



# COMBINED COMMUNITY ACTION

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Giddings, TX 78942  
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February 25, 2026

City of San Marcos  
Community Development Block Grant  
630 E. Hopkins St.  
San Marcos, TX 78666

To Whom It May Concern:

Please find attached the Community Development Block Grant Project Application for Combined Community Action, Inc.

If you have any questions, please feel free to contact me at 979/540-2999 or via email at [KJFranke@ccaction.com](mailto:KJFranke@ccaction.com).

Sincerely,

Kelly Franke  
Executive Director

**SUPPLEMENTAL ITEM CHECKLIST**  
**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**DUE DATE: MARCH 2, 2026**

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**BUDGETS**

- Project Budget for current fiscal year
- Project Budget proposed for next fiscal year
- Budget Table showing the proposed uses of CDBG funding, to be included in the contract

*Included on Budget Pages highlighted in yellow.*

**BOARD OF DIRECTORS INFORMATION**

- Board of Directors membership roster –must include city of residence for each Board member

**ORGANIZATION INFORMATION**

- Current IRS Form 990, pages 1 and 2 (not required for churches)(if applicable)
- Non-discrimination policy statement

**PROJECT INFORMATION**

- Service area boundary for area benefit projects
- Description of how applicant income will be determined if there are direct beneficiaries

**LETTERS OF SUPPORT**

- Letters of support
  - about the specific project requesting funding and the agency's ability to implement it
  - preferably from members of the San Marcos Community
  - preferably including letters from direct clients of previous projects
  - minimum of three

**SPECIFIC TO THE CDBG APPLICATION**

- Contact numbers for Board Chair or President and Treasurer
- Resolution or Board Minutes showing approval to apply and designation of person who will sign documents on behalf of the organization
- Most Recent audit or CPA prepared review
- Brief explanation of any lawsuits, judgments, or bankruptcy proceedings within the last 5 years

**CITY OF SAN MARCOS COMMUNITY DEVELOPMENT BLOCK GRANT  
PY2026-2027 PROJECT APPLICATION**

**NOTE:** This form IS NOT TO BE USED by applicants seeking funds to support social services programs. A separate application form for "Public Services" is available and should be used for programs of that nature.

**I. APPLICANT SUMMARY INFORMATION**

Please spell out organization name and program name completely, without acronyms.

Applicant Organization: Combined Community Action, Inc.

Contact Name, Title: Kelly Franke, Executive Director

Telephone: 979/540-2999

Contact E-Mail Address: KJFranke@ccaction.com Website: [www.ccaction.com](http://www.ccaction.com)

Mailing Address: 165 W. Austin St., Giddings, TX 78942

Who is authorized to execute program documents? (Name, Title) \_\_\_\_\_

Kelly Franke, Executive Director

**PROJECT SUMMARY INFORMATION**

Project Name: Weatherization Assistance Program

Project Location: San Marcos City Limits

Amount of CDBG Funds Requested: \$220,000.00

What percentage of the cost of this project is requested as funding through this application? 100%

**A. PROJECT SCOPE:**

Please check all statements that apply to this project:

- All project design work is complete for this project (plans, specifications, etc.)
- This project will include selection of professional service providers (architect, engineer, etc.)
- This project includes acquisition of real property
- This project includes the rehabilitation of existing buildings
- This project includes new construction
- This project includes demolition of existing structures
- This project includes a public facility (such as a senior center)

## II. SHORT ESSAY QUESTIONS

All questions must be answered. Please type your answers. Application evaluations will be based on, but not necessarily limited to the criteria stated in each section.

### OVERVIEW

1. Summarize the project for which funding is being requested, the benefit it provides, and the people it serves.

The objective of the CCA Weatherization Assistance Program (WAP) is to improve energy efficiency of income eligible households. Through the installation of cost-effective energy conservation measures, CCA WAP reduces utility costs, enhances home comfort, and ensures the health and safety of residents. By lowering the energy burden on low-income families, seniors, families with children under 5 and individuals with disabilities, the program strengthens community stability, promotes long-term energy conservation and supports economic sustainability throughout the service area.

### COMMUNITY NEED AND JUSTIFICATION –20 POINTS

*Evaluation: documentation and justification of the need for the project in the City of San Marcos.*

1. Describe in detail the need for this project in San Marcos.

Low-income households often spend a much higher percentage of their income on utilities compared to middle- and higher-income households. Many of these families choose between paying for heat, food, rent or medicine. Older homes are often poorly insulated and inefficient. Much of the U.S. housing stock was built before energy efficiency standards. These homes may have poor insulation, air leaks, inefficient furnaces or HVAC systems, and unsafe heating systems. Weatherization upgrades improve performance and comfort. Weatherization not only addresses energy savings, but it also addresses health and safety issues, i.e. carbon monoxide risks, mold/moisture problems, poor indoor air quality, and fire hazards from faulty heating systems.

2. Has the need for this project been increasing in recent years?

Homes built between 1980 and 1999 represent over 27% of the housing stock in San Marcos. There are over 10,000 detached single-family homes in San Marcos which accounts for 33.7% of the total housing. There is a reported 1,198 attached units. As the homes age, the need for weatherization measures will be greater than ever.

### IMPLEMENTATION –15 POINTS

*Evaluation:*

- *The application demonstrates that resources needed to manage the proposed project are available and ready.*
- *Applicant has clearly defined objectives focusing on results and measurable outcomes*
- *Past performance on projects funded by CDBG has met expectations.*

1. Are all resources in place to be able to implement this project? If not, what is missing?

CCA has all the resources in place to implement the project. We have been overseeing the program since its inception in 1976 (we did not start serving the City of San Marcos until the late 1980's). We currently employ 2

Quality Control Inspectors who also have energy auditor certifications through the Home Performance Institute. We currently have 2 trucks and all the weatherization equipment to implement the program effectively.

2. What specific, measurable outcomes or results do you hope to achieve with this project?

Specific, measurable outcomes include reduced energy consumption, lower utility bills, improved home efficiency, health and safety improvements, and environmental benefits. The average household energy savings are 20% or \$200-\$400 annually. These savings are on-going year after year after improvements are installed. We see improved home efficiency through pre and post weatherization diagnostics, i.e. reduced air leakage (blower door test results), improved insulation levels, increased HVAC system efficiency and upgraded windows, doors and duct sealing. The environmental benefits include lower household greenhouse gas emissions and reduce overall energy demand.

## IMPACT AND COST EFFECTIVENESS –20 POINTS

### Evaluation:

- *impact on the identified need*
  - *implementation costs compared to impact*
  - *use of available resources (financial, staff, volunteer)*
  - *impact compared to other applicants*
1. Describe in detail the impact this project will have on the identified need and on San Marcos residents. The impact this project will have is reduced energy consumption, lower utility bills for the residents, improved energy efficiency, health and safety improvements and environmental benefits.
  2. Briefly describe other funding sources, volunteers, or in-kind donations that will be used for this project.

CCA receives funding for the weatherization program under the Department of Energy and the Low-Income Home Energy Assistance Program. These federal dollars are sent to the state (Texas Department of Housing and Community Affairs) then allocated to community action agencies. We do not utilize volunteers for this program due to compliance and liability requirements. CCA must comply with Federal Grant Rules – 2 CFR 220, Davis-Bacon wage requirements, OSHA safety standards and insurance and bonding requirements. The technical complexity of the work does not allow for the use of volunteers.

## COMMUNITY SUPPORT – 15 POINTS

### Evaluation:

- *A minimum of three letters of reference that indicate strong local support for the project and the agency's ability to implement it as described in the application. Letters must be in support of the specific project requesting funding, not the agency as a whole. Letters will preferably be from San Marcos residents as well as direct beneficiaries of the project.*
  - *Evidence that board members are actively involved in and supportive of the agency*
1. What actions do Board members take to support the programs of the agency?

The board approves contracts and funding applications, sets policy, reviews revenue and expense statements, reviews and approves budgets, oversees and approves the community needs assessment and the strategic plan. They also are involved in the agency fundraising events.

## COUNCIL PRIORITIES - 20 POINTS

1. How long has this agency served San Marcos residents? (10 points if at least 2 years)

CCA has been serving the San Marcos residents over 40 years. We have administered the Meals on Wheels Program since 1978 and the Weatherization Program since the late 1980's.

2. In what ways does your agency actively conduct outreach to engage San Marcos residents in its programs and services? How will San Marcos residents access those services? (up to 10 points)  
CCA conducts outreach at community events and health fairs as well as social media. We also coordinate with faith-based groups, the housing authority and Community Action of Central Texas.

## **RISK - 10 POINTS**

1. How many years' experience does the agency have in implementing a project of this size and complexity? (5 points if more than 5 years)

CCA has been administering the Weatherization Program since 1976, 50 years among other federally funded programs.

2. What percentage of the project's funding is non-City? (5 points if at least 50%) 91.63% of the funding is non-city. This is based on taking the percentage of funds received from the City and our total budget for the Weatherization Program.

### III. BENEFICIARIES

The CDBG program allows several different methods of documenting that a project benefits low to moderate income persons. *Direct Benefit* projects provide services directly to an individual or family; for example, a housing rehabilitation project is a Direct Benefit project. *Area Benefit* projects benefit a geographic location; for example, a Sidewalk Project.

#### A. DIRECT BENEFIT PROJECTS:

Applicant must be able to document that at least 51% of the beneficiaries have an annual income that is at or below 80% of the Area Median Income and are San Marcos residents.

1. How many unduplicated individuals or households are expected to be served by this project? 15 households, this number could be more depending on the amount spent per home.

**Presumed Benefit:** Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit a population in which at least 51% of the population is low-to-moderate income. Individual income verification is not required, although residency and other client statistics must be collected. The Presumed Benefit categories are:

a. Elderly persons (62 or older)	e. Battered spouses
b. Homeless persons	f. Abused children
c. Persons living with AIDS	g. Migrant farm workers
d. Illiterate persons (includes non-English speakers)	h. Severely disabled adults (Census Bureau definition)

2. Will all the program's beneficiaries be in a Presumed Benefit Category?  Yes or  No

If "yes", list the categories: N/A

3. If the program's beneficiaries cannot be considered "Presumed", how will income eligibility be determined?

Projection of the individual or family's income based on family size; or,  
 Other. Please provide details of how eligibility will be determined:

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#### B. AREA BENEFIT PROJECTS:

Some projects, such as a senior center or a park, serve an area rather than individual persons. HUD defines an area benefit project as an activity which is available to benefit all the residents of an area which is primarily residential. To meet the eligibility requirement of benefitting low to moderate persons, the area served must be an area where at least 51% of the residents are low/mod income persons. Most, but not all, San Marcos residential neighborhoods are low/mod.

1. Will this project be available to benefit all persons in the service area?  Yes  No
2. Are the neighborhoods that will benefit from this project primarily residential?  Yes  No

If "No", please explain: \_\_\_\_\_  
\_\_\_\_\_

3. What neighborhoods will benefit from this project? Please list either individual neighborhoods or describe the boundaries that will define the service area:

The city limits of San Marcos, TX



#### IV. PROJECT BUDGET

*The CDBG program requires that a project be completed and serving beneficiaries within a reasonable time – preferably within one year of award date. Thus, it is important for any additional funds needed to complete the project to be secured prior to award of CDBG funds or shortly thereafter.*

1. Estimated total project cost: \$ 220,000 \*\* CDBG Funds requested: \$ \$220,000
2. Funds from all other sources that will be available on or before October 1,: \$ All WAP contract funding listed on the budget pages is available.
3. How will budget shortfalls be addressed? There should be no budget shortfalls, funding for the DOE Bil contract is through 2028.
4. Are any additional funds for this project being requested from the City of San Marcos?  
 Yes  No. If "yes", please describe type and amount requested: \$ \_\_\_\_\_  
Type of funds requested: \_\_\_\_\_

**\*\*There is no way to estimate the total weatherization project cost. It will depend on the weatherization audit, the materials needed for the home, cost of the materials and labor.**

**LINE ITEM BUDGET**

Please use the following format to present your proposed line-item budget. Secured funds are funds on-hand, pledged, or awarded. City Council has waived fees for Construction Permitting and Development Code Processes for CDBG projects. Impact fee charges, when applicable, are not waived. Round budget numbers to the nearest dollar.

CDBG funds cannot be spent or obligated until final environmental clearance for the project has been obtained. HUD has interpreted "obligated" to mean that we cannot execute contracts or take bids as that will "obligate" funds. The environmental review is generally prepared by the City's CDBG staff. .

