	30,855	13,332	81,242	3,699	10,011	100	139,239	8,500	-	147,739
Medical expense	3,055	115	30,085	65	8,037	-	41,357	88,242	-	129,599
Meetings	417	472	-	94	-	-	983	56,162	-	57,145
Minor equipment	51,333	29,073	6,131	14,168	3,076	2,079	105,860	7,000	-	112,860
Miscellaneous	12,512	483	33,322	-	-	-	46,317	218,244	-	264,561
Office expense	28,478	12,706	15,699	1,006	928	160	58,977	7,186	-	66,163
Parking	36,038	451	666	84	-	-	37,239	1,475	-	38,714
Postage	796	266	1,169	136	198	-	2,565	4,263	222	7,050
Professional fees	123,972	42,565	89,299	98,710	62,181	322	417,049	125,809	-	542,858
Property taxes	-	-	20,524	-	-	36	20,560	5,424	-	25,984
Rent	-	174,601	10,375	-	-	343	185,319	14,232	-	199,551
Repairs and maintenance	6,196	1,075	35,406	4,098	617	1,584	48,976	25,671	-	74,647
Stipends	-	-	5,320	-	135,676	-	140,996	-	-	140,996
Supplies	682,017	27,861	57,133	61,195	53,923	966	883,095	50,263	8,014	941,372
Technology	32,087	20,490	11,977	2,845	412	1,650	69,461	7,964	-	77,425
Telephone	52,450	55,985	24,274	902	836	6,380	140,827	14,839	489	156,155
Training	11,302	3,549	3,231	97	-	-	18,179	1,039	-	19,218
Trash	129,633	-	30,112	-	21,510	-	181,255	7,344	-	188,599
Travel	-	177,647	67	92	-	25	177,831	12,490	-	190,321
Uniforms	28,529	8,481	-	-	-	-	37,010	14,850	-	51,860
Utilities	35,891	15,450	64,881	22,300	-	4,730	143,252	6,390	-	149,642
<b>Total Expenses</b>	<b>\$ 19,202,725</b>	<b>\$ 7,694,846</b>	<b>\$ 6,705,937</b>	<b>\$ 3,138,609</b>	<b>\$ 2,210,422</b>	<b>\$ 137,971</b>	<b>\$ 39,090,510</b>	<b>\$ 1,813,937</b>	<b>\$ 147,483</b>	<b>\$ 41,051,930</b>

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

**ALPHA PROJECT FOR THE HOMELESS  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30, 2024**

	Program Services						Supporting Services			
	Shelter Programs and Services	Permanent Housing Programs and Services	Rehabilitation Program Services	Permanent Supportive Housing Assistance	Work Programs	Other Programs	Total Program Services	Management and General	Fund-Raising	Total Expenses
<b>Salaries and Related Expenses:</b>										
Salaries and wages	\$ 8,703,252	\$ 2,906,841	\$ 3,640,421	\$ 948,337	\$ 1,266,174	\$ 63,970	\$ 17,528,995	\$ 499,120	\$ 42,567	\$ 18,070,682
Payroll taxes and fringe benefits	1,804,398	629,616	852,667	200,168	289,944	13,867	3,790,660	(75,302)	1,346	3,716,704
Total Salaries and Related Expenses	10,507,650	3,536,457	4,493,088	1,148,505	1,556,118	77,837	21,319,655	423,818	43,913	21,787,386
<b>Nonsalary Related Expenses:</b>										
Adminstration	153,524	51,804	66,002	14,819	28,552	1,333	316,034	2,659	-	318,693
Advertising and marketing	-	-	100	-	-	-	100	62,769	15,443	78,312
Auto and truck	27,280	13,142	17,534	10,660	56,248	-	124,864	20,436	-	145,300
Bank fees	2,476	6,498	-	-	-	10	8,984	59,440	-	68,424
Bus tokens	4,436	7,652	40	400	-	80	12,608	125	-	12,733
Client activities	-	339	340	105	-	-	784	-	-	784
Client assist	2,258	1,847,398	71	-	63,804	6,631	1,920,162	6,281	-	1,926,443
Contracted services	-	-	-	-	-	-	-	24,729	-	24,729
Depreciation	19,866	88,622	36,936	6,363	85,288	11,092	248,167	94,364	-	342,531
Drug testing	405	-	72,542	-	-	-	72,947	-	-	72,947
Dues and subscriptions	18,000	18,865	2,705	1,487	162	250	41,469	15,141	-	56,610
Equipment rental	2,124,052	27,832	35,227	191	4,259	2,294	2,193,855	76,680	-	2,270,535
Food	4,221,404	85,911	731,708	1,320,954	4,636	17,740	6,382,353	26,698	-	6,409,051
Fundraising	-	-	-	-	-	-	-	-	60,528	60,528
Gasoline	88,708	16,382	49,273	9,694	76,774	541	241,372	46,159	-	287,531
In-kind expenses	218,240	833,511	461,519	143,159	-	-	1,656,429	114,328	-	1,770,757
Insurance	102,211	25,755	68,974	6,064	49,226	1,709	253,939	(2,722)	-	251,217
Interpreter services	4,198	659	-	-	-	-	4,857	-	-	4,857
Licenses and fees	25,661	9,949	15,988	3,454	12,385	-	67,437	6,685	-	74,122
Medical expense	16,656	-	15,575	-	-	-	32,231	77,212	-	109,443
Meetings	1,652	8,785	8,362	3,156	7,642	-	29,597	48,500	-	78,097
Minor equipment	53,151	-	-	-	-	-	53,151	12,808	-	65,959
Miscellaneous	4,800	-	31,889	-	-	-	36,689	50,198	-	86,887
Office expense	33,749	8,839	16,644	1,126	-	516	60,874	1,956	-	62,830
Parking	36,009	476	189	155	-	-	36,829	1,725	-	38,554
Postage	344	471	305	9	-	-	1,129	3,994	199	5,322
Professional fees	154,012	38,615	47,600	92,595	97,257	715	430,794	70,595	-	501,389
Property taxes	-	-	19,031	-	1,893	34	20,958	-	-	20,958
Rent	-	155,758	10,320	-	-	7,909	173,987	13,577	-	187,564
Repairs and maintenance	44,328	6,637	33,602	3,645	5,104	1,140	94,456	6,709	-	101,165
Stipends	-	-	5,920	-	-	393	6,313	-	-	6,313
Supplies	768,721	48,189	66,405	60,550	56,217	4,531	1,004,613	66,351	15,568	1,086,532
Technology	47,214	35,248	14,566	8,209	-	827	106,064	2,154	-	108,218
Telephone	48,766	42,240	27,115	1,214	3,823	6,342	129,500	14,361	716	144,577
Training	-	2,982	3,047	-	-	-	6,029	2,826	-	8,855
Trash	88,059	-	30,593	-	30,233	-	148,885	-	-	148,885
Travel	-	155,100	103	80	-	414	155,697	11,256	-	166,953
Uniforms	1,313	3,186	2,455	-	10,414	-	17,368	19,271	-	36,639
Utilities	52,638	17,612	65,843	-	1,674	3,820	141,587	303	-	141,890
<b>Total Expenses</b>	<b>\$ 18,871,781</b>	<b>\$ 7,094,914</b>	<b>\$ 6,451,611</b>	<b>\$ 2,836,594</b>	<b>\$ 2,151,709</b>	<b>\$ 146,158</b>	<b>\$ 37,552,767</b>	<b>\$ 1,381,386</b>	<b>\$ 136,367</b>	<b>\$ 39,070,520</b>

