

CASA MILAGRO
(A NOT-FOR-PROFIT CORPORATION)
HUD PROJECT NO. 116-HD004

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED JUNE 30, 2025

CASE MILAGRO
(A NOT-FOR-PROFIT CORPORATION)
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BLOOM & BLOOM LLP
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To The Board Of Directors
Casa Milagro
Santa Fe, New Mexico

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Casa Milagro (Project No. 116-HD004), which comprise the balance sheet as of June 30, 2025, and the related statements of operations and changes in net deficit and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Casa Milagro (Project No. 116-HD004), as of June 30, 2025, and the results of its operations, changes in its net deficit 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (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 Casa Milagro (Project No. 116-HD004), and to meet our other ethical responsibilities, in accordance with the 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 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 Casa Milagro (Project No. 116-HD004)'s 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 auditors' 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 GAAS 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 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.

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INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements (Cont.)

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement 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 procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Casa Milagro (Project No. 116-HD004)'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 Casa Milagro (Project No. 116-HD004)'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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 13 to 20 is presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General and is not a required part of the financial statements. 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*, is presented for purposes of additional analysis 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 December 18, 2025, on our consideration of Casa Milagro (Project No. 116-HD004)'s 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 Casa Milagro (Project No. 116-HD004)'s 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 Casa Milagro (Project No. 116-HD004)'s internal control over financial reporting and compliance.


BLOOM & BLOOM LLP
CERTIFIED PUBLIC ACCOUNTANTS

MILLBURN, NEW JERSEY 07041
December 18, 2025

CASA MILAGRO
(A NOT-FOR-PROFIT CORPORATION)
FHA PROJECT NO. 116-HD004

AUDITOR DISCLOSURE INFORMATION
FOR THE YEAR ENDED JUNE 30, 2025

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CASA MILAGRO
 HUD PROJECT NO. 116-HD004
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2025

ASSETS

Current Assets		
Cash-Operations	\$ 348	
Cash-Entity	146,888	
Prepaid expenses	2,029	
Total Current Assets		\$ 149,265
Restricted Deposits		
Replacement Reserve	\$ 25,900	
Residual Receipts	4,446	
Tenant Security Deposits	1,054	
Total Restricted Deposits		\$ 31,400
Property & Equipment		
Buildings	\$ 630,036	
Building Equipment - Portable	21,538	
Furniture	6,973	
Vehicles	51,617	
	\$ 710,164	
Accumulated Depreciation	\$ (401,911)	
	\$ 308,253	
Land	\$ 171,742	
Property & Equipment, net		\$ 479,995
TOTAL ASSETS		\$ 660,660

LIABILITIES AND NET ASSETS

Current Liabilities		
Accounts Payable	\$ 20,880	
Accrued Wages & Taxes Payable	8,175	
Tenant Security Deposits	1,054	
Total Liabilities		\$ 30,109
Long-Term Liabilities		
Mortgage payable - First Mortgage	\$ 670,400	
Total long-term liabilities		\$ 670,400
Net Assets		
Without Donor Restrictions	\$ (39,849)	
Total Net Assets		\$ (39,849)
TOTAL LIABILITIES AND NET ASSETS		\$ 660,660

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS
YEAR ENDED JUNE 30, 2025

PROGRAM REVENUE

Net Rent Revenue	\$ 91,868	
Grant Income	272,457	
Donations	8,677	
TOTAL PROGRAM REVENUE	\$ 373,002	

PROGRAM SERVICES

HOUSING SERVICES

Administrative	\$ 473	
Utilities	1,734	
Operating and Maintenance	62,206	
Taxes and Insurance	44,335	
Salaries	79,976	
Depreciation	27,240	
Office Expenses	9,080	
Professional Fees	53,823	
TOTAL PROGRAM SERVICES	\$ 278,867	

RESIDENT SERVICES

Salaries & Contract Labor	\$ 272,728	
Other	1,981	
TOTAL RESIDENT SERVICES	\$ 274,709	

Changes In Net Assets (Without Donor Restrictions) Before Other Activity	\$ (180,574)
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OTHER ACTIVITY

Interest Income	\$ 2,575	
TOTAL FINANCIAL REVENUE	\$ 2,575	

CHANGES IN NET ASSETS (WITHOUT DONOR RESTRICTIONS)	\$ (177,999)
Net Assets (Without Donor Restrictions), Beginning of Period	\$ 138,150
Net Assets (Without Donor Restrictions), End of Period	\$ (39,849)