Budget Item	Total Budget	CDBG Funding Proposed	Other Funding Source(s)	Secured Funds available at project start	Additional Funds Needed to Complete Project
<b>Project Soft Costs</b>					
Administration	\$20,000.00	\$20,000.00	All WAP Funding reflected in the budget pages	WAP Funding	N/A
<b>Project Hard Costs</b>					
Environmental Testing (lead paint, etc.)					
Dumpsters / Fencing/ Portable Toilets, etc.					
Demolition / Clearance Expenses					
Rehabilitation or New Construction Costs					
Property Acquisition					
Other – WAP Labor/Matls/Program Support	\$200,000	\$200,000	All WAP Funding reflected in the budget pages	WAP Funding	N/A
Other					
<b>BUDGET TOTAL</b>					

**V. PROJECTED IMPLEMENTATION SCHEDULE WITH PERFORMANCE GOALS**

*The first activity should be environmental review. Projects that do not impact the physical environment generally take about 15 days for environmental review – this would include public services, professional services, homebuyer assistance.*

*Projects that will potentially have a physical impact on the environment (construction or demolition, for example) generally take 45 to 60 days for environmental review. If the project is in a FEMA floodplain, add 30 additional days.*

*Please include reasonable time for competitive procurement activities, including procurement of professional service providers.*

**Projected Start Date: October 2026**

**Projected Completion Date: October 2028**

<b>Projected Implementation Schedule with Performance Goals</b>			
<b>Activity Description</b>	<b>Start Month/Year</b>	<b>End Month/Year</b>	<b>Performance Measurement Goal</b>
City Environmental Review	October 2026	October 2028	Approval to use funds

## VI. ORGANIZATION INFORMATION

### BACKGROUND INFORMATION

1. Organization Type:

501(c) Non-Profit Corporation     Public Corporation     Government Entity

Other: \_\_\_\_\_

2. Name and title of Board of Directors chair or president: Jason McBroom, Chair

3. How many years has your organization been in business? 60 years, chartered in March 1966

-Organization's Taxpayer Identification Number (EIN): 74-1548511

4. Organization's Unique Entity Identifier Number (if available): SAM.gov #JLFBKC8EB6J1

5. Is organization currently registered in the federal System for Award Management (SAM)?  Yes  No

### FINANCIAL INFORMATION

1. What is the date of your fiscal year end? December 31st

2. Does your organization have a purchasing policy?  Yes  No

3. Has your organization currently or within the past five years had any litigation that is pending or has been resolved?  
 Yes  No

*If "Yes", please attach a summary of the litigation and its status, including any outstanding judgments.*

4. Has your organization filed a petition for bankruptcy or has a petition for bankruptcy been filed against your organization?  Yes  No

*If "Yes", please attach an explanation that includes the status.*

5. During the last fiscal year, did your organization spend \$750,000 or more in Federal financial assistance?

Yes  No

6. What level of financial review does your organization obtain from an independent source? Select from the following options:

Single Audit

Audited Financial Statement

Reviewed Financial Statement

Compiled Financial Statement

No independent review

Other (describe):

7. What period was covered by your most recent financial review? Fiscal Year 2024, 2025 Audit in Progress

8. Has your organization received City of San Marcos funding in the past two years?  Yes  No

*If yes, please attach a short summary of the purpose and amount of City funding. **HSAB funding for Meals on Wheels.***

### PERSONNEL AND POLICIES

1. Name and Title of your chief administrator Kelly Franke, Executive Director

Number of years in this position? 14 years

2. Total number of current employees at all locations 42 employees

3. Total number of current employees who will be involved in this project 3 employees

4. Total number of new employees expected to be hired for the project 1 – Clerk Position

5. Does your organization have a personnel policy manual?  Yes  No  
 Does it include a procedure for filing grievances?  Yes  No  
 Does it include a non-discrimination clause?  Yes  No
6. Does your organization maintain a written code or standards of conduct that governs the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds?  
 Yes  No
7. Separation of duties for financial transactions regarding this project (respond with job title):
- Who will approve payment of incurred expenses? WAP Program Manager
  - Who will prepare the payment check? Finance Assistant
  - Who will sign checks paying project expenses? We require 2 signatures, there are 3 staff that sign checks who are not in the WAP Program or Finance Office.
  - Who posts the transaction to your financial records? The CFO and Finance Assistant
  - Who reconciles monthly bank statements? The Chief Financial Office

### ACCESSIBILITY OF PROGRAMS AND SERVICES

- Are all facilities to be served by the program ADA Accessible?  Yes  No
- Do you have a Section 504 (ADA) Self-Evaluation on file?  Yes  No
- How will you provide services to persons with Limited English proficiency? We have staff who are bilingual

### INSURANCE, BONDING, AND WORKER'S COMPENSATION

- Does your organization have liability insurance coverage?  Yes  No
- If yes, in what amount? Commercial General Liability - \$2,000,000 General Aggregate; \$1,000,000 each occurrence
- Does your organization pay worker's compensation in accordance with Federal and state laws?  
 Yes  No  N/A
- Does your organization have fidelity bond coverage for principal staff members who handle the organization's accounts?  Yes  No
- Will vehicles owned by the organization be used in conjunction with the proposed project?  
 Yes  No
- If yes, what level of liability insurance is maintained on the vehicles? Combined Single Limit \$1,000,000

## **VII. CONFLICTS OF INTEREST (24 CFR 570.611; 24 CFR 85.36; AND 24 CFR 84.42)**

Two sets of conflict-of-interest provisions apply to activities carried out with CDBG funding. The first set, applicable to the procurement of goods and services by subrecipients (*funded applicants*), is the procurement regulation found in the *Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards as codified in Title 2, Part 200 of the Code of Federal Regulations*. The second set of provisions is located at 24 CFR 570.611(a)(2).

With respect to procurement activities, the subrecipient must maintain written standards of conduct governing the performance of its employees engaged in the award and administration of contracts. At a minimum, these standards must:

1. Require that no employee, officer, or agent may participate in the selection, award, or administration of a contract supported by federal funds if a real or apparent conflict would be involved. Such a conflict would arise when any of the following parties has a financial or other interest in the firm selected for an award:
  - An employee, officer, or agent of the subrecipient;
  - Any member of an employee's, officer's, or agent's immediate family;
  - An employee's, agent's, or officer's partner; or
  - An organization which employs or is about to employ any of the persons listed in the preceding sections.
2. Require that employees, agents, and officers of the subrecipient neither solicit nor accept gratuities, favors, or anything of value from contractors or parties to sub-agreements. However, subrecipients may set standards for situations in which the financial interest is not substantial, or the gift is an unsolicited item of nominal value.
3. Provide for disciplinary actions to be applied for any violation of such standards by employees, agents, or officers of the subrecipient.

With respect to all other CDBG-assisted activities, the general standard is that no employee, agent, or officer of the subrecipient who exercises decision-making responsibility with respect to CDBG funds and activities is allowed to obtain a financial interest in or benefit from CDBG activities, or have a financial interest in any contract, subcontract, or agreement regarding those activities or in the proceeds for the activities. Specific provisions include that:

- The requirement applies to any person who is an employee, agent, consultant, officer, or elected or appointed official of the City, a designated public agency, or a subrecipient, and to their immediate family members and business partners.
- The requirement applies to such persons during their tenure and for a period of one year after leaving the grantee or subrecipient organization.
- Upon written request, exceptions may be granted by HUD on a case-by-case basis.

**CONFLICT OF INTEREST QUESTIONNAIRE**

*NOTE: For the purpose of this form, a "covered person" includes any person who is an employee, agent, consultant, officer or elected or appointed official of the City of San Marcos, your organization, or any designated public agency.*

Name of Organization: Combined Community Action, Inc.

1. Does your organization maintain a written code or standards of conduct that governs the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds?

Yes  No  If "No" is checked, please explain how you will comply with this requirement:

2. Are any of your Board Members or employees that are responsible for carrying out this project or members of their immediate families or their business associates also:

- a. Employed by the City of San Marcos? Yes  No
- b. Members of or closely related to members of the San Marcos City Council? Yes  No
- c. Members of or closely related to an employee of the City of San Marcos? Yes  No
- d. Current beneficiaries or related to beneficiaries of the project for which funds are requested?  
Yes  No
- e. Paid providers of goods or services to the program or having other financial interest in the program or related to such individuals? Yes  No

3. For each relationship described above, please answer the following questions: (attach additional page if necessary)

- a. Name of employee or official: \_\_\_\_\_
- b. Is this person receiving or likely to receive taxable income from your organization?  
Yes  No
- c. Is your organization receiving or likely to receive taxable income from or at the direction of the employee or official AND the taxable income is not from the City of San Marcos?  
Yes  No
- d. Is your organization affiliated with a corporation or other business entity in which the employee or official serves as an officer or director, or holds an ownership interest of 10% or more?  
Yes  No

4. Describe any other affiliation or business relationship that might cause a conflict of interest with respect to CDBG funds and activities. No conflicts of interest

5. Will any of your organization's employees, officers, board members, or members of their immediate family or business partners have a financial interest in any contract, subcontract, or agreement regarding CDBG funded activities?

Yes  No  . If yes, please attach an explanation.

## VIII. APPLICANT ASSURANCES AND CERTIFICATIONS

The applicant hereby assures and certifies with respect to this project or program, by the submission of this application, that the following are true statements:

1. It possesses legal authority to apply for the grant and to finance the proposed request; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with the Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards as codified in Title 2, Part 200 of the Code of Federal Regulations (UAR) and agrees to adhere to the accounting principles and procedures required therein, utilizing adequate internal controls and maintaining necessary source documentation for all costs incurred.
3. If it expends \$750,000 or more of federal funds in a fiscal year, it will comply with the Single Audit Act of 1984.
4. It will comply with the provisions of Executive Order 11988, relating to evaluation of flood hazards, and Executive Order 11990, relating to protection of wetlands. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, and approved December 31, 1976. Section 102(a).
5. It will have sufficient funds available or the ability to obtain the non-federal share of the cost for construction projects. Sufficient funds will be available when construction is completed to assure effective operation and maintenance of the facility for the purposes constructed.
6. It will give the City and the Comptroller General, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the grant.
7. It will cause work on the project to be commenced within a reasonable time after receipt of notification from the City that funds have been approved and that the project will be performed to completion with reasonable diligence.
8. It will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives federal financial assistance and will immediately take any measures necessary to effectuate this agreement.
9. It will comply with the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646), which provides for fair and equitable treatment of persons displaced because of federal and federally-assisted programs.
10. It will comply with the provisions of the Hatch Act, which limit the political activity of employees.
11. It will comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act as they apply.
12. It will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the city/federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be utilized in the project is under consideration for listing by the EPA.
13. It will assist the city/federal grantor agency in its compliance with Section 106 of the National Historic Preservation Act of 1966 as amended (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1966 (16 U.S.C. 469a-1 et seq.).

14. It will comply with Texas Civil Statutes, Article 5996a, by ensuring that no officer, employee, or member of the applicant's governing body or of the applicant's contractor shall vote or confirm the employment of any person related within the second degree by affinity or third degree by consanguinity to any member of the governing body or to any other officer or employee authorized to employ or supervise such person. This prohibition shall not prohibit the employment of a person who shall have been continuously employed for a period of two years prior to the election or appointment of the officer, employee, or governing body member related to such person in the prohibited degree.
15. It will ensure that all information collected, assembled or maintained by the applicant relative to this project shall be available to the public during normal business hours in compliance with Texas Civil Statutes, Article 6252-17a, unless otherwise expressly provided by law.
16. It will conduct and administer the program in conformity with the Fair Housing Act (42 USC Section 3901 et. Seq.) and that it will affirmatively further fair housing.
17. It will minimize displacement of persons because of activities assisted with CDBG funds. If displacement of residential dwellings will occur in connection with a grant-assisted project, it will follow a residential anti-displacement and relocation assistance plan as specified by the City of San Marcos.
18. It certifies that it is not now, nor has it ever been, on the Federal List of Debarred Contractors.
19. It will not attempt to recover any capital costs of public improvements assisted in whole or in part with such funds by assessing any amount against properties owned and occupied by persons of LMI, including any fee charged or assessment made as a condition of obtaining access to such public improvements unless (a) such funds are used to pay the proportion of such fee or assessment that related to the capital costs of such public improvements that are financed from revenue sources other than such funds; or (b) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, applicant certifies that it lacks sufficient funds under this contract to comply with the requirements of clause (a).
20. It agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart J and subpart K of these regulations, except that (1) the Agency does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) Agency does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. Agency also agrees to comply with all other applicable Federal, State, and local laws, regulations, and policies governing the funds provided. Agency further agrees to utilize funds available to supplement rather than supplant funds otherwise available. Agency shall comply with all applicable Federal laws, regulations, and requirements, which include compliance with the provisions of the HCD Act and all rules, regulations, guidelines, and circulars promulgated by the various Federal departments, agencies, administrations, and commissions relating to the CDBG Program. The applicable laws and regulations include, but are not limited to:
  - 24 CFR Part 570;
  - 24 CFR Parts 84 and 85;
  - The Davis-Bacon Fair Labor Standards Act;
  - The Contract Work Hours and Safety Standards Act of 1962;
  - Copeland "Anti-Kickback" Act of 1934;
  - Sections 104(b) and 109 of the Housing and Community Development Act of 1974;
  - Section 3 of the Housing and Urban Development Act of 1968;
  - Equal employment opportunity and minority business enterprise regulations established in 24 CFR part 570.904;
  - Non-discrimination in employment, established by Executive Order 11246 (as amended by Executive Orders 11375 and 12086);
  - Section 504 of the Rehabilitation Act of 1973 Uniform Federal Accessibility Standards;
  - The Architectural Barriers Act of 1968;
  - The Americans with Disabilities Act (ADA) of 1990;
  - The Age Discrimination Act of 1975, as amended;

- National Environmental Policy of 1969 (42 USC 4321 et seq.) as amended;
- Lead Based paint regulations established in 24 CFR Parts 35, 570.608, and 24 CFR 982.401;
- Asbestos guidelines established in CPD Notice 90-44;
- HUD Environmental Criteria and Standards (24 CFR Part 51);
- The Energy Policy and Conservation Act (Public Law 94-163) and 24 CFR Part 39
- Flood Disaster Protection Act of 1973;
- Colorado House Bill 06-1023 and 06-1043;
- Procurement Standards (2 CFR 200.322);
- Rights to Inventions Made Under a Contract or Agreement (37 CFR 401.2 (a));
- Energy Efficiency (2 CFR Part 200 Appendix II); and
- Recycling (2 CFR Part 200 Appendix II).