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

**ALPHA PROJECT FOR THE HOMELESS  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
<b><u>Cash Flows From Operating Activities:</u></b>		
Change in net assets	\$ 1,038,451	\$ 7,683,618
<b>Adjustments to reconcile change in net assets to net cash provided by operations:</b>		
Depreciation	412,709	342,531
Amortization of right of use asset	145,820	91,277
Net realized and unrealized gain on investments	(102,796)	(94,445)
Beneficial interest in endowment funds gain	(6,101)	(5,276)
<b>(Increase) Decrease in:</b>		
Grants and contracts receivable	6,642,955	(3,885,479)
Prepaid expenses	19,897	114,961
<b>Increase (Decrease) in:</b>		
Accounts payable	93,148	(70,362)
Accrued expenses	134,270	115,627
Client trust	-	(1,347)
Operating lease liability	(146,974)	(90,065)
Interest payable	3,750	3,750
Net Cash Provided by Operating Activities	<u>8,235,129</u>	<u>5,129,884</u>
<b><u>Cash Flows From Investing Activities:</u></b>		
Sales (Purchases) of investments, net	(707,441)	831,673
Notes receivable advance	(6,002,134)	-
Purchase of property and equipment	(354,091)	(797,172)
Change in beneficial interest in endowment funds	2,849	2,575
Net Cash (Used in) Provided by Investing Activities	<u>(7,060,817)</u>	<u>37,076</u>
Net Increase in Cash and Cash Equivalents	1,174,312	5,166,960
Cash and Cash Equivalents at Beginning of Year	<u>12,309,362</u>	<u>7,142,402</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b><u>\$ 13,483,674</u></b>	<b><u>\$ 12,309,362</u></b>
<b><u>Supplemental Disclosure of Cash Flow Information:</u></b>		
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash outflows from operating leases	\$ <u>153,322</u>	\$ <u>113,512</u>
Noncash operating lease transaction at lease commencement		
Right of use asset - operating lease	226,087	107,764
Operating lease liability	(226,087)	(107,764)
Noncash operating lease transaction at lease commencement, net	<u>\$ -</u>	<u>\$ -</u>

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

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 1 - Organization:**

Alpha Project for the Homeless (“Alpha Project”) was organized in February 1987 under the Nonprofit Public Benefit Corporation Law, for public and charitable purposes. The mission of Alpha Project is to empower individuals, families, and communities by providing work, recovery, and support services to people who are motivated to change their lives and achieve self-sufficiency. Alpha Project’s many programs are available to all persons in need regardless of race, creed, color, ethnicity, national origin, religion, gender, or sexual orientation.

Alpha Project strives not to manage homelessness, but rather to end it for its clients. The agency’s programs do not aim at making homelessness easier, or less costly, or more tolerable. Alpha Project breaks the cycle of homelessness and provides an alternate direction for its clients out of hopelessness and despair, and into a life of responsibility and dignity.

Each program offered by the Alpha Project focuses on assisting participants to attain their own optimal level of independence. For most of the program participants, successful completion of the programs will mean complete and permanent independence through education, employment, sobriety, and stability. For those clients with special needs, the programs maximize their own potential and support as much independence as possible. All of the clients, regardless of their history, are encouraged, supported, and assisted in reaching their maximum potential with dignity and respect.

The following is a brief description of Alpha Project’s programs:

**Shelter Programs and Services**

**Temporary Bridge Shelters**

Alpha Project operates two *Temporary Bridge Shelters* for single adults in downtown San Diego on behalf of the City of San Diego. *Bridge Shelter #1* is located at the corner of 16th Street and Newton Avenue. *Bridge Shelter #2* is located at 1710 Imperial Avenue. The programs utilize tools designed to effectively serve the target population in a welcoming and solutions-focused environment. Clients at the sprung structures receive emergency housing including restrooms, showers, laundry, meals, and supplies. An array of services are offered through Alpha Project and partners including medical and behavioral health services.

**Cortez Hill Family Center - Interim Housing Program**

Operated on behalf of the City of San Diego, *Cortez Hill Family Center – Interim Housing Program* offers emergency housing for homeless families with children. The program provides safe housing, meals, access to education, medical, and other wrap-around services for families with children to thrive and prepare for longer-term or permanent housing, as well as successfully promote self-sufficiency, wellness, and recovery.

**Rehabilitation Program Services**

**Casa Raphael – Residential Substance Use Disorder Program**

*Casa Raphael*, located at 993 and 975 Postal Way in Vista, CA is a state-licensed and certified residential treatment program for men in recovery from substance abuse. The program provides housing, food, recovery workshops, case management, mental health counseling, access to healthcare, work, financial assistance, and other support services. The program offers an intensive 12-week environment in which residents participate in an evidence-based practice curriculum.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 1 - Organization: (Continued)**

**Permanent Housing Programs and Services**

**Rapid Re-Housing**

The *Rapid Re-Housing Program* provides housing navigation and location, case management, and financial assistance to permanently house individuals and families. The program provides application, security deposit, and short-term or medium-term rental assistance, as well as assists in securing needed furniture and supplies. The program also assists clients to access support services and resources including medical, behavioral health, legal, work training, and employment.