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

OPERATING ACTIVITIES:

REVENUE

Rental Receipts	\$ 91,868	
Grants, Programs and Donations	360,760	
Interest Receipts	<u>2,575</u>	
		\$ 455,203

EXPENSES

Administrative	\$ (62,561)	
Utilities	(1,734)	
Salaries, Wages, and Payroll	(372,129)	
Operating And Maintenance	(72,319)	
Insurance	<u>(19,322)</u>	
Total Expenses Paid		\$ (528,065)

NET CASH USED IN OPERATING ACTIVITIES \$ (72,862)

NET CASH USED IN INVESTING ACTIVITIES \$ -

NET CASH USED IN FINANCING ACTIVITIES \$ -

NET DECREASE IN CASH \$ (72,862)

CASH, BEGINNING OF YEAR \$ 251,498

CASH, END OF YEAR \$ 178,636

Reconciliation of Cash & Restricted Cash

Statement of Financial Position Presentation

Cash	\$ 348	
Cash Entity	146,888	
Replacement Reserve	25,900	
Residual Receipts	4,446	
Tenant Deposits Held In Trust	<u>1,054</u>	
Total Cash & Restricted Cash per Statement of Cash Flows		<u><u>\$ 178,636</u></u>

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED JUNE 30, 2025

<u>Reconciliation Of Change In Net Assets To Net Cash Used In Operating Activities</u>	
Change of Net Assets For The Year	\$ (177,999)
 <u>Adjustments To Reconcile Change In Net Assets To Net Cash Used In Operating Activities:</u>	
Depreciation	\$ 27,240
 <u>Changes In Operating Assets And Liabilities:</u>	
Grants Receivable	\$ 79,626
Prepaid expenses	(757)
Accounts Payable	815
Accrued Wages Payable	4,645
Accrued Taxes Payable	(4,355)
Restricted For Tenant Security Deposit	<u>(2,077)</u>
 NET CASH PROVIDED BY OPERATING ACTIVITIES	 <u><u>\$ (72,862)</u></u>

The accompanying notes are an integral part of these statements.

CASA MILAGRO

HUD PROJECT NO. 116-HD004

NOTES TO THE FINANCIAL STATEMENT
FOR THE YEAR ENDED
JUNE 30, 2025

CASA MILAGRO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

NOTE 1: NATURE OF ORGANIZATION

Casa Milagro, a nonprofit organization (the Organization), was incorporated under the laws of the State of New Mexico on December 23, 1996 to operate a 12-bed supportive housing (the Project) designed for mentally ill adults who have unsuccessfully attempted independent living. The supportive services provided at the Organization are holistic in nature and designed to focus on physical, mental, emotional, and spiritual wellness.

The Organization is operated under Section 811 of the National Housing Act and regulated by the U.S. Department of Housing and Urban Development (HUD) with respect to rental charges and operating methods.

The Organization's major funding is provided by HUD. Initial support was provided via a Section 811 Capital Advance. Ongoing support is provided through Project Rental Assistance Contracts under Section 811 of the National Affordable Housing Act, and the Supportive Housing Assistance Program. Additional support is provided by contributions from individuals. During the year ended June 30, 2025, rental revenue from HUD totaled \$66,880 representing approximately 37 percent of net rent revenue. The rent subsidy contract with HUD expires and renews on July 31, 2025.

The Organization is governed by a Board of Directors, which has the responsibility for determining policy and for the execution and evaluation of programs and activities conducted by the Organization. Board members represent government, healthcare, business, public sector, private individuals, and organizations that serve the community. The term served by a Board member is two years.

NOTE 2: SUMMARY OF ACCOUNTING POLICIES

USE OF ESTIMATES - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures 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.

TAX EXEMPT STATUS - The Organization is exempt from federal income taxes as an entity described in Section 501(c)(3) of the Internal Revenue Code. As a result, there is no provision for federal income taxes in these financial statements and no federal income taxes were paid. Management believes that the Organization has adequately addressed all relevant tax positions and there are no unrecorded tax liabilities. Generally, the Organization's tax returns remain open for three years for federal and state income tax examination.

BASIC OF ACCOUNTING - The accompanying financial statements have been prepared using the accrual method of accounting. Under the accrual method of accounting, revenues are recognized when earned rather than received, and expenses are recognized when the related liability is incurred rather than when paid.

GRANT RECEIVABLES - Grant receivables represent the amount expended during the grant period but reimbursed by the grantor after year-end. When revenues are received in the next year, the receivable will then be reduced.