### **CERTIFICATIONS REGARDING LOBBYING:**

21. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
22. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form – “Disclosure Form to Report Lobbying”, in accordance with its instructions.
23. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
24. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### **GENERAL CERTIFICATIONS:**

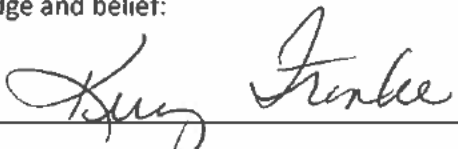
25. The information, exhibits, and schedules contained in this application are true and accurate statements and represent fairly the financial condition of our organization;
26. Our organization is eligible to receive federal funding and has not been placed in a debarred or otherwise ineligible status under the provisions of CFR Part 24;
27. Our organization prohibits discrimination in accordance with Title VI of the Civil Rights Act of 1964; and,
28. Our governing body has duly authorized submission of this document. If funded, we agree to comply with the procedures outlined in the “Playing by the Rules” handbook that will be supplied by the City of San Marcos.

### **CITY OF SAN MARCOS FUNDING RESTRICTIONS:**

29. All CDBG funding will be spent on San Marcos residents.
30. Funding requested is not more than 50% of the total funding for the agency.
31. Funding will not be used to fund more than 20% of a full time position.
32. Agency has been in existence for at least 2 years. (This can include serving communities other than San Marcos.)

I, the duly authorized representative of the applicant organization, certify that the foregoing statements are true to the best of my knowledge and belief:

**CERTIFIED BY:**

Signature:  Date Signed: 2/24/26  
Printed Name: Kelly Franke Title: Executive Director  
Organization Name: Combined Community Action, Inc.

# BUDGETS

WEATHERIZATION ASSISTANCE PROGRAM - MAJOR GRANTS BUDGET  
2026 Budgets

	DOE-BIL	DOE-REGULAR	LIHEAP	CDBG/San Marcos ***
Administration	\$ 142,422.00	\$ 33,604.00	\$ 34,965.00	\$ 20,000.00
Liability Insurance	\$ 14,300.00	\$ 4,308.00		
Audit	\$ 5,000.00	\$ 1,000.00		
Materials/Program Support/Labor	\$971,060.00	\$155,600.00	\$ 358,392.00	\$ 200,000.00
Health and Safety	\$ 171,364.00	\$ 27,459.00	\$ 89,598.00	
Work Readiness	\$ -	\$ 21,863.00		
Training/Technical Assistance**	\$ 350,000.00	\$ 25,000.00	\$ 2,000.00	
	\$ 1,654,146.00	\$ 268,834.00	\$ 484,955.00	\$ 220,000.00

\*\* Funds not used for T & TA will be moved to Materials/PS/Labor

\*\*\* Dependent on when funding is received (funding application amount)

WEATHERIZATION ASSISTANCE PROGRAM - MAJOR GRANTS BUDGET  
 2027 Proposed Budget\*\*\*\*\*

	DOE-BIL	DOE-REGULAR	LIHEAP	CDBG/San Marcos ***
Administration	\$ 142,422.00	\$ 33,604.00	\$ 34,965.00	\$ 20,000.00
Liability Insurance	\$ 14,300.00	\$ 4,308.00		
Audit	\$ 5,000.00	\$ 1,000.00		
Materials/Program Support/Labor	\$971,060.00	\$155,600.00	\$ 358,392.00	\$ 200,000.00
Health and Safety	\$ 171,364.00	\$ 27,459.00	\$ 89,598.00	
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	\$ 1,654,146.00	\$ 268,834.00	\$ 484,955.00	\$ 220,000.00

\*\*Funds not used for T & TA will be moved to Materials/PS/Labor

\*\*\*Dependent on when funding is received (funding application amount)

\*\*\*\*\*2027 Proposed Budget the same as 2026 - We won't know budget until congress appropriates the funds

**BOARD OF DIRECTORS  
ROSTER**



# **ORGANIZATION INFORMATION**

Form **990**

**Return of Organization Exempt From Income Tax**  
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)  
Do not enter social security numbers on this form as it may be made public.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2024**  
**Open to Public Inspection**

Department of the Treasury  
Internal Revenue Service

**A For the 2024 calendar year, or tax year beginning** , and ending

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization: **COMBINED COMMUNITY ACTION, INC.**  
 Doing business as  
 Number and street (or P.O. box if mail is not delivered to street address): **165 W AUSTIN ST**  
 City or town, state or province, county, and ZIP or foreign postal code: **GIDDINGS TX 78942**

**D** Employer identification number: **74-1548511**  
**E** Telephone number: **979-540-2980**  
**G** Gross receipts: **7,452,271**

**F** Name and address of principal officer:  
**KELLY JO FRANKE**

H(a) Is this a group return for subordinates?  Yes  No  
 H(b) Are all subordinates included?  Yes  No  
 If "No," attach a list. See instructions

**I** Tax-exempt status:  501(c)(3)  501(c) ( ) (insert no.)  4947(a)(1) or  527

**J** Website: **WWW.CCACTION.COM** **H(c)** Group exemption number

**K** Form of organization:  Corporation  Trust  Association  Other **L** Year of formation: **1966** **M** State of legal domicile: **TX**

**Part I Summary**

<b>Activities &amp; Governance</b>	1 Briefly describe the organization's mission or most significant activities: <b>TO PROVIDE ASSISTANCE TO LOW-INCOME FAMILIES THROUGH VARIOUS SOCIAL PROGRAMS RELATED TO NUTRITION, WEATHERIZATION, UTILITY ASSISTANCE, HOUSING, AND OTHER VARIOUS PROGRAMS.</b>			
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.			
	3	Number of voting members of the governing body (Part VI, line 1a)	13	
	4	Number of independent voting members of the governing body (Part VI, line 1b)	13	
	5	Total number of individuals employed in calendar year 2024 (Part V, line 2a)	52	
	6	Total number of volunteers (estimate if necessary)	752	
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	0	
	7b	Net unrelated business taxable income from Form 990-T, Part I, line 11	0	
	<b>Revenue</b>	8 Contributions and grants (Part VIII, line 1h)		Prior Year: 7,432,150 / Current Year: 7,308,659
		9 Program service revenue (Part VIII, line 2g)		107,227 / 131,363
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		3,879 / 12,249		
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0		
12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)		7,543,256 / 7,452,271		
<b>Expenses</b>	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)		3,232,433 / 3,039,428	
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0	
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		1,818,006 / 1,802,253	
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0	
	b Total fundraising expenses (Part IX, column (D), line 25)		57,113	
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)		2,396,212 / 2,469,570	
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)		7,446,651 / 7,311,251	
19 Revenue less expenses. Subtract line 18 from line 12		96,605 / 141,020		
<b>Net Assets or Fund Balances</b>	20 Total assets (Part X, line 16)		Beginning of Current Year: 1,849,721 / End of Year: 2,497,608	
	21 Total liabilities (Part X, line 26)		640,717 / 1,147,584	
	22 Net assets or fund balances. Subtract line 21 from line 20		1,209,004 / 1,350,024	

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here**  
 Signature of officer: **KELLY JO FRANKE** **EXECUTIVE DIRECTOR**  
 Date: \_\_\_\_\_

**Paid Preparer Use Only**  
 Preparer's name: **EMILY E. FRANKS** Preparer's signature: **EMILY E. FRANKS** Date: **09/18/25** Check  self-employed  # PTIN: **P01215712**  
 Firm's name: **JARRED, GILMORE & PHILLIPS, PA** Firm's EIN: **20-3906022**  
 Firm's address: **P.O. BOX 779 CHANUTE, KS 66720** Phone no.: **620-431-6342**

May the IRS discuss this return with the preparer shown above? See instructions  Yes  No  
 For Paperwork Reduction Act Notice, see the separate instructions. Form **990** (2024) DAA

**Part III Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

**TO PROVIDE ASSISTANCE TO LOW-INCOME FAMILIES THROUGH VARIOUS SOCIAL PROGRAMS RELATED TO NUTRITION, WEATHERIZATION, UTILITY ASSISTANCE, HOUSING, AND OTHER VARIOUS PROGRAMS.**

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?  Yes  No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?  Yes  No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code: ) (Expenses \$ **2,902,544** including grants of \$ **2,318,975** ) (Revenue \$ )  
**EMERGENCY ASSISTANCE - PROVIDES UTILITY ASSISTANCE TO LOW-INCOME INDIVIDUALS TO ASSIST THEM WITH ENERGY BILLS, THIS COULD BE GAS, ELECTRIC, PROPANE, ETC. APPROXIMATELY 4,410 PEOPLE SERVED.**

4b (Code: ) (Expenses \$ **1,726,261** including grants of \$ ) (Revenue \$ **51,782** )  
**ELDERLY AND AGING SERVICES - SENIOR CENTER OPERATIONS WHICH PROVIDES SOCIALIZATION, GAMES, AND HOT NOON MEALS 5 DAYS A WEEK TO THE ELDERLY AND DISABLED. APPROXIMATELY 1,987 PEOPLE SERVED.**

4c (Code: ) (Expenses \$ **774,917** including grants of \$ ) (Revenue \$ )  
**WEATHERIZATION SERVICES - PROVIDES SERVICES TO HELP LOW-INCOME PEOPLE IMPROVE RESIDENTIAL ENERGY EFFICIENCY. APPROXIMATELY 62 PEOPLE SERVED.**  
**HEALTH SERVICES - PROVIDES HEALTH REFERRAL, ADVOCACY AND INFORMATION TO THE PUBLIC. APPROXIMATELY 104 PEOPLE SERVED.**

4d Other program services (Describe on Schedule O.)

(Expenses \$ **1,519,370** including grants of \$ **720,453** ) (Revenue \$ **79,581** )

4e Total program service expenses **6,923,092**



# PUBLIC NOTICE

## Non-Discrimination Compliance Policy

It is the policy of this office, program or facility to serve all persons with regard to employment, programs, services and/or admissions without discrimination as to race, creed, color, sex, age, ancestry, national origin, religion or disability.

Combined Comm. Action 11/1/2022

Administrator

Date

In the event of a complaint or grievance concerning discrimination within this facility, contact the Equal Opportunity Representative and/or Compliance Coordinator for Title VI of the 1964 Civil Rights Act and Section 504 of the Rehabilitation Act of 1973 at:

Representative: Kelly Franke Coordinator: Noel Buck  
 Address: 165 W. Austin Address: 165 W. Austin  
Giddings TX Giddings TX 78942  
 Phone: 979/518-2980 Phone: 979-540-2980  
Speaks Spanish

In addition to the above-mentioned administrator, representative and coordinator who can provide local administrative remedies to resolve any problem with discrimination, you may submit a written complaint to:

Assistant Commissioner Regional Manager  
 Access and Intake Division U.S. Dept. of Health & Human Services  
 Texas Department of Aging or Office of Civil Rights  
 and Disability Services 1301 Young Street, Suite 1169  
 P.O. Box 149030 Dallas, Texas 75202  
 Austin, Texas 78714-9030



# AVISO PÚBLICO

## Cumplimiento de la norma sobre la discriminación

Esta oficina, entidad o programa tiene como norma servir a todas las personas con respecto al empleo, los programas, los servicios o los ingresos sin discriminación por raza, credo, color, sexo, edad, ascendencia, origen nacional, religión o discapacidad.