**Home Finder & Tenant Peer Support Services (TPSS)**

*Home Finder* and *Tenant Peer Support Services (TPSS)* programs serve clients who are 1) ages 18 years or older, 2) homeless, 3) experience serious mental illness, and 4) connected to designated County of San Diego Behavioral Health Services (BHS) outpatient clinics. Staff meets with clients at designated clinics where they start the housing process to include needs assessment, housing location, housing navigation, and supportive services. Staff also coordinates, brokers, and schedules appropriate client services with external medical, dental, and housing opportunities to meet client needs.

**Homeless Prevention and Case Management**

Alpha Project operates two prevention programs including the *Homeless Prevention and Diversion Services* program which provides single episodes of assistance with short-term case management. The *Housing Navigation and Case Management Services* for the Homeless program offers longer-term prevention support through ongoing case management and referrals to supportive services.

**Permanent Supportive Housing Assistance**

**Alpha Square**

*Alpha Square*, welcoming residents since 2015, is located at 550 14th Street in Downtown San Diego and incorporates 203 units, including two management units, along with onsite laundry, computer lab, food pantry, commercial kitchen, community rooms, and rooftop terrace. Alpha Square provides supportive, affordable, and sustainable housing with access to on-site support services to address needs such as mental health counseling, addiction counseling, enrolling in benefits, financial support, and access to long-term treatment and other services.

**Alpha Lofts**

Launched in 2019, *Alpha Lofts* located at 3808 El Cajon Blvd. in Normal Heights is a supportive affordable housing complex for homeless veterans in San Diego. Alpha Project staff provides essential support services for the residents of Alpha Lofts, which offers 53 units including one manager's unit, as well as an onsite food pantry, computer lab, laundry room, and terrace. The program also connects residents to medical, behavioral health, and other necessary services.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 1 - Organization: (Continued)**

**Other Programs**

**Food Services Program**

Alpha Project's commercial kitchen at Alpha Square is instrumental in the delivery of food services to the agency's many programs including the preparation of over 200,000 hot meals annually to shelter residents. The program also helps stock the agency's three food pantries at Alpha Square, Alpha Lofts, and Luther Tower, as well as prepares food kits for clients moving into housing of their own and emergency food kits as needed for seniors, disabled, and chronically ill clients.

**Homeless Outreach**

At the core of all of Alpha Project's facilities and services is a program of *Homeless Outreach*, designed not only to assist those in need in accessing needed services but also to assist the surrounding neighborhood in addressing homeless-related issues. Operating in the City of San Diego, City of Vista, Chula Vista City, National City, and the Port of San Diego, outreach workers are trained in crisis response and de-escalation, with access to food, transportation, and a wealth of referral sources to help individuals and families still homeless connect with housing and other sources of support.

**Case Management at Luther Tower**

*Luther Tower* offers 200 units of affordable housing to seniors. Alpha Project's *Case Management services at Luther Tower* offers residents with support accessing services and supplies including medical, behavioral health, food, as well as other wrap-arounds services.

**Hospice for the Homeless & Living with Dignity**

In response to the homeless deaths that occur on the streets of San Diego, in 2007 Alpha Project launched *Hospice for the Homeless* and *Living with Dignity* to provide financial assistance to homeless people diagnosed with a terminal or chronic illness. *Hospice for the Homeless* caters to those diagnosed by a physician as having 6 months or less to live. While the client's chosen hospice provider delivers medical & nursing care, medications, social worker, and behavioral health and spiritual counseling, Alpha Project provides financial assistance including security deposit, rental assistance, furniture, food, and other supplies not covered by hospice. *Living with Dignity* provides one-time assistance to help seniors, those with physical disabilities or other debilitating illnesses with emergency or critical needs such as rental assistance, transportation, food, and mobility devices such as wheelchairs, walkers, walking sticks, etc.

**Alpha House**

*Alpha House* is designed to provide sober living and transitional housing to those needing safe, clean, and affordable housing while transitioning back into the workforce through participation in Alpha Project's *Special Projects* work program.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 1 - Organization: (Continued)**

**Work Programs**

**Special Projects**

*Special Projects* provides meaningful work and training opportunities to eligible clients able to work. Throughout the year, Alpha Project contracts directly with various public departments and private entities to provide weed and brush abatement services, and other community benefit projects, to neighborhoods and rural areas throughout San Diego County.

**Wheels of Change**

*Wheels of Change* offers work opportunities, paying minimum wage, to individuals residing at Alpha Project's *Temporary Bridge Shelter* programs. *Wheels of Change* empowers shelter residents, builds self-esteem, and provides meaningful work experience while giving back to the community.

**Note 2 - Significant Accounting Policies:**

**Accounting Method**

The financial statements of Alpha Project have been prepared on the accrual basis of accounting, which is in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), and, accordingly, reflect all significant receivables, payables, and other liabilities.

**Financial Statement Presentation**

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor-imposed restrictions. Accordingly, net assets and changes thereon are classified and reported as follows:

- Net Assets Without Donor Restrictions - Net assets available for use in general operations, and not subject to donor (or certain grantor) restrictions.
- Net Assets With Donor Restrictions - Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires—that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

**Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 2 - Significant Accounting Policies: (Continued)**

**Risks and Uncertainties**

Alpha Project invests in various types of investment securities which are exposed to various risks, such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near-term, and such changes could materially affect the amounts reported in the statements of financial position.

**Fair Value Measurements**

Fair value accounting standards define fair value, establish a framework for measuring fair value, outline a fair value hierarchy based on inputs used to measure fair value, and enhance disclosure requirements for fair value measurements. The fair value hierarchy distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity (observable inputs that are classified within Level 1 or 2 of the hierarchy), and the reporting entity's own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy).

- Level 1 inputs are quoted prices in active markets for identical investments that the investment manager has the ability to access at the measurement date.
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the investment, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the investment.