CASA MILAGRO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - For the purpose of the statement of cash flows, the Organization considers all investment instruments purchased with a maturity of three months or less to be cash equivalents. As of June 30, 2025, there were no cash equivalents.

CAPITALIZATION AND DEPRECIATION – Fixed assets are stated at cost. The Organization capitalized all acquisitions at cost in excess of \$5,000 with a useful life of more than one year. Depreciation, which includes the assets recorded under capital leases, is computed principally using the straight-line method over the estimated useful lives of individual assets. The estimated useful lives of assets are as follows:

Building	39 years
Furniture and fixtures	5-7 years
Equipment	5 years

PROGRAM EXPENSES – As this is an operating facility, all expenses are considered program expenses. There are two programs, the first is housing and the second is resident services.

DONATIONS IN-KIND – Donations in-kind are recorded as revenue in the year received. There were no in-kind donations during 2025.

CONTRIBUTION OF SERVICES – Contributions of services are recognized in the financial statements by the Organization only if the services received (a) create or enhance non-financial assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation.

CONTRIBUTIONS – Contributions received are recorded as net assets with donor restrictions or net assets without donor restrictions depending on the existence or nature of any donor restrictions. When a donor restriction period expires or the purpose of the restriction is accomplished, 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. When restrictions imposed on contributions received are met in the same time period in which the contribution is received, the Organization reports the support as net assets without donor restrictions.

DONATED PROPERTY AND EQUIPMENT – Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Such donations are reported as support without donor restrictions unless the donor has restricted the donated asset to a specified 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 long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

PROMISES TO GIVE – Unconditional promises to give are recognized as revenues or gains in the period received and as assets, decreases in liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

CASA MILAGRO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

ALLOWANCE FOR DOUBTFUL ACCOUNTS – The Organization uses the allowance method to account for uncollectible tenant receivables. The Organization provides an allowance for uncollectible accounts equal to the estimated uncollectible portion of tenant receivable. Management’s estimate is based on historical experience and its evaluation of the current status of the tenant receivable.

RECLASSIFICATION – Certain amounts as previously presented have been reclassified to conform with the current year presentation.

SUBSEQUENT EVENT – Management of the Organization has evaluated events and transactions occurring after June 30, 2025, through December 18, 2025, the date the financial statements were available for issuance, for recognition or disclosure in the financial statements. There were no events and transactions that required recognition and disclosures in the financial statements.

NET ASSETS - The Corporation is required to report information regarding its financial positions and activities according to the following classes of net assets:

Without Donor Restrictions – include resources for which there are no donor restrictions. Such amounts are available to Support the Organization’s operations and programs. A portion of these net assets may be designated by the Board of Directors for specific purposes.

With Donor Restrictions – defined as that portion of net assets that consist of a restriction on the specific use or the occurrence of a certain future event. Donor-imposed restricted contributions whose restrictions are met in the same reporting period, are reported as without donor-imposed restricted revenue on the statements of activities and changes in net assets.

All net assets are currently classified as net assets without donor restrictions.

NOTE 3: CAPITAL ADVANCE – In January 2000, the Organization received their final Section 811 Capital Advance from HUD. The total amount of advances received for the renovation and construction of the Project totaled \$670,400. The terms of the Capital Advance agreement do not require repayment of the advance as long as the property financed is used solely as rental housing for very low-income elderly or disabled persons. The term of the agreement is forty years with a final maturity date of January 1, 2040.

NOTE 4: RESTRICTED DEPOSITS

REPLACEMENT RESERVE – In accordance with the regulatory agreement with HUD, the Organization is required to make monthly deposits to a federally insured bank account. Monthly deposits total of \$1,193. The balance is to be used for the repair and replacement of property and withdrawals may not be made without the prior written approval from HUD. As of June 30, 2025, the balance in the replacement reserve account totaled \$25,900.

Balance, beginning of year	\$ 40,467.
Deposits	13,125.
Interest income	372.
Withdrawals	<u>(28,064)</u>
Balance, end of year	<u>\$ 25,900.</u>

CASA MILAGRO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

RESIDUAL RECEIPTS RESERVE – In accordance with the regulatory agreement with HUD, the Organization is required to deposit surplus cash from the prior year into the residual receipts reserve. During 2025, there is a required deposits of \$22,183 per schedule of surplus cash as of June 30, 2024. As of June 30, 2025, the residual receipts reserve totaled \$4,446.