Combined Comm. Action 11/1/22

Administrador

Fecha

En caso de que tenga una queja o un agravio relacionados con esta entidad, comuníquese con el Representante de Igualdad de Oportunidades o el Coordinador de Cumplimiento del Título VI de la Ley de Derechos Civiles de 1964 y la Sección 504 de la Ley de Rehabilitación de 1973 en:

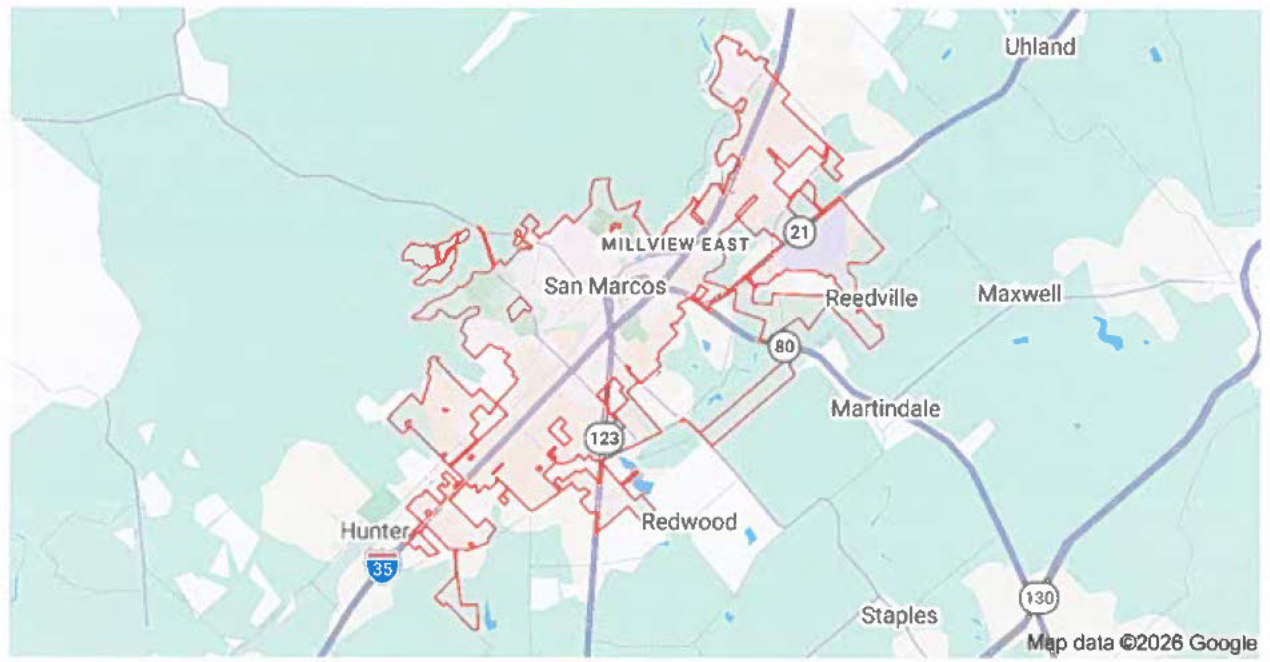
Representante: Kelly Franke Coordinador: Noel Buck  
 Dirección: 165 W. Austin Dirección: 165 W. Austin  
Giddings TX Giddings TX  
 Teléfono: 979-540-2980 Teléfono: 979-540-2980

Además del administrador, representante y coordinador mencionados arriba que pueden proporcionar soluciones administrativas locales para resolver cualquier problema relacionado con la discriminación, usted puede enviar una queja por escrito a:

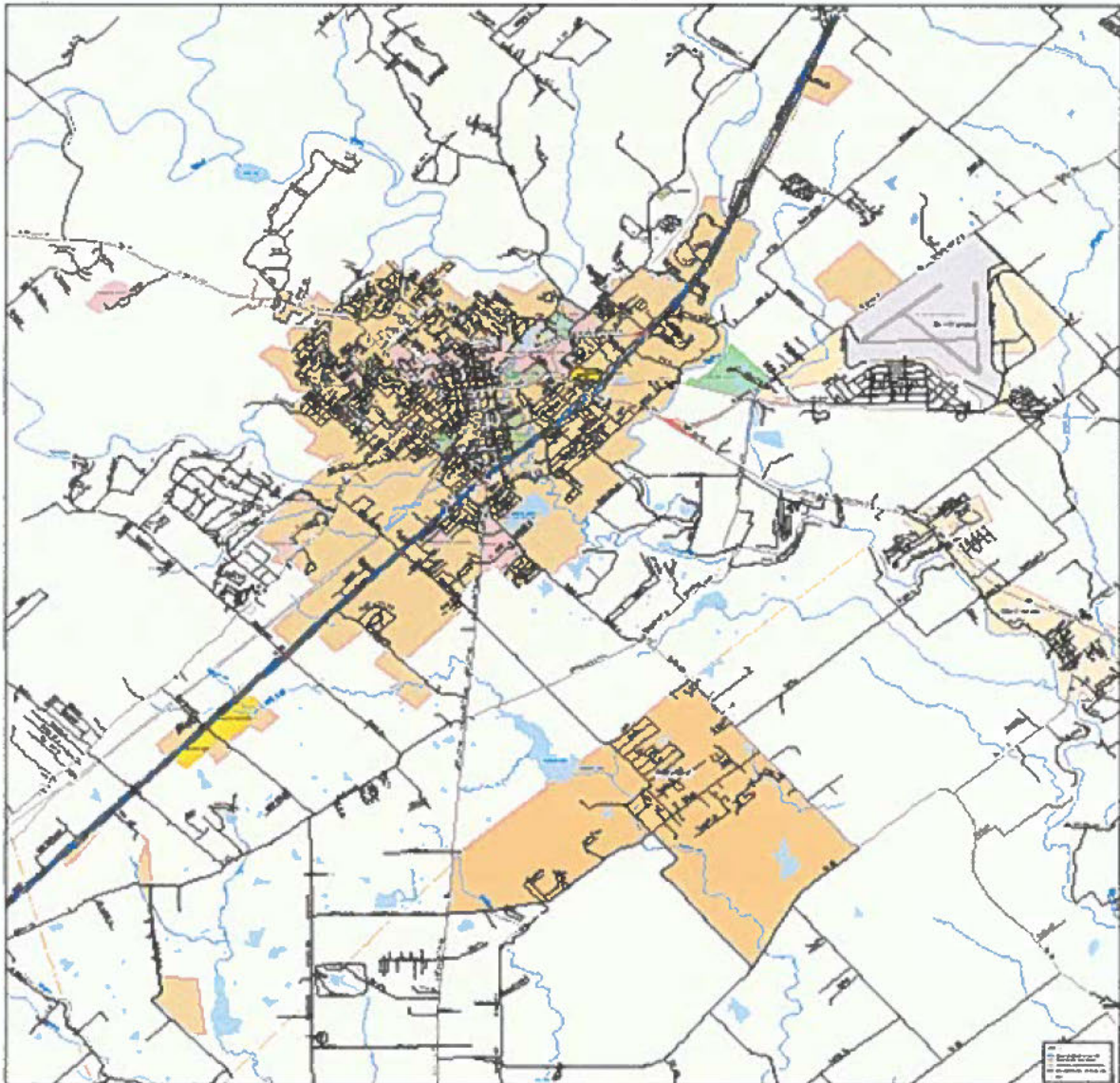
Assistant Commissioner Regional Manager  
 Access and Intake Division U.S. Dept. of Health & Human Services  
 Texas Department of Aging or Office of Civil Rights  
 and Disability Services 1301 Young Street, Suite 1169  
 P.O. Box 149030 Dallas, Texas 75202  
 Austin, Texas 78714-9030

# **PROGRAM INFORMATION**

The service area boundary for the area benefit projects is within the city limits of the City of San Marcos, see attached maps.



# San Marcos, TX



Source (ESRI, TomTom NA, TeleAtlas NA)

- Eligibility Determination Flow Chart
- Household Income Calculator (Excel)
- Federal Poverty Income Guidelines (DOE 200% of Poverty & the Low Income Home Energy Assistance Weatherization Program 150% of Poverty).

# Eligibility Determination

## SRV 7b

Use this process once the Customer Application is completed and signed.



Is the Customer employed?

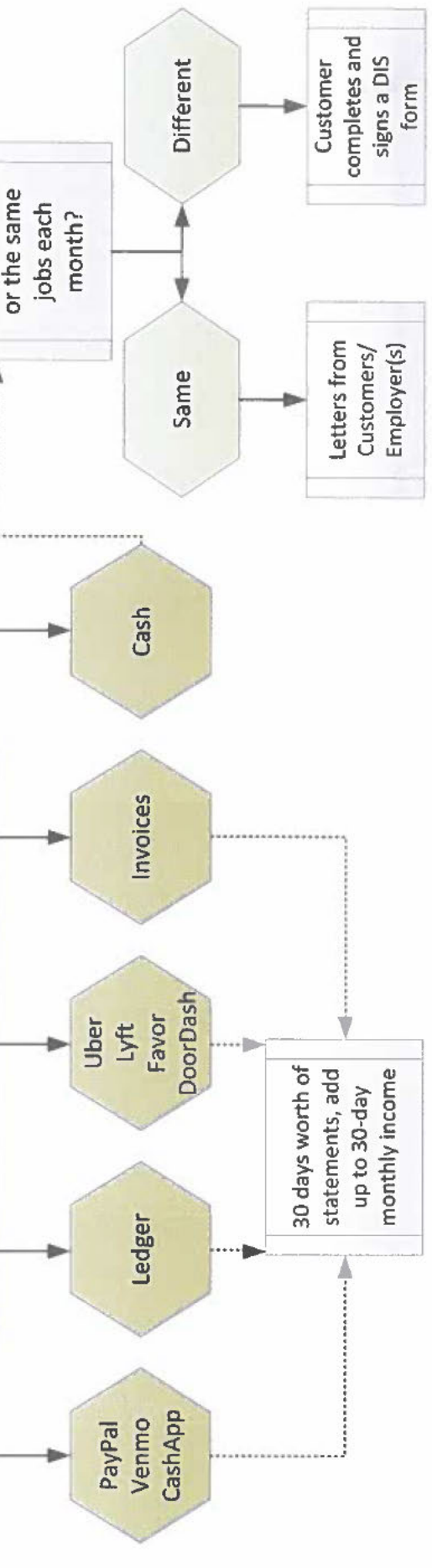


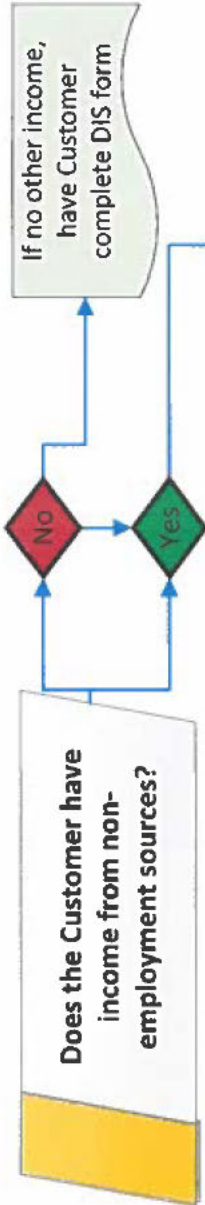
Frequency of pay



**TAC Rule §6.4 (c)(1) - Income Determination:**  
 (c) Exceptions to the use of Gross Annual Income are forms of income:  
 (1) From non-farm or farm self-employment net receipts must be used (i.e., receipts from a person's own business or from an owned or rented farm after deductions for business or farm expenses)

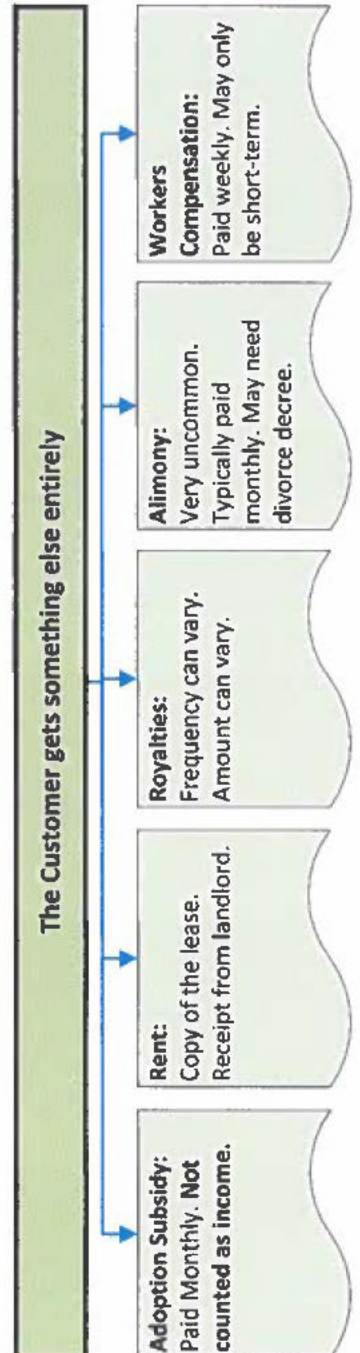
How do Customers track their earnings?