Alpha Project's statements of financial position include the following financial instruments that are required to be measured at fair value on a recurring basis:

- Investments in mutual funds, corporate stocks and corporate bonds are considered Level 1 assets, and are reported at fair value based on quoted prices in active markets for identical assets at the measurement date.
- Beneficial interest in endowment funds held by San Diego Foundation is considered a Level 3 asset, which represents the fair value of the underlying assets as reported by San Diego Foundation (Note 8).

**Allowance for Credit Losses**

Alpha Project recognizes an allowance for credit losses on accounts receivable to present the net amount expected to be collected as of the statements of financial position date. Such allowance is based on the credit losses expected to arise over the life of the asset which is based on the expectation as of the statements of financial position date, aging reports and historical information. Accounts receivable are written off when Alpha Project determines such receivables are deemed uncollectible. Write-offs are recognized as a deduction from the allowance for credit losses. Management believes that all accounts receivable were fully collectible; therefore, no allowance for credit losses on accounts receivable were recorded at June 30, 2025 and 2024.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 2 - Significant Accounting Policies: (Continued)**

**Capitalization and Depreciation**

Alpha Project capitalizes all expenditures in excess of \$500 for property and equipment at cost, while donations of property and equipment are recorded at their estimated fair values. Such donations are reported as support without donor restrictions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use, and contributions of cash that must be used to acquire property and equipment, are reported as support with donor restrictions. Absent donor stipulations regarding how those donated assets must be maintained, Alpha Project reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. Alpha Project reclassifies net assets with donor restrictions to net assets without donor restrictions at that time. Property and equipment are depreciated using the straight-line method over the estimated useful asset lives as follows:

Buildings and improvements	7 - 40 years
Equipment, furniture and fixtures	5 - 7 years
Vehicles	5 - 7 years

Depreciation totaled \$412,709 and \$342,531 for the years ended June 30, 2025 and 2024, respectively.

Maintenance and repairs are charged to operations as incurred. Upon sale or disposition of property and equipment, the asset account is reduced by the cost, and the accumulated depreciation account is reduced by depreciation taken prior to the sale. Any resultant gain or loss is credited or charged to income or expense.

**Impairment of Real Estate**

Alpha Project reviews its investment in real estate for impairment whenever events and changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted net cash flows expected to be generated by the property, and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of real estate exceeds the fair value of such property. There were no impairment losses recognized in 2025 and 2024.

**Leases**

Alpha Project leases vehicles and equipment under non-cancellable operating leases that expire at various dates through March 2030. Pursuant to the guidance for accounting for leases, Alpha Project accounts for the operating leases as noted below.

Alpha Project determines if an arrangement is a lease at inception. An arrangement is a lease if the arrangement conveys a right to direct the use of, and obtain substantially all of the economic benefits from, the use of an asset for a period of time in exchange for consideration. Operating leases are included in right-of-use (“ROU”) assets – operating and lease liability – operating in the statements of financial position.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 2 - Significant Accounting Policies: (Continued)**

**Leases (Continued)**

ROU assets represent Alpha Project's right to use an underlying asset for the lease term and lease liabilities represent Alpha Project's obligation to make lease payments arising from the lease. ROU assets and liabilities are recognized at the lease commencement date based on the present value of lease payments over the lease term. Lease terms may include options to extend or terminate the lease when it is reasonably certain that Alpha Project will exercise that option. Lease expense for operating lease payments is recognized on a straight-line basis over the lease term. Alpha Project has elected to recognize payments for short-term leases with a lease term of 12 months or less as expense as incurred and these leases are not included as lease liabilities or right-of-use assets on the statements of financial position.

The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, Alpha Project has elected to use the risk-free rate in determining the present value of the lease payments.

**Compensated Absences**

Accumulated unpaid vacation totaling \$472,430 and \$432,074 at June 30, 2025 and 2024, respectively, is accrued when incurred, and included in accrued expenses.

**Revenue Recognition**

Grants and contracts revenue are recognized in the period in which the related work is performed, in accordance with the terms of the grant or contract. Grants and contracts receivable are recorded when revenue earned under a grant or contract exceeds the cash received. Deferred revenue is recorded when cash received under a grant exceeds the revenue earned. Grants and contracts receivable totaled \$7,178,521 and \$13,821,476 at June 30, 2025 and 2024, respectively. Deferred revenue totaled \$1,458,309 at June 30, 2025 and 2024.

Contributions are recognized when the donor makes a promise to give to Alpha Project that is in substance, unconditional. Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions. Contributions to be received in future periods are discounted at an appropriate discount rate. Amortization of discounts is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions.

Alpha Project's program revenue consists of catering services, job revenue, and other program revenue, which is recognized as revenue as the services are performed.

Miscellaneous income includes proceeds from insurance claims and various refunds which are recognized as revenue when received.

Alpha Project provides development and other services in connection with the development and construction of affordable low-income housing projects. Alpha Project earns fees based on fixed-fee agreements. Due to restrictions on the funds available to pay the fees, the likelihood of collection of these amounts is not known or assured as of the date of these financial statements; therefore, revenue is recognized as payments are received.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 2 - Significant Accounting Policies: (Continued)**

**Donated Services and Support**

Alpha Project received the following in-kind contributions for the years ended June 30:

	<u>2025</u>	<u>2024</u>
Food	\$ 675,423	\$ 737,205
Clothes, furniture, supplies, etc.	438,809	510,598
Rent	251,601	365,711
Support services	123,086	146,817
Total Cash and Cash Equivalents	<u>\$ 1,488,919</u>	<u>\$ 1,760,331</u>

All contributed assets and services were utilized by Alpha Project's program and supporting services and are included in in-kind contribution revenue in the accompanying statements of activities. There were no donor-imposed restrictions associated with these contributions.

The estimated fair value of the contributed clothes, furniture, supplies, equipment, other tangible and food items are based on estimates of wholesale values that would be received for similar products in the United States.

Contributed rent includes resident rent, vouchers, or other payments or waivers not included in contracts. The estimated fair value of the rent is based on information provided by the property managers.