Balance, beginning of year	\$ 1,432.
Deposits	22,183.
Interest income	143.
Withdrawals	(19,312)
Balance, end of year	<u>\$ 4,446.</u>

NOTE 5: LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS – The following reflects the Organization’s financial assets as of June 30, 2025, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the statement of financial position date. As part of the Organization’s liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In addition to financial assets available to meet general expenditures over the next 12 months, the Organization anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted sources. The Organization’s financial assets available within one year of the statement of financial position for general expenditure are as follows:

Cash	<u>\$ 147,236.</u>
	<u>\$ 147,236.</u>

NOTE 6: DISTRIBUTIONS – The Organization’s regulatory agreement with HUD stipulates, among other things, that the Project will not make distributions of assets or income to any of its officers or directors.

NOTE 7: RENTAL INCOME – Tenant charges for apartment rentals range from \$0 to \$675 per month. The difference between the amounts the tenant pays and the HUD approved operating cost is covered under the Project Rental Assistance Contract. From August 1, 2024 through June 30, 2025, the HUD approved rental charge per apartment was \$1,200 per month. The Organization’s complex maintained an 100% occupancy rate for the year ended June 30, 2025.

NOTE 8: GRANT INCOME – Grant income represents support received by the Organization from the following funding sources:

HUD/COC Special Needs	\$ 113,294.
Santa Fe Community	19,442.
Santa Fe County	20,623.
Community Health Funders Alliance	75,000.
ERAP Grant	46,888.
	<u>\$ 275,247.</u>

CASA MILAGRO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

NOTE 9: EMPLOYEE RETENTION TAX CREDIT RECEIVABLE – Employee Retention Tax Credit Receivable Under the recently enacted American Rescue Plan Act and previously under the Consolidated Appropriations Act, the Organization became eligible to apply for the employee retention tax credits (ERTC), a provision of the CARES Act. It can be claimed through December 31, 2021, by eligible employers who retained employees during the COVID-19 pandemic. Employers are eligible for the credit if they experienced either a full or partial suspension of operations during any calendar quarter because of governmental orders due to the pandemic or a significant decline in gross receipts based on comparing quarterly revenue results for 2020 and/or 2021 with the comparable quarter in 2019. The ERTC is a refundable credit that the Organization can claim on qualified wages paid to employees, including certain health insurance costs. The Organization calculated the credit to be claimed for \$158,429 with the Internal Revenue Service for the year over the future payroll reporting periods. During 2023, the Organization received \$158,439 from the IRS in connection to the ERTC.

NOTE 10: GRANT CHFA AND SUBSEQUENT EVENT – During 2023, the Organization received grant funds from Community Health Funder Alliance (CHFA). The Community Health Funder Alliance Health Impact Grant is a unique multi-year grant awarded to community organizations who demonstrate capacity to influence community health outcomes and provide collaborative leadership to address community needs. The Award reflects the intention to provide a restricted, multi-year award that will span thirty-six (36) consecutive months. The award will be divided equally into 12-month terms: (1) Term 1 – The first 12-month grant term will encompass July 1, 2023 through June 30, 2024, and will include funding of \$100,000. (2) Term 2 – Upon grantors certification that all conditions of Term 1 have been met, the second 12-month grant term will encompass July 1, 2024 through June 30, 2025, and will include funding of \$75,000. (3) Term 3 – The final 12-month grant term will encompass July 1, 2025 through June 30, 2026, and included funding of \$75,000.

NOTE 11: FRAUD DETECTION AND RECOVERY

During the June 30, 2024 fiscal year end, management discovered fraudulent transactions authorized by internet hackers. The hackers gained access to the third-party bookkeeping services payment systems and authorized fraudulent payroll transactions amounting to \$48,449. Upon discovery, management notified the bookkeeping service company and banking institutions and were able to recover \$34,399. As of year-end, the entity is in communication with the bookkeeping company and is seeking remedy for the \$14,050 outstanding recovery shortfall as result of the internet fraudsters.