Here are the common types of other income sources. Ensure that each type of document is correctly received. **If paid to someone under 18, income is not counted.**

Income Source	Details
<b>Federal Benefits SSI/SSDI/SS</b>	<p>Paid Monthly. Annual Award Letter mailed to Customer. Deduct Medicare premiums. Annual COLA raise.</p> <p><b>Pro Tip:</b> if SSI or SS Survivor's Benefits are for a child under 18, <b>not</b> counted as income</p>
<b>Other Pension/Retirement Benefits</b>	Typically paid monthly. May not receive annual increase/notice Benefit letter/ statement.
<b>Other Disability Benefits</b>	Typically paid monthly. May not receive annual increase/notice Benefit letter/ statement.
<b>Temporary Assistance to Needy Families (TANF)</b>	Typically paid monthly. May not receive annual increase/notice Benefit letter/ statement.
<b>Unemployment Benefits</b>	<p>Paid weekly. Use gross amount. Benefits able to be downloaded through Web Portal by Customer.</p>
<b>VA Benefits</b>	<p>Paid monthly. Benefit letter from US Department of Veteran's Affairs.</p> <p><b>Pro Tip:</b> If you think the Customer receives a Means-Tested Veteran Benefit (<b>not</b> counted as income) send a redacted copy of the benefit letter through WuFoo.</p>
<b>Child Support</b>	<p>Frequency of payment varies. Not counted as income. May be helpful for determining need for other referrals/ services.</p>



**Categorical Eligibility for CEAP/ LIHEAP-WAP/ DOE-WAP**

# Categorical Eligibility

## CEAP/ LIHEAP-WAP

Households with at least one person currently receiving one of the following benefits are considered Categorically Eligible for assistance:

- SSI payments from the Social Security Administration;
- Means Tested Veterans Program payments;
- Supplemental Nutrition Assistance Program (SNAP); or
- Temporary Assistance for Needy Families (TANF).

Categorically Eligible households are deemed eligible for LIHEAP benefits even if they are over income.

## DOE-WAP

Exists when at least one person in the household currently receives assistance payments under Title IV or XVI of the Social Security Act at any time during the 12-month period preceding the determination of eligibility. (TANF/SSI)

Client meets the income requirements in a HUD means-tested program as allowed within WPN 22-5

Multi-family buildings identified by the U.S. Department of Agriculture (USDA) and published by DOE that meet income eligibility requirements as identified within WAP Memorandum 099

**Household Income Calculator**

Please enter information in the Yellow cells as applicable:

Household Size	Frequency	HHM	Source	#1	Sub-total	Yearly Subtotal						
	Monthly			\$ -	\$ -	\$ -						
	Monthly			\$ -	\$ -	\$ -						
	Monthly			\$ -	\$ -	\$ -						
	Frequency	HHM	Source	#1	#2	#3	#4	#5	# of Paydays	30-day Calculated Amount	Sub-total	Yearly Sub-total
	Weekly			\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ -	\$ -	\$ -
	Weekly			\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ -	\$ -	\$ -
	Weekly			\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ -	\$ -	\$ -
	Weekly			\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ -	\$ -	\$ -
	Weekly			\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ -	\$ -	\$ -
	Frequency	HHM	Source	#1	#2	#3	# of Paydays	30-day Calculated Amount	Sub-total	Yearly Sub-total		
	Bi-Weekly			\$ -	\$ -	\$ -	2.00	\$ -	\$ -	\$ -		
	Bi-Weekly			\$ -	\$ -	\$ -	2.00	\$ -	\$ -	\$ -		
	Bi-Weekly			\$ -	\$ -	\$ -	2.00	\$ -	\$ -	\$ -		
	Frequency	HHM	Source	#1	#2	#3	# of Paydays	30-day Calculated Amount	Sub-total	Yearly Sub-total		
	Semi-Monthly			\$ -	\$ -	\$ -	2.00	\$ -	\$ -	\$ -		
	Semi-Monthly			\$ -	\$ -	\$ -	2.00	\$ -	\$ -	\$ -		
	Semi-Monthly			\$ -	\$ -	\$ -	2.00	\$ -	\$ -	\$ -		
	Frequency	HHM	Source	#1	Calculated Amount	Yearly Sub-total						
	One Time			\$ -	\$ -	\$ -						
	One Time			\$ -	\$ -	\$ -						
	One Time			\$ -	\$ -	\$ -						

Total Household Income \$  Household Size

Comments:

- DOE-WAP at 200% of FPIG
- LIHEAP-WAP at 150% of FPIG

HH Size	100% of Federal Poverty Income Limits	125% of Federal Poverty Income Limits	150% of Federal Poverty Income Limits	200% of Federal Poverty Income Limits
1	\$15,960	\$19,950	\$23,940	\$31,920
2	\$21,640	\$27,050	\$32,460	\$43,280
3	\$27,320	\$34,150	\$40,980	\$54,640
4	\$33,000	\$41,250	\$49,500	\$66,000
5	\$38,680	\$48,350	\$58,020	\$77,360
6	\$44,360	\$55,450	\$66,540	\$88,720
7	\$50,040	\$62,550	\$75,060	\$100,080
8	\$55,720	\$69,650	\$83,580	\$111,440
Families with more than 8 persons add \$_____ for each person	\$5,680	\$7,100	\$8,520	\$11,360

SOURCE: U.S Department of Health and Human Services Federal Poverty Guidelines  
<https://www.federalregister.gov/documents/2026/01/15/2026-00755/annual-update-of-the-hhs-poverty-guidelines>

# **LETTERS OF SUPPORT**



Dear Members of the CDBG Advisory Committee:

On behalf of Community Action, Inc. of Central Texas, I am pleased to express our strong support for Combined Community Action's Weatherization Program serving low-income households in the City of San Marcos.

Community Action, Inc. of Central Texas and Combined Community Action have shared a longstanding regional partnership spanning decades in service to Hays County and the San Marcos area. Together, our agencies advance housing stability and economic security for residents with the greatest needs. Combined Community Action's Weatherization Program is an essential part of this continuum of support.

Weatherization provides income-eligible households with professional home energy assessments and no-cost energy-efficiency improvements such as insulation, air sealing, duct repair, and ventilation or minor safety-related repairs. These measures reduce energy loss, lower utility costs, improve indoor air quality, and enhance overall housing conditions.

For many low-income San Marcos families, high utility costs create ongoing financial strain and threaten housing stability. Combined Community Action's program delivers lasting reductions in energy expenses while improving the safety and comfort of homes. These benefits are especially important for older adults, individuals with disabilities, and families with young children living in older housing.

Community Action, Inc. of Central Texas enthusiastically supports Combined Community Action's request for CDBG funding for its Weatherization Program. Investment in this proven, cost-effective service will produce long-term benefits for low-income San Marcos residents and strengthen the City's housing and community development goals.

Thank you for your consideration and for your continued commitment to the well-being of San Marcos households.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Mudd".

Doug Mudd  
Executive Director  
Community Action, Inc. of Central Texas

Feb. 25, 2026

Att: Carol

Weatherization Program  
Giddings, Texas 78942

To Whom It May Concern:

I had the staff/crew from the weatherization program work on my house. I live in San Marcos, Texas, Hays County. They were able to help me save energy and lower my utility bills. They installed insulation, caulking, did duct work. Patched holes/cracks throughout the whole house, and weather stripped doors and windows. All these materials used have made my house more comfortable and energy-efficient. It has reduced my heating and cooling bills throughout the year.

Thank you.

Gloria Esparza  
Gloria Esparza

## Griffith, Carol

---

**From:** Kelly J. Franke <kjfranke@ccaction.com>  
**Sent:** Tuesday, March 3, 2026 2:33 PM  
**To:** Griffith, Carol; CDBG  
**Subject:** [EXTERNAL] Isabel Cordova - Letter of Support

**Importance:** High

Good afternoon attached is another letter of support for the CDBG Application.

Thank you!

Kelly Franke  
Executive Director  
Combined Community Action, Inc.  
165 W. Austin St.  
Giddings, TX 78942  
979/540-2999  
Fax 979/542-9565  
[www.ccaction.com](http://www.ccaction.com)

---

**From:** Isabel Cordova [REDACTED] >  
**Sent:** Thursday, February 26, 2026 1:10 PM  
**To:** Trish Herzog <[therzog@ccaction.com](mailto:therzog@ccaction.com)>  
**Subject:** Isabel Cordova

You don't often get email from [REDACTED]. [Learn why this is important](#)

To whom this may concern.

02/26/2026

My name is Isabel Cordova. I live in San Marcos, TX, because of my disability and low income. I was approved for the weatherization program in 2025. I am so grateful for this program it has improved my life in more ways than one. My utility bill has been lowered. My home stays warm in the winter and cool in the summer. My lungs are severely damaged, but because of this program, I can breathe better in my home. I pray that this program helps more people like me. Thank you, Combined Community Action- Weatherization

Sincerely.

Isabel Cordova

[REDACTED]

San Marcos, Tx 78666

[REDACTED]

**SPECIFIC TO CDBG  
APPLICATION**

**2022**  
**COMBINED COMMUNITY ACTION, INC.**  
**CORPORATE BOARD OF DIRECTORS RESOLUTION**

**STATE OF TEXAS**  
**COUNTY OF LEE**

**BE IT RESOLVED**, That the Board of Directors of the above named corporation do hereby authorize Kelly Franke, Executive Director and his/her successors in office to negotiate, on terms and conditions that he/she may deem advisable, to contract with appropriate funding agencies and to execute the contract or contracts on behalf of the Corporation, and further we do hereby give him/her power and authority to do all things necessary to implement, maintain, amend, or renew contracts.

\_\_\_\_\_  
Alan Turner  
CCA Board Chairman

\_\_\_\_\_  
Dalila Mansiya  
Secretary to the Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CCA has **no** lawsuits, judgments, or bankruptcy proceedings within the last 5 years.

### **MOST RECENT AUDIT**

The most recent audit is 2024 and will be attached separately from the application in the email to the City of San Marcos when the grant app is submitted.

The 2025 audit is currently in process.

**COMBINED COMMUNITY  
ACTION, INC.**  
Giddings, Texas

Independent Auditor's Report and  
Financial Statements with  
Supplementary Information

For the Years Ended  
December 31, 2024  
and 2023

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas

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**JARRED, GILMORE & PHILLIPS, PA**  
CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Combined Community Action, Inc.  
Giddings, Texas

**Report on the Audit of the Financial Statements**

**Opinion**

We have audited the financial statements of Combined Community Action, Inc. (the Organization), which comprise the statements of financial position as of December 31, 2024 and 2023, 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 accompanying financial statements present fairly, in all material respects, the financial position of Combined Community Action, Inc. as of December 31, 2024 and 2023 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 the Organization 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 the Organization's ability to continue as a going concern for 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 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 judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS 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 the Organization'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 judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization'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 schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) 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. The combining schedule of activities (presented on pages 21 to 26) are prepared for additional analysis and are 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 September 15, 2025, on our consideration of Combined Community Action, Inc.'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 Combined Community Action, Inc.'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 Combined Community Action, Inc.'s internal control over financial reporting and compliance.