Contributed support services are recognized as in-kind revenues at their estimated fair value if they create or enhance nonfinancial assets, or they require specialized skills that would need to be purchased if they were not donated. The Organization receives contributed supporting services that are reported using current rates for similar support services.

Alpha Project utilizes the services of many volunteers throughout the year. This contribution of services by the volunteers is not recognized in the financial statements, unless the services received (a) create or enhance nonfinancial assets, or (b) require specialized skills which are provided by individuals possessing those skills and would typically need to be purchased if not provided by donation. The donated services for the years ended June 30, 2025 and 2024 did not meet the requirements above; therefore, no amounts were recognized in the financial statements.

**Functional Allocation of Expenses**

The statements of functional expenses present expenses by function and natural classification. Expenses directly attributable to a specific functional area are reported as expenses of those functional areas. A portion of expenses that benefit multiple functional areas have been allocated between programs and supporting services, based on a cost allocation plan that allocates costs primarily based on the proportion of full-time employee equivalents of a program or supporting service versus the total Alpha Project full-time employee equivalents.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 2 - Significant Accounting Policies: (Continued)**

**Income Taxes**

Alpha Project is a nonprofit California corporation, and is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code on income related to their tax-exempt purpose. Alpha Project believes that it has appropriate support for any tax positions taken, and, as such, does not have any uncertain tax positions that are material to the financial statements. Alpha Project is not a private foundation.

Alpha Project's Return of Organization Exempt from Income Tax for the years ended June 30, 2025, 2024, 2023 and 2022 are subject to examination by the Internal Revenue Service and State taxing authorities, generally three-to-four years after the returns were filed.

**Concentration of Credit Risk**

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

**Cash and Cash Equivalents**

For purposes of the statements of cash flows, Alpha Project considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. Certificates of deposits that may be redeemed without a significant penalty are considered cash and cash equivalents, regardless of the maturity. The following is a composition of the combined amounts appearing in the statements of cash flows at June 30:

	<u>2025</u>	<u>2024</u>
Cash and money market funds	\$ 12,939,900	\$ 9,641,825
Certificates of deposit	543,774	2,667,537
Total Cash and Cash Equivalents	<u>\$ 13,483,674</u>	<u>\$ 12,309,362</u>

Certificates of deposit included in cash and cash equivalents bear interest at rates ranging from 4.4% to 4.2%, and mature through September 2025.

**Subsequent Events**

In preparing these financial statements, Alpha Project has evaluated events and transactions for potential recognition or disclosure through March 31, 2026, the date the financial statements were available to be issued, and concluded that there were no events or transactions that needed to be disclosed.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 3 - Liquidity and Availability:**

Alpha Project regularly monitors the availability of resources required to meet its operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. Alpha Project considers investment income without donor restrictions, appropriated earnings from donor-restricted endowments, contributions without donor restrictions, and contributions with donor restrictions for use in current programs which are ongoing, major, and central to its annual operations to be available to meet cash needs for general expenditures. For purposes of analyzing resources available to meet general expenditures over a 12-month period, Alpha Project considers all expenditures related to its ongoing activities, as well as the conduct of services undertaken to support those activities, to be general expenditures.

Financial assets available for general expenditure within one year, are comprised of the following at June 30:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 13,483,674	\$ 12,309,362
Investments	4,271,304	3,461,067
Grants and contracts receivable	7,178,521	13,821,476
Appropriation of endowment fund earnings	3,500	3,500
Financial assets available for general expenditures within one year	\$ 24,936,999	\$ 29,595,405

In addition to financial assets available to meet general expenditures over the next 12 months, Alpha Project operates with a balanced budget, and anticipates collecting sufficient revenue to cover general expenditures.

Endowment funds consist of donor-restricted endowments. Income from donor-restricted endowments is available for general use. Appropriations of endowment fund earnings are made in accordance with the spending policy, as described in Note 11. Donor-restricted endowment funds of a perpetual nature are not available for general expenditure.

**Note 4 - Fair Value Measurements:**

The following table summarizes assets measured at fair value by classification within the fair value hierarchy at June 30:

	2025			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at June 30, 2025
Mutual funds	\$ 2,863,575	\$ -	\$ -	\$ 2,863,575
Corporate stocks	165,540	-	-	165,540
Corporate bonds	1,242,189	-	-	1,242,189
Beneficial interest in endowment funds (Note 8)	-	-	70,443	70,443
	\$ 4,271,304	\$ -	\$ 70,443	\$ 4,341,747

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 4 - Fair Value Measurements: (Continued)**

	2024			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at June 30, 2024
Mutual funds	\$ 2,339,147	\$ -	\$ -	\$ 2,339,147
Corporate stocks	144,720	-	-	144,720
Corporate bonds	977,200	-	-	977,200
Beneficial interest in endowment funds (Note 8)	-	-	67,191	67,191
	\$ 3,461,067	\$ -	\$ 67,191	\$ 3,528,258

The reconciliation for financial instruments measured at fair value on a recurring basis as significant unobservable inputs (Level 3) are included in Note 8, as indicated above.

The following table represents Alpha Project's Level 3 financial instrument, the valuation techniques used to measure the fair value of the financial instrument, and the significant unobservable inputs and the range of values for those inputs for the years ended June 30:

2025				
Instrument	Fair Value	Principal Valuation Technique	Unobservable Inputs	Significant Input Values
Beneficial interest in endowment funds	\$ 70,443	Valuation of underlying assets as provided by San Diego Foundation	Base price	N/A
2024				
Instrument	Fair Value	Principal Valuation Technique	Unobservable Inputs	Significant Input Values
Beneficial interest in endowment funds	\$ 67,191	Valuation of underlying assets as provided by San Diego Foundation	Base price	N/A

**Note 5 - Investments:**

Investments consist of the following at June 30:

	2025	2024
Mutual funds	\$ 2,863,575	\$ 2,339,147
Corporate bonds	1,242,189	977,200
Corporate stocks	165,540	144,720
Total Investments	\$ 4,271,304	\$ 3,461,067

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 5 - Investments: (Continued)**

The following schedule summarizes the investment income presented in the statements of activities for the years ended June 30:

	2025		
	Without Donor Restrictions	With Donor Restrictions	Total 2025
Interest and dividends	\$ 631,304	\$ -	\$ 631,304
Net realized and unrealized gains	102,796	6,101	108,897
Investment fees	(47,024)	-	(47,024)
Total Investment Income	\$ 687,076	\$ 6,101	\$ 693,177
	2024		
	Without Donor Restrictions	With Donor Restrictions	Total 2024
Interest and dividends	\$ 507,127	\$ -	\$ 507,127
Net realized and unrealized gains	94,445	5,276	99,721
Investment fees	(43,804)	-	(43,804)
Total Investment Income	\$ 557,768	\$ 5,276	\$ 563,044

**Note 6 - Notes Receivable:**

On January 12, 2023, Alpha Project issued a \$1,000,000 loan to Anaheim Gardens Corporation, a related entity. The note bears interest at 5% and is payable in monthly installments of interest-only payments of \$4,167. The note is due January 9, 2026, and is unsecured. The balance on the note receivable totaled \$1,000,000 at each of the years ended June 30, 2025 and 2024.

Alpha Project received \$6,002,134 in grant proceeds from the State of California for a construction project. Alpha Project issued a note receivable in the amount of \$6,002,134 to 13th & Broadway CIC, LP upon receipt of the funds in November 2024. The note receivable is secured by a deed of trust, assignment of rents, security agreement and fixture filing. The maturity date of the note shall be due and payable in full on the which is the earlier of the 55<sup>th</sup> anniversary of the date of which the City of San Diego issues a final certificate of occupancy or equivalent for the project or 57<sup>th</sup> anniversary of the date of this note. The note shall bear no interest, and no payments shall be due and payable for the first 18 years of the term on the Note. Commencing with the 18<sup>th</sup> anniversary of the date hereof, Borrower shall make annual payments of principal solely from “Net Cash Flow”. The balance on the note receivable totaled \$6,002,134 and \$-0- at June 30, 2025 and 2024, respectively.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 6 - Notes Receivable: (Continued)**

Future principal payments on the notes receivable are as follows:

<u>Years Ended June 30</u>		
2026	\$	1,000,000
2027		-
2028		-
2029		-
2030		-
Thereafter		<u>6,002,134</u>
Total	\$	<u><u>7,002,134</u></u>

**Note 7 - Property and Equipment:**

Property and equipment consist of the following at June 30:

	<u>2025</u>	<u>2024</u>
Land	\$ 1,789,222	\$ 1,775,622
Buildings and improvements	2,024,604	1,573,035
Equipment, furniture and fixtures	837,857	832,361
Vehicles	2,798,656	2,474,737
Construction in progress	-	440,493
Subtotal	<u>7,450,339</u>	<u>7,096,248</u>
Less: Accumulated depreciation	<u>(4,311,255)</u>	<u>(3,898,546)</u>
Property and Equipment, Net	<u><u>\$ 3,139,084</u></u>	<u><u>\$ 3,197,702</u></u>

**Note 8 - Beneficial Interest in Endowment Funds:**

Alpha Project has a beneficial interest in endowment funds held by San Diego Foundation, which are classified as net assets with donor restrictions—perpetual in nature, as these investments must be maintained in perpetuity. The beneficial interest is invested in a portfolio of equity and debt securities, which is structured for long-term return consisting of 44% global equity, 15% hedge funds, 14% private equity, 10% fixed income, 7% real estate, 3% real assets, and 7% private credit.

The activity in the beneficial interest in endowment funds consisted of the following for the years ended June 30:

	<u>2025</u>	<u>2024</u>
Balance at Beginning of Year	\$ 67,191	\$ 64,490
Contributions	-	200
Investment gain	6,101	5,276
Distributions	<u>(2,849)</u>	<u>(2,775)</u>
Balance at End of Year	<u><u>\$ 70,443</u></u>	<u><u>\$ 67,191</u></u>

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 9 - Notes Payable:**

Notes payable consist of the following at June 30:

	<u>2025</u>	<u>2024</u>
Note payable to the Community Development Commission of the City of Vista, payable in interest-only payments at 3.00% from residual receipts, accrued interest, and principal due August 2053. Secured by real property. Interest payable totaled \$100,938 and \$97,188 at June 30, 2025 and 2024, respectively.	\$ 125,000	\$ 125,000
Note payable to the County of San Diego Department of Housing and Community Development, noninterest-bearing, principal due July 2053. Secured by real property.	235,000	235,000
Note payable to the City of San Diego, noninterest-bearing, no monthly payments. Repayment only upon termination of the related housing program. Secured by real property.	<u>82,500</u>	<u>82,500</u>
Notes Payable	<u>\$ 442,500</u>	<u>\$ 442,500</u>

There are no payments due in the next 5 years.

**Note 10 - Net Assets With Donor Restrictions:**

Net assets with donor restrictions represent contributions received or receivable by Alpha Project, which are limited in their use by time or donor-imposed restrictions. Net assets with donor restrictions are available for the following purpose at June 30:

	<u>2025</u>	<u>2024</u>
<b>Subject to Expenditure for Specified Purpose:</b>		
Hospice	\$ 104,144	\$ 105,144
Wheels for Change	96,591	126,000
Construction project	<u>-</u>	<u>6,002,134</u>
Total Subject to Expenditure for Specified Purpose	201,735	6,233,278
<b>Subject to the Passage of Time:</b>		
Accumulated earnings on endowment assets	20,343	17,091
<b>Perpetual in Nature:</b>		
Endowment (Note 11)	<u>50,100</u>	<u>50,100</u>
Total Net Assets with Donor Restrictions	<u>\$ 272,178</u>	<u>\$ 6,300,469</u>

Net assets released from donor restrictions by incurring expenses satisfying the restricted purpose, or by the occurrence of the passage of time or other events specified by the donors, are as follows for the years ended June 30:

	<u>2025</u>	<u>2024</u>
<b>Purpose Restrictions Accomplished:</b>		
Construction project	\$ 6,002,134	\$ -
Wheels for Change	169,409	-
<b>Endowment Distribution</b>	<u>2,849</u>	<u>2,775</u>
	<u>\$ 6,174,392</u>	<u>\$ 2,775</u>

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 11 - Endowment Net Assets:**

The endowment funds of Alpha Project are held by San Diego Foundation (the “Foundation”). The Foundation manages the funds in accordance with the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA). The Foundation’s objective is to maintain the purchasing power (real value) of the endowment funds. Alpha Project classifies donor-restricted net assets of a perpetual nature held by the Foundation as:

- The original value of gifts donated to the fund
- The original value of Alpha Project funds transferred to the fund
- The original value of subsequent gifts donated to the fund

Alpha Project considers a fund to be underwater if the fair value of the fund is less than the sum of (a) the original value of initial and subsequent gift amounts donated to the fund, and (b) any accumulations to the fund that are required to be maintained in perpetuity in accordance with the direction of the applicable donor gift instrument. Alpha Project has interpreted UPMIFA to permit spending from underwater funds in accordance with the prudent measures required under the law. Alpha Project has no underwater endowment funds at June 30, 2025 and 2024.