SUPPLEMENTARY INFORMATION

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2025

ASSETS

CURRENT ASSETS

1120	Cash-Operations	\$ 348	
1125	Cash-Entity	146,888	
		<u>\$ 147,236</u>	
1200	Prepaid expenses	\$ 2,029	
		<u>\$ 2,029</u>	
1100T	TOTAL CURRENT ASSETS		\$ 149,265

DEPOSITS HELD IN TRUST-FUNDED

1191	Tenant Security Deposits		\$ 1,054
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RESTRICTED DEPOSITS-INTEREST BEARING

1320	Replacement Reserve	\$ 25,900	
1340	Residual Receipts	4,446	
1300T	TOTAL RESTRICTED DEPOSITS		\$ 30,346

FIXED ASSETS

1410	Land	\$ 171,742	
1420	Buildings	630,036	
1440	Building Equipment - Portable	21,538	
1450	Furniture For Project/Tenant Use	6,973	
1480	Vehicles	<u>51,617</u>	
1400T	TOTAL FIXED ASSETS	\$ 881,906	
1495	ACCUMULATED DEPRECIATION	<u>\$ (401,911)</u>	
1400N	NET FIXED ASSETS		<u>\$ 479,995</u>
1000T	TOTAL ASSETS		<u><u>\$ 660,660</u></u>

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2025

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

2110	Accounts Payable	\$ 20,880	
2120	Accrued Wages Payable	8,175	
2122T	TOTAL CURRENT LIABILITIES		\$ 29,055

DEPOSITS AND PREPAYMENTS LIABILITIES

2191	Tenant Security Deposits		\$ 1,054
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LONG TERM LIABILITIES

2320	Mortgage Payable (Long-Term)	\$ 670,400	
2300T	Total long-term liabilities	670,400	\$ 670,400

2000T	TOTAL LIABILITIES		\$ 700,509
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NET ASSETS

3131	Without Donor Restrictions	\$ (39,849)	
	Total Net Assets	(39,849)	\$ (39,849)

2033T	TOTAL LIABILITIES AND NET ASSETS		\$ 660,660
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The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS
YEAR ENDED JUNE 30, 2025

RENTAL REVENUE

5120	Rental Revenue - Gross Potential	\$ 105,920	
5121	Tenant Assistance Payments	66,880	
5100T	TOTAL RENTAL REVENUE		\$ 172,800

VACANCIES

5220	Apartments	\$ (80,932)	
5200T	TOTAL VACANCIES		\$ (80,932)

5152N	NET RENTAL REVENUE		\$ 91,868
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FINANCIAL REVENUE

5410	Interest Income	\$ 2,060	
5430	Income from Investments - Residual Receipts	143	
5440	Income from Investments - Reserve for Replacement	372	
5400T	TOTAL FINANCIAL REVENUE		\$ 2,575

5000T	TOTAL REVENUE		\$ 94,443
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ADMINISTRATIVE EXPENSES

6311	Office expenses	\$ 9,080	
6330	Manager salary	79,976	
6340	Legal expense	77	
6350	Audit expense	13,500	
6351	Bookkeeping fees	40,323	
6390	Miscellaneous	396	
	TOTAL ADMINISTRATIVE EXPENSES		\$ 143,352

UTILITIES EXPENSE

6450	Electricity	\$ 506	
6452	Gas	1,228	
	TOTAL UTILITIES EXPENSE		\$ 1,734

OPERATING AND MAINTENANCE EXPENSES

6515	Supplies	\$ 3,340	
6520	Contracts	33,817	
6525	Garbage Removal	2,960	
	TOTAL OPERATING AND MAINTENANCE		\$ 40,117

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS
YEAR ENDED JUNE 30, 2025

TAXES AND INSURANCE

6711	Payroll Taxes	\$ 6,118
6720	Property & Liability Insurance	18,565
6722	Workers' Compensation	9,939
6723	Health Insurance and Other Employee Benefits	9,333
6790	Miscellaneous Taxes, Licenses, Permits	380
TOTAL TAXES AND INSURANCE		<u>\$ 44,335</u>

6000T	Total Cost of Operations Before Depreciation	<u>\$ 229,538</u>
5060T	Change In Net Assets (Without Donor Restrictions)	\$ (135,095)
6660	DEPRECIATION	<u>\$ 27,240</u>
5060N	Change In Net Assets (Deficit) From Operations	\$ (162,335)

CORPORATE OR MORTGAGOR REVENUE & EXPENSES

7105	Entity Revenue	\$ 281,134
7190	Other Expenses	<u>296,798</u>

Detail - Other Expenses

	<u>Description</u>	
7190-010	Contract Labor	\$ 272,728
7190-010	Food Cost	22,089
7190-010	Education	1,981

7100T	Net Entity Expenses	<u>\$ (15,664)</u>
3250	CHANGES IN NET ASSETS (WITHOUT DONOR RESTRICTIONS)	<u>\$ (177,999)</u>
S1100-010	Net Assets (Without Donor Restrictions), Beginning of Period	<u>138,150</u>
3130	Net Assets (Without Donor Restrictions), End of Period	<u>\$ (39,849)</u>

S1000-010 Total First Mortgage (on bond) principal payments required during the audit period (usually 12 months). This applies to all direct loan, HUD-Held and HUD-Insured first mortgages.