JARRED, GILMORE & PHILLIPS, PA  
Certified Public Accountants

September 15, 2025  
Chanute, Kansas

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

## Statements of Financial Position

December 31, 2024 and 2023

<b>ASSETS</b>	2024	2023
Current Assets		
Cash and Cash Equivalents	\$ 789,883.89	\$ 878,174.93
Receivables, Net	355,221.08	423,003.74
Prepaid Expenses	8,124.81	14,010.54
	<hr/>	<hr/>
Total Current Assets	1,153,229.78	1,315,189.21
	<hr/>	<hr/>
Capital Assets, Net	1,337,941.57	500,175.92
Right to Use Assets, Net	6,436.79	34,355.64
	<hr/>	<hr/>
TOTAL ASSETS	<u>\$ 2,497,608.14</u>	<u>\$ 1,849,720.77</u>
<b>LIABILITIES AND NET ASSETS</b>		
Liabilities		
Current Liabilities		
Accounts Payable	\$ 171,159.18	\$ 234,541.82
Accrued Payroll	68,742.45	57,730.81
Accrued Annual Leave	39,858.59	30,575.74
Accrued Payroll Withholdings	2,907.27	1,846.00
Tenant Deposits	4,300.00	2,650.00
Refundable Grant Advances	-	259,892.23
Due to Grantor	6,279.78	382.54
Current Portion of Notes Payable	184,043.70	10,673.64
Current Portion of Lease Liability	6,487.78	28,021.43
	<hr/>	<hr/>
Total Current Liabilities	483,778.75	626,314.21
Long-Term Liabilities		
Notes Payable	847,849.02	18,588.93
Lease Liability	6,487.78	34,509.21
Less: Current Portion	(190,531.48)	(38,695.07)
	<hr/>	<hr/>
Total Long-Term Liabilities	663,805.32	14,403.07
	<hr/>	<hr/>
TOTAL LIABILITIES	<u>1,147,584.07</u>	<u>640,717.28</u>
Net Assets		
Without Donor Restrictions	1,134,629.14	1,056,871.01
With Donor Restrictions	215,394.93	152,132.48
	<hr/>	<hr/>
TOTAL NET ASSETS	<u>1,350,024.07</u>	<u>1,209,003.49</u>
	<hr/>	<hr/>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 2,497,608.14</u>	<u>\$ 1,849,720.77</u>

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

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

## Statements of Activities

For the Years Ended December 31, 2024 and 2023

CHANGES IN NET ASSETS	2024	2023
Changes in Net Assets without Donor Restrictions		
Revenues and Gains		
Contributions	\$ 7,147,658.73	\$ 7,297,649.59
Noncash Contributions	125,620.00	129,520.00
Interest	12,249.59	3,879.02
Program Income	54,821.89	44,896.62
Rental Income	76,541.00	60,520.00
Total Revenues and Gains without Donor Restrictions	<u>7,416,891.21</u>	<u>7,536,465.23</u>
Expenses		
Program Services		
Emergency Assistance	2,902,543.76	3,513,892.10
Community Services	769,668.84	720,352.55
Weatherization Services	774,916.74	603,858.78
Elderly and Aging Services	1,851,380.42	1,732,642.75
Health Services	-	1,810.19
Housing Services	749,701.82	449,232.91
Supporting Activities		
Management and General	331,045.59	515,035.20
Fundraising	57,113.46	39,346.21
Total Expenses	<u>7,436,370.63</u>	<u>7,576,170.69</u>
Net Assets Released From Restrictions through Satisfaction of Program Restrictions	<u>97,237.55</u>	<u>152,761.52</u>
Increase (Decrease) in Net Assets without Donor Restrictions	<u>77,758.13</u>	<u>113,056.06</u>
Changes in Net Assets with Donor Restrictions		
Contributions	160,500.00	134,500.00
Program Income	-	1,810.19
Net Assets Released From Restrictions through Satisfaction of Program Restrictions	<u>(97,237.55)</u>	<u>(152,761.52)</u>
Increase (Decrease) in Net Assets with Donor Restrictions	<u>63,262.45</u>	<u>(16,451.33)</u>
Increase (Decrease) in Net Assets	141,020.58	96,604.73
Net Assets - Beginning of Year	<u>1,209,003.49</u>	<u>1,112,398.76</u>
Net Assets - End of the Year	<u>\$ 1,350,024.07</u>	<u>\$ 1,209,003.49</u>

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

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

Statement of Functional Expenses

For the Year Ended December 31, 2024

	Program Services					
	Emergency Assistance	Community Services	Weatherization Services	Elderly and Aging Services	Housing Services	Total Program Services
Personnel	\$ 478,325.57	\$ 390,490.82	\$ 213,562.06	\$ 498,068.80	\$ -	\$ 1,580,447.25
Advertising and Promotion	-	419.46	460.18	2,279.85	-	3,159.49
Copying and Printing	1,345.42	1,649.02	1,020.16	7,213.45	3.78	11,231.83
Depreciation	-	6,964.28	1,037.26	8,359.50	7,950.00	24,311.04
Direct Client Services	2,318,975.04	288,549.48	512,859.92	1,011,333.54	720,452.76	4,852,170.74
Due and Subscriptions	422.84	1,483.44	145.77	1,175.21	-	3,227.26
Fundraising Fees	274.37	416.76	-	1,929.52	-	2,620.65
Occupancy	22,072.48	1,979.05	903.00	133,346.00	7,273.97	165,574.50
Office Supplies	10,278.81	3,910.07	2,863.87	6,475.83	-	23,528.58
Other Expenses	3,858.50	22,041.11	1,227.47	52,523.19	-	79,650.27
Professional Fees	25,735.66	10,283.35	6,134.70	22,518.75	57.47	64,729.93
Postage and Delivery	2,804.14	1,679.34	194.19	2,941.67	-	7,619.34
Repairs and Maintenance	10,307.79	6,420.79	3,565.46	37,164.53	11,792.78	69,251.35
Telecommunication	23,251.41	21,365.29	22,349.60	25,181.58	-	92,147.88
Travel Expenses	236.01	10,422.25	7,664.54	23,939.41	1,953.35	44,215.56
Utilities	4,655.72	1,594.33	928.56	16,929.59	217.71	24,325.91
<b>Total Expenses</b>	<b>\$ 2,902,543.76</b>	<b>\$ 769,668.84</b>	<b>\$ 774,916.74</b>	<b>\$ 1,851,380.42</b>	<b>\$ 749,701.82</b>	<b>\$ 7,048,211.58</b>
	Supporting Activities			Total Organization		
	Management and General	Fundraising	Services			
Personnel	\$ 205,769.91	\$ 16,035.41	\$ 1,802,252.57			
Advertising and Promotion	382.06	29.77	3,571.32			
Copying and Printing	1,780.51	138.75	13,151.09			
Depreciation	16,773.00	1,307.10	42,391.14			
Direct Client Services	740.93	-	4,852,911.67			
Due and Subscriptions	191.75	14.94	3,433.95			
Fundraising Fees	-	32,376.20	34,996.85			
Occupancy	17,704.67	376.71	183,655.88			
Office Supplies	3,020.27	235.37	26,784.22			
Other Expenses	1,957.78	152.57	81,760.62			
Professional Fees	19,756.11	1,539.57	86,025.61			
Postage and Delivery	2,048.54	159.64	9,827.52			
Repairs and Maintenance	2,649.53	206.48	72,107.36			
Telecommunication	56,237.84	4,382.55	152,768.27			
Travel Expenses	875.80	68.25	45,159.61			
Utilities	1,156.89	90.15	25,572.95			
<b>Total Expenses</b>	<b>\$ 331,045.59</b>	<b>\$ 57,113.46</b>	<b>\$ 7,436,370.63</b>			

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

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

Statement of Functional Expenses  
For the Year Ended December 31, 2023

	Program Services					
	Emergency Assistance	Community Services	Weatherization Services	Elderly and Aging Services	Health Services	Housing Services
Salaries and Wages	\$ 458,015.87	\$ 254,049.88	\$ 127,205.14	\$ 362,278.97	\$ -	\$ -
Fringe Benefits	124,652.23	66,390.04	53,209.32	84,343.52	-	-
Advertising	-	134.00	300.25	5,531.63	-	-
Coping and Printing	4,040.30	1,681.64	1,703.24	11,556.42	232.24	-
Depreciation Expense	-	6,964.29	-	5,587.50	-	6,741.67
Direct Client Services	2,832,257.39	308,734.40	369,143.67	1,005,796.23	1,010.17	400,176.00
Dues and Subscriptions	-	6,080.00	274.31	400.00	-	-
Miscellaneous Expense	-	-	-	103.00	-	-
Occupancy	23,393.73	7,331.77	5,223.94	147,038.36	3.50	-
Office Expenses	12,140.17	12,394.24	3,365.02	11,826.88	328.29	-
Professional	15,875.64	6,397.16	9,260.79	8,273.53	-	-
Program Supplies	186.09	7,263.72	-	877.44	-	6,000.00
Repairs and Maintenance	14,605.51	3,383.73	3,764.74	35,523.41	6.23	34,398.36
Telecommunications	17,733.91	14,241.52	11,821.70	20,757.15	229.76	-
Travel	6,434.86	24,493.41	17,748.43	19,644.47	-	1,862.00
Utilities	4,556.40	812.75	838.23	13,104.24	-	54.88
<b>Total Expenses</b>	<b>\$ 3,513,892.10</b>	<b>\$ 720,352.55</b>	<b>\$ 603,858.78</b>	<b>\$ 1,732,642.75</b>	<b>\$ 1,810.19</b>	<b>\$ 449,232.91</b>
		Supporting Activities				
	Total	Management		Total Organization		
	Program Services	and General	Fundraising	Services		
Salaries and Wages	\$ 1,201,549.86	\$ 91,224.43	\$ 11,501.20	\$ 1,304,275.49		
Fringe Benefits	328,595.11	178,235.98	6,900.05	513,731.14		
Advertising	5,965.88	564.81	71.21	6,601.90		
Coping and Printing	19,213.84	3,098.66	390.67	22,703.17		
Depreciation Expense	19,293.46	15,765.47	1,987.64	37,046.57		
Direct Client Services	4,917,117.86	150.00	-	4,917,267.86		
Dues and Subscriptions	6,754.31	-	-	6,754.31		
Miscellaneous Expense	103.00	-	-	103.00		
Occupancy	182,991.30	(7,698.46)	585.82	175,878.66		
Office Expenses	40,054.60	23,520.67	2,965.39	66,540.66		
Professional	39,807.12	152,992.18	5,646.13	198,445.43		
Program Supplies	14,327.25	19,832.49	2,500.40	36,660.14		
Repairs and Maintenance	91,681.98	12,278.82	1,548.06	105,508.86		
Telecommunications	64,784.04	23,919.45	3,015.67	91,719.16		
Travel	70,183.17	-	2,088.89	72,272.06		
Utilities	19,366.50	1,150.70	145.08	20,662.28		
<b>Total Expenses</b>	<b>\$ 7,021,789.28</b>	<b>\$ 515,035.20</b>	<b>\$ 39,346.21</b>	<b>\$ 7,576,170.69</b>		

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

**COMBINED COMMUNITY ACTION, INC**  
Giddings, Texas  
Statements of Cash Flows  
For the Years Ended December 31, 2024 and 2023

	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ 141,020.58	\$ 96,604.73
Adjustments to Reconcile Change in Net Assets to Net Cash Used in Operating Activities		
Depreciation Expense	42,391.14	37,046.57
Lease Amortization	8,718.85	12,830.64
(Increase) Decrease in Receivables	67,782.66	(54,076.62)
(Increase) Decrease in Prepaid Expenses	5,885.73	(7,815.82)
Increase (Decrease) in Accounts Payable	(63,382.64)	16,607.09
Increase (Decrease) in Accrued Payroll	11,011.64	13,952.19
Increase (Decrease) in Accrued Annual Leave	9,282.85	(7,900.62)
Increase (Decrease) in Accrued Payroll Withholdings	1,061.27	(37,521.43)
Increase (Decrease) in Tenant Deposits	1,650.00	800.00
Increase (Decrease) in Refundable Grant Advances	(259,892.23)	226,701.22
Increase (Decrease) in Due to Grantor	5,897.24	(2,130.68)
Increase (Decrease) in Operating Lease Liability	163.88	(19.77)
Net Cash Provided by (Used in) Operating Activities	<u>(28,409.03)</u>	<u>295,077.50</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Payments for Capital Assets	(880,156.79)	(44,385.00)
Net Cash Provided by (Used in) Investing Activities	<u>(880,156.79)</u>	<u>(44,385.00)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from the Issuance of Notes Payable	847,849.02	-
Principal Payments on Notes Payable	(18,588.93)	(10,673.64)
Principal Payments on Finance Lease Liability	(8,985.31)	(12,828.51)
Net Cash Provided by (Used in) Financing Activities	<u>820,274.78</u>	<u>(23,502.15)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(88,291.04)	227,190.35
Cash and Cash Equivalents, Beginning of the Year	<u>878,174.93</u>	<u>650,984.58</u>
Cash and Cash Equivalents, End of the Year	<u>\$ 789,883.89</u>	<u>\$ 878,174.93</u>
<b>Supplemental Information:</b>		
Cash Paid for Interest	<u>\$ 98.21</u>	<u>\$ 283.08</u>

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

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

Notes to the Financial Statements

December 31, 2024 and 2023

**1. NATURE OF ACTIVITIES**

Combined Community Action, Inc. (the “Organization”) is a nonprofit organization established in 1966, which serves the economically and socially disadvantaged persons in central Texas consisting of Austin, Bastrop, Blanco, Caldwell, Colorado, Fayette, Fort Bend, Hays, Lee, and Williamson counties.