The Foundation has adopted investment and spending policies for endowment funds that:

- Protect the invested assets
- Preserve spending capacity of the fund income
- Maintain a diversified portfolio of assets that meet investment return objectives, while keeping risk at a level commensurate with that of the median fund in comparable foundations
- Comply with applicable laws

The Foundation’s endowment funds are invested in a portfolio of equity and debt securities, which is structured for long-term total return. The Foundation’s spending policy is to disburse 5% annually, based upon endowment principal market value over the last 36 months. These calculations are made on a monthly basis. If the market value of the Endowment Principal of any fund, at the end of each month, is less than the initial value of all contributions made to the Endowment Principal, then distributions will be limited to interest and dividends received.

Endowment composition by type of fund and changes in endowment net assets as of, and for, the years ended June 30:

	<u>With Donor Restrictions</u>	<u>With Donor Restrictions - Perpetual</u>	<u>Total</u>
Endowment Net Assets at June 30, 2023	\$ 14,390	\$ 50,100	\$ 64,490
Contributions	200	-	200
Net realized and unrealized gain	5,276	-	5,276
Appropriation of endowment assets for expenditure	(2,775)	-	(2,775)
Endowment Net Assets at June 30, 2024	<u>17,091</u>	<u>50,100</u>	<u>67,191</u>
Contributions			
Net realized and unrealized gain	6,101	-	6,101
Appropriation of endowment assets for expenditure	(2,849)	-	(2,849)
Endowment Net Assets at June 30, 2025	<u>\$ 20,343</u>	<u>\$ 50,100</u>	<u>\$ 70,433</u>

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 12 - Commitments:**

**Employee Benefit Plan**

Alpha Project established a 403(b) profit and sharing plan (the “Plan”) covering all full-time employees of Alpha Project. Employees may defer up to 25% of their annual compensation, not to exceed the annual amount allowed by law. Alpha Project may contribute a discretionary matching contribution each year. There were no matching contributions for the years ended June 30, 2025 and 2024.

**Capital Contributions and Operating Guarantees**

From time to time, Alpha Project will engage in various obligations with other nonprofit organizations to assist in providing permanent housing for graduates of the Casa Raphael and Casa Base programs. There was no outstanding recourse debt relating to these obligations at June 30, 2025 and 2024.

**Operating Leases**

Alpha Project leases vehicles and equipment under non-cancellable operating leases that expire at various dates through March 2030. Rental expense under these leases totaled \$173,380 and \$157,814 for the years ended June 30, 2025 and 2024, respectively, and is included in equipment rental. Alpha Project leases office space, storage facilities, and other facilities under leases on a month-to-month basis. Rental expense under these leases totaled \$268,724 and \$179,655 for the years ended June 30, 2025 and 2024, respectively.

The following summarizes the line items on the statements of financial position for the operating leases included in the measurement of lease liabilities at June 30:

	<u>2025</u>	<u>2024</u>
Operating lease right-of-use asset	\$ <u>344,896</u>	\$ <u>264,629</u>
Operating lease liabilities, current	135,329	90,326
Operating lease liabilities, noncurrent portion	<u>207,056</u>	<u>172,946</u>
Total operating lease liabilities	\$ <u>342,385</u>	\$ <u>263,272</u>

The following summarizes the weighted average remaining lease term and discount rate as of June 30:

	<u>2025</u>	<u>2024</u>
Weighted average remaining lease term - Operating	2.36 years	2.50 years
Weighted average discount rate - Operating	4.04%	3.37%

The following summarizes cash flow information related to leases for the years ended June 30:

	<u>2025</u>	<u>2024</u>
Operating cash flows from operating leases	\$ <u>153,322</u>	\$ <u>113,512</u>

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 12 - Commitments: (Continued)**

**Operating Leases (Continued)**

The following is a schedule of future minimum lease payments under the leases:

Years Ended June 30			
2026	\$	138,432	
2027		127,929	
2028		61,149	
2029		21,469	
2030		4,007	
Total Lease Payments	\$	352,986	
Less: Discount		(10,601)	
Present Value of Lease Liabilities	\$	342,385	

**Development Fees**

A developer fee was earned by Alpha Project for development services provided to Oxford Terrace Partners, L.P., in the amount of \$1,109,603. The unpaid balance totaled \$436,277 at each of the years ended June 30, 2025 and 2024. Alpha Project did not receive any developer fee payments for the years ended June 30, 2025 and 2024.

Alpha Project has an agreement with CL Dellums, L.P. to provide development services for a fee not to exceed \$825,720. The unpaid balance totaled \$312,363 at each of the years ended June 30, 2025 and 2024. Alpha Project did not receive any developer fee payments for the years ended June 30, 2025 and 2024.

Alpha Project has an agreement with Chelsea Investment Corporation to provide development services for Alpha Square 9% and Alpha Square 4. Alpha Project did not receive any developer fee payments for the years ended June 30, 2025 and 2024.

Alpha Project has an agreement with CREA Luther Towers, LLC to provide development services for Luther Towers. Alpha Project did not receive any developer fee payments for the years ended June 30, 2025 and 2024.

Alpha Project has an agreement with Normal Heights CIC, L.P., to provide development services for Alpha Lofts. Alpha Project did not receive any developer fee payments for each of the years ended June 30, 2025 and 2024.