\$ -

S1000-020 The total of all months reserve for replacement deposits (usually 12 months) required during the audit period even if deposits have been temporarily waived or suspended.

\$ 13,125

S1000-030 Replacement reserves or residual receipts releases which are included as expense items on this profit and loss statement.

\$ -

S1000-040 Project improvement reserve releases under the flexible subsidy program that are included as expense items on this profit and loss statement.

\$ -

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

OPERATING ACTIVITIES:

REVENUE

S1200-010	Rental receipts	\$ 91,868	
S1200-020	Interest receipts	2,575	
S1200-035	Entity/Construction Receipts	<u>360,760</u>	
S1200-040	Total receipts		\$ 455,203

EXPENSES

S1200-050	Administrative	\$ (62,561)	
S1200-090	Utilities	(1,734)	
S1200-100	Salaries, wages and Payroll	(75,331)	
S1200-110	Operating and maintenance	(70,242)	
S1200-140	Property insurance	(19,322)	
S1200-160	Tenant security deposits	(1,130)	
S1200-225	Entity/Construction Disbursements	<u>(296,798)</u>	
S1200-230	Total disbursements		\$ (527,118)

NET CASH USED IN OPERATING ACTIVITIES

\$ (71,915)

INVESTING ACTIVITIES:

S1200-250	Change in replacement reserve account	\$ 14,567	
S1200-260	Net deposits to residual receipts	<u>(3,014)</u>	
	NET CASH USED IN INVESTING ACTIVITIES		\$ 11,553

FINANCING ACTIVITIES:

NET CASH PROVIDED BY FINANCING ACTIVITIES

\$ -

S1200-470	NET DECREASE IN CASH	\$ (60,362)
S1200-480	CASH, BEGINNING OF YEAR	\$ 207,598
S1200T	CASH, END OF YEAR	<u><u>\$ 147,236</u></u>

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED JUNE 30, 2025

<u>Reconciliation Of Change In Net Assets To Net Cash Used In Operating Activities</u>		
3250	Change of Net Assets	\$ (177,999)
 <u>Adjustments To Reconcile Change In Net Assets To Net Cash Used In Operating Activities:</u>		
6600	Depreciation	\$ 27,240
 <u>Changes In Operating Assets And Liabilities:</u>		
S1200-500	Grants Receivable	\$ 79,626
S1200-520	Prepaid expenses	(757)
S1200-530	Tenants Security Account	947
S1200-540	Accounts Payable	815
S1200-560	Accrued Wages Payable	4,645
S1200-560	Accrued Taxes Payable	(4,355)
S1200-580	Restricted For Tenant Security Deposit	(2,077)
		(2,077)
 NET CASH USED IN OPERATING ACTIVITIES		 \$ (71,915)

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
SUPPLEMENTARY DATA REQUIRED BY HUD
YEAR ENDED JUNE 30, 2025

COMPUTATION OF SURPLUS CASH, DISTRIBUTIONS AND RECEIPTS

S1300-010	Cash Accounts	\$ 348	
S1300-010	Tenant Security Deposits	<u>1,054</u>	
S1300-040	Total Cash		\$ 1,402

CURRENT OBLIGATIONS:

S1300-075	Accounts payable (due within 30 days)	\$ 20,880	
S1300-100	Accrued Liabilities	8,175	
2191	Tenant Security Deposits	<u>1,054</u>	
S1300-140	Total current obligations		<u>\$ 30,109</u>

S1300-150	Surplus cash (deficiency)		<u>\$ (28,707)</u>
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	DEPOSIT DUE RESIDUAL RECEIPTS		<u>\$ -0-</u>
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SCHEDULE OF ESCROWS, RESERVE FOR REPLACEMENTS, & RESIDUAL RECEIPTS

In accordance with the provisions of the Regulatory Agreement, restricted cash is held by the corporation to be used for replacement of property, or operations with the approval of HUD and future expenditures as follows:

SCHEDULE OF RESERVE FOR REPLACEMENT

1320P	Balance at beginning of year	\$ 40,467	
1320DT	Total deposits	13,125	
1320INT	Interest on replacement reserve account	372	
1320WT	HUD approved withdrawals	<u>(28,064)</u>	
1320	Balance at end of year		<u>\$ 25,900</u>
1320R	Deposits suspended or waived		No