The Organization provides services to stimulate a better focusing of all available local, state, federal and private resources upon the goal of enabling low income families and individuals to attain the skills, knowledge, motivations and to secure the opportunities needed for them to become more fully self-sufficient. The Organization administers the following major sources of revenue to meet the needs of the area it serves: Low-Income Home Energy Assistance Programs, Community Services Block Grant Programs, Title III, Part C – Nutrition Service Programs, Nutrition Services Incentive Programs, Weatherization and others. Expenses are broken down by program services. The following is a description of the program services:

Emergency Assistance – Provides utility assistance to low-income individuals to assist them with energy bills, this could be gas, electric, Propane, etc.

Community Services – Community services programs strive to reduce poverty and empower low-income families to become self-sufficient.

Weatherization Services – Provides services to help low-income people improve residential energy efficiency.

Elderly and Aging Services – Senior center operations which provides socialization, games, and hot noon meals 5 days a week to the elderly and disabled.

Health Services – Provides health referral, advocacy and information to the public.

Housing Services – Provides rental assistance to help low-income families afford decent, safe, and sanitary rental housing.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Basis of Accounting

The Organization’s policy is to prepare its financial statements on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (US GAAP). Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor imposed restrictions. Accordingly, Combined Community Action, Inc.’ net assets and changes thereto are classified and reported as follows:

Net assets without donor restrictions – consists of amounts that are available for use in carrying out the activities of Combined Community Action, Inc. and are not subject to donor-imposed restrictions.

## 2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

### Basis of Accounting (Continued)

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. We report contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is 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 and reported in the statements of activities as net assets released from restrictions.

### Liquidity

Assets are presented in the accompanying statement of financial position according to their nearness of conversion to cash and liabilities according to the nearness of their maturity and resulting use of cash.

### Accounting 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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

### Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid instruments with a maturity of three months or less when acquired.

### Allowance for Doubtful Accounts

Accounts receivable are stated at unpaid balances, less an allowance for doubtful accounts. The Organization provides for losses on accounts receivable using the allowance method. The allowance is based on experience, third-party contracts, and other circumstances, which may affect the ability of their grantors to meet their obligations. Receivables are considered impaired if full payments are not received in accordance with the contractual terms. It is the Organization's policy to charge off uncollectible accounts receivable when management determines the receivable will not be collected.

### Revenue Recognition

Contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are restricted by the donor for specific purposes are reported as contributions with donor restrictions that increases that net asset class. When donor restrictions expire, that is, when a time restriction ends and/or a purpose restriction is fulfilled, 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 restriction.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Contributions may be considered conditional or non-conditional. A conditional contribution exists if a) one or more barrier exists and b) the right to receive or retain payment or delivery of the promised asset depends on meeting those barriers. In cases of ambiguous donor stipulations or stipulations that are not clearly unconditional are presumed to be conditional. Conditional contributions are recognized when conditions have been substantially met or waived by the donor. Non-conditional contributions are recognized when received or right to receive is obtained through documentation.

Conditional contributions are recognized when conditions have been substantially met or waived by the donor. Non-conditional contributions are recognized when received or right to receive is obtained through documentation.

Grant revenue may be considered a contribution, entirely an exchange transaction, or a combination of the two. If a grant is considered a contribution, it is recognized as described in the above paragraph. If a grant is considered an exchange transaction, it falls under the guidance of Topic 606 and additional steps are taken to ensure correct recording of revenue. The performance obligation is satisfied when the services outlined in the grant contract are rendered.

A portion of our revenue is derived from cost-reimbursable federal and state contracts and grants, which are conditioned upon certain performance requirements and/ or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when we have incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position.

Capital Assets

It is the Organization's policy to capitalize capital assets with a useful life of more than one year and a value over \$5,000.00. Capital assets are stated at cost, if purchased, and at fair value at the date of donation, if donated. Such items acquired under grants from Federal and state sources are considered to be owned by the Organization while used in the programs for which they are purchased or in programs authorized in the future. However, the funding source has a reversionary interest in the property. Property and equipment purchased or donated to the corporate account are depreciated based on estimated useful lives using the straight-line method as follows:

Buildings and Improvements	15-40 Years
Furniture and Equipment	5-7 Years
Vehicles	5 Years

Leases

The Organization has established a right of use (ROU) model that requires a lessee to record an ROU asset and a lease liability on the balance sheet for all leases with terms longer than 12 months. Leases are classified as either finance or operating, with classification affecting the pattern of expense recognition in the income statement. Leases with a term of less than 12 months will not record a right of use asset and lease liability.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### Leases (Continued)

The Organization leases buildings and equipment. The determination of whether an arrangement is a lease is made at the lease's inception. Under Topic 842, a contract is (or contains) a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having both the right to obtain substantially all of the economic benefits from use of the asset and the right to direct the use of the asset. Management only reassesses its determination if the terms and conditions of the contract are changed. Lease assets represent the Organization's right to use an underlying asset for the lease term, and lease liabilities represent the Organization's obligation to make lease payments. Lease assets and liabilities are recognized at the lease commencement date based on the present value of lease payments over the lease term. The Organization uses the implicit rate when it is readily determinable. Since most of the Organization's leases do not provide an implicit rate, to determine the present value of lease payments, management uses a risk-free rate based on the information available at lease commencement. The Organization's lease terms may include options to extend or terminate the lease when it is reasonably certain that the option will be exercised. Operating lease assets also include any lease payments made and exclude any lease incentives. Lease expense for operating lease payments is recognized on a straight-line basis over the lease term.

### Income Taxes

The Organization is exempt from Federal income taxes under IRS Code Section 501(c)(3). In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization that is not a private foundation under Section 509(a)(2).

### Non Cash Contributions

Contributed personnel services are recognized and recorded at fair value only to the extent they create or enhance nonfinancial assets or require specialized skills, are provided by individuals possessing those skills and would typically need to be purchased if not provided by donations. Contributed goods are recognized at fair value on the date received.

### Allocated Costs

The Organization allocates its expenses on a functional basis among its various programs and support services. Expenses that can be identified with a specific program and support service are allocated directly according to their natural expenditure classification. Other expenses that are common to several functions are allocated using various allocation methods as follows:

- 1) Personnel is based on functions performed by staff.
- 2) Travel is based on program/service which directly benefits by such travel costs and/or percentages derived from staffing allocations.
- 3) Occupancy costs are based primarily on utilization.
- 4) Phone is based primarily on number of lines and history of long distance charges.
- 5) Printing/Supplies are based primarily on utilization.

### 3. CONCENTRATION OF CREDIT RISK

At year-end December 31, 2024, the carrying amount of the Organization's deposits was \$789,783.89. The bank balance was held at two banks resulting in a concentration of credit risk. The bank balance was \$956,172.49. Of the bank balance, \$500,000.00 was covered by FDIC insurance, \$409,735.16 was collateralized by pledged securities held under joint custody receipts by a third-party bank in the Organization's name, and the remaining \$46,437.33 was unsecured at year end.

At year-end December 31, 2023, the carrying amount of the Organization's deposits was \$878,074.93. The bank balance was held at two banks resulting in a concentration of credit risk. The bank balance was \$1,056,473.27. Of the bank balance, \$500,000.00 was covered by FDIC insurance and \$556,473.27 was collateralized by pledged securities held under joint custody receipts by a third-party bank in the Organization's name.

### 4. RECEIVABLES, NET

Receivables at December 31, 2024 and 2023, consist of amounts due as follows:

	2024	2023
Congregate Nutrition Meals	\$ 26,268.00	\$ 18,696.00
Home Delivered Meals	235,334.96	242,416.97
Senior Centers Operations	6,714.42	4,589.36
CEAP Emergency Supplemental	0.00	29,589.25
Community Services Block Grant	0.00	82,405.17
TBRA-22	54,240.00	38,382.00
TBRA-112	5,408.00	0.00
CEAP 2024	18,161.55	0.00
WX DOE	549.80	0.00
DOE Bluebonnet Electric	2,219.31	2,549.99
Other Receivables	<u>6,325.04</u>	<u>4,375.00</u>
Total Receivables, Net	<u>\$ 355,221.08</u>	<u>\$ 423,003.74</u>

Accounts receivable are stated at unpaid balances. A majority of accounts receivable at December 31, 2024 and 2023, are due from federal and state government agencies or their pass-through entities. Historically, the Organization has collected substantially all such amounts, and management evaluates the collectability of receivables based on historical experience, grantor relationships, and other relevant factors. Based on this evaluation, management considers all receivables to be fully collectible at December 31, 2024 and 2023, and therefore no allowance for doubtful accounts has been recorded.

**5. CAPITAL ASSETS, NET**

Following are the changes in capital assets for the year ended December 31, 2024:

	Balance 12/31/2023	Additions	Retirements	Balance 12/31/2024
Capital Assets				
Buildings	\$ 892,025.72	\$ 859,499.02	\$ -	\$ 1,751,524.74
Vehicles	70,498.25	15,000.00	-	85,498.25
Equipment	165,465.27	5,657.77	-	171,123.04
Total Capital Assets	<u>1,127,989.24</u>	<u>880,156.79</u>	<u>-</u>	<u>2,008,146.03</u>
Accumulated Depreciation	<u>(627,813.32)</u>	<u>(42,391.14)</u>	<u>-</u>	<u>(670,204.46)</u>
Total Net Capital Assets	<u>\$ 500,175.92</u>	<u>\$ 837,765.65</u>	<u>\$ -</u>	<u>\$ 1,337,941.57</u>

Following are the changes in capital assets for the year ended December 31, 2023:

	Balance 12/31/2022	Additions	Retirements	Balance 12/31/2023
Capital Assets				
Buildings	\$ 855,025.72	\$ 37,000.00	\$ -	\$ 892,025.72
Vehicles	70,498.25	-	-	70,498.25
Equipment	158,080.27	7,385.00	-	165,465.27
Total Capital Assets	<u>1,083,604.24</u>	<u>44,385.00</u>	<u>-</u>	<u>1,127,989.24</u>
Accumulated Depreciation	<u>(590,766.75)</u>	<u>(37,046.57)</u>	<u>-</u>	<u>(627,813.32)</u>
Total Net Capital Assets	<u>\$ 492,837.49</u>	<u>\$ 7,338.43</u>	<u>\$ -</u>	<u>\$ 500,175.92</u>

**6. REFUNDABLE GRANT ADVANCES/DUE TO GRANTORS**

Refundable grant advances at December 31, 2024 and 2023, consist of grant funds received in advance of expenditures in the following programs:

	2024	2023
DOE	\$ 0.00	\$ 15,843.50
DOE BIL	0.00	2,416.07
LIHEAP	0.00	3,243.78
LIWAP	0.00	178,941.92
CEAP	<u>0.00</u>	<u>59,446.96</u>
Total Refundable Grant Advances	<u>\$ 0.00</u>	<u>\$ 259,892.23</u>

Due to grantor at December 31, 2024 and 2023, consist of grant funds received and determined they need to be returned to the grantor in the following programs:

	2024	2023
LIHEAP Grant	\$ 6,279.78	\$ 382.54

**7. NOTES PAYABLE**

The Organization signed an interest free agreement dated June 8, 2000, with Texas Department of Housing and Community Affairs to assist in the purchase of the Hill Street Apartment Complex in Bastrop County, Texas, which requires 300 monthly consecutive principal payments at \$889.47 each, beginning July 8, 2000 and maturing November 8, 2025. The note was paid in full during 2024, prior to its contractual maturity. The note is secured by real property located in the City of Smithville, Bastrop County, Texas. The balance on this note at December 31, 2024 and 2023, is 0.00 and \$18,588.93.

The Organization signed a 7.00% interest agreement dated December 23, 2024, with Fayetteville Bank to assist in the purchase of Commons at Boundary at 790 E Boundary St, Giddings, Texas, which requires 48 monthly consecutive principal payments at \$5,273.47 each, beginning January 23, 2025 and maturing December 23, 2029. The note is secured by real property located in the City of Giddings, Texas. The balance on this note at December 31, 2024 and 2023, is \$680,000.00 and \$0.00, respectively.