Due to restrictions on the funds available to pay the developer fees, the likelihood of collection of these amounts is not known or assured as of the date of these financial statements; therefore, no amounts have been recorded as a receivable at June 30, 2025 and 2024.

**ALPHA PROJECT FOR THE HOMELESS  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025 AND 2024**

**Note 13 - Contingencies:**

**Legal**

Legal claims and lawsuits arise from time to time in the normal course of business. Alpha Project's management and legal counsel estimate that the potential claims against Alpha Project not covered by insurance, resulting from such litigation, would not materially affect the operations or financial condition of Alpha Project.

**Grants and Contracts Revenues**

Grants and contracts revenues from governmental grants are subject to audits by the grantor agency. The ultimate determinations of amounts received under these programs are generally based upon allowable costs reported to and audited by the grantor agency. Until such audits are completed, there exists the contingency to refund any amounts received in excess of the allowable costs.

**ALPHA PROJECT FOR THE HOMELESS  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED JUNE 30, 2025**

Federal Grants/Pass -Through Grantor/Program or Cluster Title	Assistance Listing Number	Agency or Pass -Through Number	Passed Through to Subrecipient	Federal Expenditures
<b>U.S. Department of Housing and Urban Development:</b>				
<b>Direct Program:</b>				
Continuum of Care Program	14.267	CA1792L9D012204	\$ -	\$ 386,848
Continuum of Care Program		CA1600L9D012307	-	1,499,959
Continuum of Care Program		CA1508L9D012207	-	206,228
Continuum of Care Program		CA1508L9D012308	-	359,176
Total Direct Program			<u>-</u>	<u>2,452,211</u>
<b>Pass-Through Programs From:</b>				
<b><u>CDBG - Entitlement Grants Cluster:</u></b>				
Community Development Block Grants/ Entitlement Grants:	14.218			
City of Vista		None	-	19,759
Total Community Development Block			<u>-</u>	<u>19,759</u>
Total CDBG - Entitlement Grants Cluster			<u>-</u>	<u>19,759</u>
Total Pass-Through Programs			<u>-</u>	<u>19,759</u>
Total U.S. Department of Housing and Urban Development			<u>-</u>	<u>2,471,970</u>
<b>U.S. Department of Health and Human Services:</b>				
<b>Pass-Through Programs From:</b>				
Block Grants for Prevention and Treatment of Substance Abuse:	93.959			
County of San Diego		568950	-	1,431,765
Total Block Grants for Prevention and Treatment of Substance Abuse			<u>-</u>	<u>1,431,765</u>
Total U.S. Department of Health and Human Services			<u>-</u>	<u>1,431,765</u>
<b>Total Expenditures of Federal Awards</b>			<u>\$ -</u>	<u>\$ 3,903,735</u>

**ALPHA PROJECT FOR THE HOMELESS  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)  
FOR THE YEAR ENDED JUNE 30, 2025**

**Note 1 - Basis of Presentation:**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Alpha Project for the Homeless under programs of the federal government for the year ended June 30, 2025. 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 Alpha Project for the Homeless, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Alpha Project for the Homeless.

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

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles contained in Uniform Guidance wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

Alpha Project for the Homeless has elected not to use the de minimis indirect cost rate as allowed under Uniform Guidance.



Leaf & Cole, LLP  
Certified Public Accountants  
A Partnership of Professional Corporations

**Independent Auditor's 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***

To the Board of Directors  
Alpha Project for the Homeless

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 Alpha Project for the Homeless, which comprise the statement of financial position as of June 30, 2025, and the related 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 March 31, 2026.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Alpha Project for the Homeless' 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 Alpha Project for the Homeless' internal control. Accordingly, we do not express an opinion on the effectiveness of Alpha Project for the Homeless' 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.

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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, 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 Alpha Project for the Homeless' 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 organization'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 organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Leaf & Cole LLP

San Diego, California  
March 31, 2026



Leaf & Cole, LLP  
Certified Public Accountants  
A Partnership of Professional Corporations

**Independent Auditor's Report on Compliance  
for the Major Program and on Internal Control Over  
Compliance Required by the Uniform Guidance**

To the Board of Directors  
Alpha Project for the Homeless

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

***Opinion on the Major Federal Program***

We have audited Alpha Project for the Homeless' 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 Alpha Project for the Homeless' major federal program for the year ended June 30, 2025. Alpha Project for the Homeless' major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Alpha Project for the Homeless complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2025.

***Basis for Opinion on the 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* 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 Alpha Project for the Homeless, and to meet our other ethical responsibilities, in accordance with 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 the major federal program. Our audit does not provide a legal determination of Alpha Project for the Homeless' compliance with the compliance requirements referred to above.

***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 Alpha Project for the Homeless' 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 Alpha Project for the Homeless' 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 Alpha Project for the Homeless' 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 Alpha Project for the Homeless' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Alpha Project for the Homeless' 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 Alpha Project for the Homeless' 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.

*Leaf & Cole LLP*

San Diego, California  
March 31, 2026

**ALPHA PROJECT FOR THE HOMELESS  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**Section I - Summary of Auditor's Results:**

**Financial Statements**

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with U.S. GAAP:

Unmodified

Internal control over financial reporting:

Material weaknesses identified?

\_\_\_\_\_ Yes      X   No

Significant deficiencies identified?

\_\_\_\_\_ Yes      X   No

Noncompliance material to financial statements noted?

\_\_\_\_\_ Yes      X   No

**Federal Awards**

Type of auditor's report issued on compliance for the major program:

Unmodified

Internal control over the major program:

Material weaknesses identified?

\_\_\_\_\_ Yes      X   No

Significant deficiencies identified?

\_\_\_\_\_ Yes      X   No

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

\_\_\_\_\_ Yes      X   No

Identification of the major program:

Assistance Listing Number

Name of Federal Program or Cluster

14.267

Continuum of Care Program

Dollar threshold used to distinguish between Type A and Type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

\_\_\_\_\_ Yes      X   No

**Section II - Financial Statement Findings:**

**None**

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

**None**

**ALPHA PROJECT FOR THE HOMELESS  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE YEAR ENDED JUNE 30, 2025**

There were no findings or questioned costs for the year ended June 30, 2024.