SCHEDULE OF RESIDUAL RECEIPTS

1340P	Balance at beginning of year	\$ 1,432	
1340DT	Total Annual Deposits	22,183	
1340INT	Interest on residual receipts	143	
1340WT	HUD approved withdrawals	<u>(19,312)</u>	
1320	Balance at end of year		<u>\$ 4,446</u>

The accompanying notes are an integral part of these statements.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
SUPPLEMENTARY DATA REQUIRED BY HUD
YEAR ENDED JUNE 30, 2025

	<u>ASSETS</u>		<u>ACCUMULATED DEPRECIATION</u>			<u>NET BOOK VALUE BALANCE 06/30/2025</u>	
	<u>BALANCE 07/01/2024</u>	<u>ADDITIONS</u>	<u>BALANCE 06/30/2025</u>	<u>BALANCE 07/01/2024</u>	<u>CURRENT PROVISIONS</u>		<u>BALANCE 06/30/2025</u>
LAND	\$ 171,742	\$ -	\$ 171,742	\$ -	\$ -	\$ -	\$ 171,742
BUILDINGS	\$ 630,036		\$ 630,036	\$ 330,595	\$ 16,612	\$ 347,207	\$ 282,829
BUILDING							
EQUIPMENT	\$ 21,538	\$ -	\$ 21,538	\$ 19,897	\$ 758	\$ 20,655	\$ 883
(PORTABLE)							
FURNISHINGS	\$ 6,973	\$ -	\$ 6,973	\$ 6,973	\$ -	\$ 6,973	\$ -
VEHICLES	\$ 51,617	\$ -	\$ 51,617	\$ 17,206	\$ 9,870	\$ 27,076	\$ 24,541
TOTAL	<u>\$ 881,906</u>	<u>\$ -</u>	<u>\$ 881,906</u>	<u>\$ 374,671</u>	<u>\$ 27,240</u>	<u>\$ 401,911</u>	<u>\$ 479,995</u>

The accompanying notes are an integral part of these statements.

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
Casa Milagro
Santa Fe, New Mexico

To the Board of Directors

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 Casa Milagro, which comprise the balance sheet as of June 30, 2025, and the related statements of income and expenses, changes in partner's capital, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 18, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Casa Milagro's 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 Casa Milagro's internal control. Accordingly, we do not express an opinion on the effectiveness of Casa Milagro's 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 have not been identified.

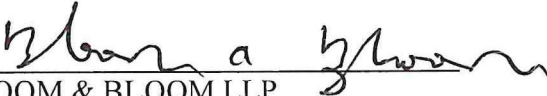
Compliance and Other Matters

As part of obtaining reasonable assurance about whether Casa Milagro's 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 determination of financial statement amounts. 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*.

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*
PAGE 2

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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.


BLOOM & BLOOM LLP
CERTIFIED PUBLIC ACCOUNTANTS
MILLBURN, NEW JERSEY
December 18, 2025

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR THE MAJOR FEDERAL PROGRAM AND
REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To The Board Of Directors
Casa Milagro
Santa Fe, New Mexico

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited Casa Milagro's 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 the Corporation's major federal program for the year ended June 30, 2025. The Corporation's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, Casa Milagro 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 (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); 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 "Auditors' Responsibilities for the Audit of Compliance" section of our report.

We are required to be independent of Casa Milagro and to meet our other ethical responsibilities, in accordance with relevant ethical requirements related 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 the Corporation's 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 controls over compliance with the requirements of laws, regulations, rules, and provisions of contracts or grant agreements applicable to Casa Milagro's 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 Casa Milagro's 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 GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting a material noncompliance 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. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user of the report on compliance about Casa Milagro's compliance with the requirements of the major federal program as a whole.

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR THE MAJOR FEDERAL PROGRAM AND
REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

PAGE 2

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgement 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 Casa Milagro's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Casa Milagro's 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 Casa Milagro's 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, non-compliance with a compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a 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 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 "Auditors' Responsibilities for the Audit of Compliance" section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider material weaknesses, as defined above. However, material weaknesses may exist that have not been 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.


BLOOM & BLOOM LLP
CERTIFIED PUBLIC ACCOUNTANTS
MILLBURN, NEW JERSEY
December 18, 2025

CASA MILAGRO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARD
FOR THE YEAR ENDED JUNE 30, 2025

<u>PROGRAM</u>	<u>LAN</u>	<u>PROJECT OR GRANT NUMBER</u>	<u>FEDERAL EXPENDITURES</u>
FEDERAL:			
U.S. Department Of HUD			
Section 811 Capital Advance	14.181	116-HD004	\$ 670,400.
Project Rental Assistance Contract	14.181	116-HD004	66,880.
Continuum of Care Program	14.267	116-HD004	<u>110,245.</u>
Total federal expenditures		116-HD004	<u>\$ 847,525.</u>

NOTE 1- BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of Casa Milagro which operates HUD Project No. 116-HD004 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 *Code of Federal Regulations* (CFR) 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 Casa Milagro, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Casa Milagro.

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 the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Casa Milagro has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

NOTE 3- CAPITAL ADVANCE

At June 30, 2025, Casa Milagro had the following capital advance which is presented as a mortgage payable. The capital advance is also included in the federal expenditures presented.

<u>PROGRAM</u>	<u>LAN</u>	<u>AMOUNT OUTSTANDING</u>
Section 811 Capital Advance	14.181	\$ 670,400.

NOTE 4- SUBRECIPIENTS

The Organization provided no federal awards to subrecipients.

CASA MILAGRO
FHA PROJECT NO. 116-HD004
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2025

(A)SECTION 1 – SUMMARY OF AUDITOR’S RESULTS
FINANCIAL STATEMENTS

Type of auditor’s report issued:	Unmodified
Internal control over financial reporting:	No
Material weakness(es) identified?	No
Significant deficiencies identified that are not Considered to be material weakness(es)?	None reported
Noncompliance material to financial statements noted	No

FEDERAL AWARDS

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiencies identified that are not Considered to be material weakness(es)?	None reported

Type of auditor’s report issued on compliance for Major programs:	Unmodified
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Any audit findings disclosed that are required to be Reported in accordance with 2 CFR section 200.516(a)?	No
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IDENTIFICATION OF MAJOR PROGRAMS:

NAME OF FEDERAL
LAN NUMBERS

PROGRAM OR CLUSTER

14.181	Supportive Housing for Persons with Disabilities (Section 811)
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Dollar threshold used to distinguish between Type A and Type B programs:	\$1,000,000
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Auditee qualified as low-risk auditee?	No
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CASA MILAGRO
FHA PROJECT NO. 116-HD004
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONT'D)
YEAR ENDED JUNE 30, 2025

Our audit disclosed no findings that are required to be reported herein under the HUD Consolidated Audit Guide.

CASA MILAGRO
FHA PROJECT NO. 116-HD004
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2025

CORRECTIVE ACTION PLAN NOT STARTED OR IN PROCESS

None

CASA MILAGRO
HUD PROJECT NO. 116-HD004
SCHEDULE OF THE STATUS OF PRIOR AUDIT FINDINGS
YEAR ENDED JUNE 30, 2025

S3900-010 - **Finding Reference Number:** 2023-001

S3900-020 – **Status Indication:** Cleared

S3900-030 – **Statement of Condition of Previous Finding:**

Security deposit cash account is not fully funded, the bank reflects a balance of \$1,995 while the security deposit liability aggregates to \$3,131.

S3900-040 – **Previous Response Finding:**

The Company has fully funded the security deposit.

S3900-050 – **Narrative:**

The instance of noncompliance appears to be an oversight on the part of the owner.

CASA MILAGRO
HUD PROJECT NO. 116-HD004
SUPPORTING DATA REQUIRED BY HUD
CERTIFICATION OF OFFICER
YEAR ENDED JUNE 30, 2025

I hereby certify that I have examined the accompanying financial statements and supplemental data of Casa Milagro FHA Project No. 116-HD004 and, to the best of my knowledge and belief, the same is complete and accurate. We also certify, to the best of our knowledge and belief, the Project complied with U.S. Department of Housing and Urban Development regulations.

Anji Estrellas
Anji Estrellas: 12/18/2025 09:01:06 MST

MS. ANJI ESTRELLAS, EXECUTIVE DIRECTOR

DECEMBER 18, 2025
DATE

IDENTIFICATION NUMBER
NAME OF SIGNATORY #1:
TITLE OF CERTIFYING OFFICIAL

#85-0443188
Ms. Anji Estrellas
Executive Director

TELEPHONE NUMBER:

(505) 474-7684

NAME OF DEVELOPMENT:
ADDRESS:

Casa Milagro
49 Camino Bajo
Santa Fe, NM 87508