The Organization signed a 6.31% interest agreement dated December 19, 2024, with Fayetteville Bank to assist with the down payment for the purchase of Commons at Boundary in Giddings, Texas, which requires one principal payment made on March 22, 2025, when the loan matures. The note is secured by a certificate of deposit held at Fayetteville Bank. The balance on this note at December 31, 2024 and 2023, is \$167,849.02 and \$0.00, respectively.

The following is a summary of changes in notes payable for the year ended December 31, 2024:

	Principal December 31, <u>2023</u>	Principal Received (Paid)	Principal December 31, <u>2024</u>	Interest Paid
<b>Obligations:</b>				
Hill Street	\$ 18,588.93	\$ (18,588.93)	\$ 0.00	\$ 0.00
Commons at Boundary	0.00	680,000.00	680,000.00	0.00
Commons CD Loan	<u>0.00</u>	<u>167,849.02</u>	<u>167,849.02</u>	<u>0.00</u>
	<u>\$ 18,588.93</u>	<u>\$ 829,260.09</u>	<u>\$ 847,849.02</u>	<u>\$ 0.00</u>

The following is a summary of changes in notes payable for the year ended December 31, 2023:

	Principal December 31, <u>2022</u>	Principal Received (Paid)	Principal December 31, <u>2023</u>	Interest Paid
<b>Obligations:</b>				
Hill Street	\$ 29,262.57	\$ (10,673.64)	\$ 18,588.93	\$ 0.00
	<u>\$ 29,262.57</u>	<u>\$ (10,673.64)</u>	<u>\$ 18,588.93</u>	<u>\$ 0.00</u>

The schedule of maturities of notes payable is as follows:

<u>Year Ending December 31:</u>	<u>Amount</u>
2025	\$ 184,043.70
2026	17,365.40
2027	18,620.74
2028	19,966.81
2029	21,410.22
Thereafter	<u>586,442.15</u>
Total	<u>\$ 847,849.02</u>

## 8. LEASES

The Organization has obligations as a lessee for office space and office equipment with initial noncancelable terms in excess of one year. The Organization classified these leases as operating leases or financing leases. These leases generally contain renewal options for periods ranging from two to five years. Because the Organization is not reasonably certain to exercise these renewal options, the optional periods are not included in determining the lease term, and associated payments under these renewal options are excluded from lease payments, accordingly all current capitalized leases are due within one year. The Organization's leases do not include termination options for either party to the lease or restrictive financial or other covenants. Payments due under the lease contracts include fixed payments plus, for many of the Organization's leases, variable payments. The Organization's office space leases require it to make variable payments for the Organization's proportionate share of the building's property taxes, insurance, and common area maintenance. These variable lease payments are not included in lease payments used to determine lease liability and are recognized as variable costs when incurred.

	2024	2023
Lease Expense		
Finance Lease Expense		
Amortization of ROU assets	\$ 8,718.85	\$ 12,830.64
Interest on lease liabilities	86.79	283.08
Operating Lease Expense	19,200.00	19,200.00
Short-term Lease Expense	<u>2,100.00</u>	<u>6,225.00</u>
Total Lease Expense	<u>\$ 30,105.64</u>	<u>\$ 38,538.72</u>
Other Information		
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows from		
finance leases (interest)	\$ 98.21	\$ 302.85
Financing cash flows		
from finance leases (principal)	8,985.31	12,828.51
Operating cash from operating leases	19,200.00	19,200.00
ROU Assets obtained in exchange for new finance lease liabilities	0.00	0.00
ROU Assets obtained in exchange for new operating lease liabilities	0.00	0.00
Other information related to leases is as follows:		
Lease term (in years) and discount rate:		
Weighted-average remaining lease term, finance leases	0.46	1.31
Weighted-average remaining lease term, operating leases	1.17	1.17
Weighted-average discount rate, finance leases	1.12%	1.42%
Weighted-average discount rate, operating leases	1.47%	1.47%
Right to Use Assets		
Beginning ROU, Net	\$ 34,355.55	\$ 65,933.51
Additions of ROU Assets	0.00	0.00
Less Accumulated Amortization	<u>(27,918.76)</u>	<u>(31,577.87)</u>
Ending ROU, Net	<u>\$ 6,436.79</u>	<u>\$ 34,355.64</u>

**8. LEASES** (Continued)

The maturities of lease liabilities as of December 31, 2024 were as follows:

	Finance	Operating
Year ending December 31, 2025	\$ 3,295.56	\$ 3,200.00
Total Undiscounted Cash Flows	3,295.56	3,200.00
Less: Present Value Discount	<u>(5.81)</u>	<u>(1.97)</u>
Total Lease Liabilities	3,289.75	3,198.03
Less: Current Portion	<u>(3,289.75)</u>	<u>(3,198.03)</u>
Long Term Lease Liability	<u>\$ 0.00</u>	<u>\$ 0.00</u>

**9. COMPENSATED ABSENCES**

Employees earn annual leave based upon the following schedule:

<u>LENGTH OF SERVICE</u>	<u>FULL-TIME</u>
0 – less than 2 Years	12 Days
2 – less than 15 Years	15 Days
15 Years +	21 Days

Regular part-time employees shall earn leave according to the fractions of the full-time rate they work. Temporary employees will not earn sick leave. Hours are awarded per semi-monthly pay period.

Employees may accumulate up to a maximum balance of 4 workweeks. No employee may carry over more than 4 workweeks of accrued leave and hours in excess of 4 workweeks will be forfeited. Upon termination of employment, employees will be paid for unused annual leave that has been earned through the time of termination. However, if a reduction in force occurs as a result of a decrease in or elimination of grant funds, the full 80 hours may not be reimbursed upon termination of employment.

Following the first year of employment, all employees will be required to take at least one week of annual leave on an annual basis.

Employees earn sick leave based upon the following schedule:

<u>LENGTH OF SERVICE</u>	<u>FULL-TIME</u>
0 – less than 2 Years	12 Days
2 – less than 15 Years	15 Days
15 Years +	21 Days

Regular part-time employees shall earn leave according to the fractions of the full-time rate they work. Temporary employees will not earn sick leave. Hours are awarded per semi-monthly pay period.

Employees may accumulate up to a maximum balance of 12 workweeks. No employee may carry over more than 12 workweeks of sick leave and hours in excess of 12 workweeks will be forfeited. No payments shall be made for unused earned sick leave at termination of employment.

**9. COMPENSATED ABSENCES** (Continued)

The Organization determines a liability for compensated absences when the following conditions are met:

1. The Organization’s obligation relating to employees’ rights to receive compensation for future absences is attributable to employee services already rendered;
2. The obligation relates to rights that vest or accumulate;
3. Payment of the compensation is probable; and
4. The amount can be reasonably estimated and is material to the financial statements.

In accordance with the above criteria, the Organization has accrued a liability for annual leave which has been earned, but not taken, by Organization employees. The Organization has not accrued a liability for sick leave earned, but not taken, by Organization employees, in accordance with guidance provided by FASB ASC 710-10-25-7, as the amounts cannot be reasonably estimated at this time.

**10. EMPLOYEE BENEFIT PLANS**

The Organization participates in a 403(b) plan available for its employees who work 20 hours or more per week. Employees over the age of 65 are not eligible to participate in the annuity, but can purchase mutual funds. An employee is eligible after six months of employment. The Organization contributes 2% of an eligible employee’s salary to their account. The employee’s contribution must at least equal that of the Organization’s. The total contribution must be at least \$25.00 per month. Total contributions made by the Organization into the plan on behalf of the employees for the year ended December 31, 2024 and 2023 was \$52,725.87 and \$52,483.63, respectively.

**11. NET ASSETS**

Net assets without donor restrictions

At December 31, 2024 and 2023, all unrestricted net assets are undesignated as to their purpose.

Net assets with donor restrictions

The Organization does not maintain any donor-restricted net assets that are required to be held in perpetuity. All restricted balances at December 31, 2024 and 2023, are purpose-restricted and are expected to be used in future periods for the specified program activities within the following programs:

	2024	2023
Neighbor to Neighbor	\$ 6,461.04	\$ 6,461.04
Reliant Care	6,981.08	8,805.10
AMEN – Fayette Co.	16,047.41	8,894.60
Bluebonnet Direct Services	7,992.36	3,495.22
Lee Co. Capital Area Housing	44,648.40	22,311.40
City of San Marcos	15,499.20	18,940.00
Heaters Giveaway	12,000.00	0.00
St. David’s Foundation	84,779.78	66,974.13
Pet Project-MOWRCA	<u>20,985.66</u>	<u>16,250.99</u>
Total Net Assets with Donor Restrictions	<u>\$ 215,394.93</u>	<u>\$ 152,132.48</u>

**12. IN-KIND CONTRIBUTIONS**

The Organization receives contributions of goods and services from various donors to support program operations. In-kind contributions recognized as revenue and corresponding expense in the statements of activities totaled \$125,620.00 in 2024 and \$129,520.00 in 2023. These amounts primarily consist of:

- Donated facilities: Senior Center support services space valued at estimated fair rental rates for comparable properties in the area, as provided by independent market data.
- Donated professional services: Specialized volunteer services (nutrition program oversight, legal consultation) valued at the standard hourly rates that would otherwise be paid for such services.
- Donated goods: Supplies and food items valued at estimated wholesale cost or market price on the date of donation.

The Organization does not record the value of contributed services that do not require specialized skills, such as volunteer time for meal delivery, in accordance with GAAP.

**13. LIQUIDITY**

The Organization regularly monitors liquidity required to meet its operating needs and other commitments. The Organization has various sources of liquidity at its disposal, including cash and cash equivalents, certain certificates of deposits, and certain receivables.

For purposes of analyzing resources available to meet general expenditures over a one year period, the Organization considers conduct of services undertaken to support program activities to be general expenditures.

In addition to financial assets available to meet general expenditures over the next year, the Organization operates with a balanced budget and anticipates collecting sufficient revenue to cover general expenditures not covered by resources restricted by grantors or donors. Financial assets available for general expenditure, that is, without donor or other restrictions or designations limiting their use, within twelve months of the statement of financial position date, comprise the following.

	2024	2023
Cash and Cash Equivalents	\$ 789,883.89	\$ 878,174.93
Accounts Receivable, Net	355,221.08	423,003.74
Less: Refundable Grant Advances	(0.00)	(259,892.23)
Less: Cash with Donor Restrictions	<u>(215,394.93)</u>	<u>(152,132.48)</u>
Total Liquidity	<u>\$ 929,710.04</u>	<u>\$ 889,153.96</u>

In December 2024, the Organization entered into two notes payable with Fayetteville Bank: a \$680,000.00 amortizing note maturing in 2029 and a \$167,849.02 note due in a single balloon payment in March 2025, secured by a certificate of deposit. Management expects to satisfy the March 2025 obligation from existing liquid resources and renewal of the related certificate of deposit.

**14. CONTINGENT LIABILITIES**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the Organization expects such amounts, if any, to be immaterial.

**15. CONCENTRATION OF RISK**

The Organization receives substantial revenue in the form of Federal and State grants. The effect on the Organization's ability to continue operations if these funding sources were lost or cancelled is unknown.

In addition, a majority of the Organization's receivables are from governmental sources. Management believes this concentration does not expose the Organization to significant credit risk, as substantially all such receivables have historically been collected.

**16. SUBSEQUENT EVENTS**

The Organization evaluated events and transactions occurring subsequent to December 31, 2024, through September 15, 2025, the date the financial statements were available to be issued. In December 2024, the Organization entered into two notes payable with Fayetteville Bank: a \$680,000.00 amortizing note maturing in 2029 and a \$167,849.02 note due in March 2025 in a single balloon payment, secured by a certificate of deposit. Subsequent to year-end, management renewed the related certificate of deposit and intends to satisfy the March 2025 obligation through its maturity. No other subsequent events requiring recognition or disclosure were identified.

## **SUPPLEMENTARY INFORMATION**

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

Combining Schedule of Activities

For the Year Ended December 31, 2024

	CEAP #3824	CEAP Emergency Supplemental #3977	CEAP 2024 #4014	CEAP 2024 #4162	LIWAP #3672	Neighbor to Neighbor	Reliant Care
Program #:	28	26	102	104	23	03	13
Grant Year End:	03/31/2024	03/31/2024	03/31/2025	12/31/2024	03/15/2024	12/31/2024	12/31/2024
CFDA #:	93.568	93.568	93.568	93.568	93.568	N/A	N/A
	Emergency Assistance	Emergency Assistance	Emergency Assistance	Emergency Assistance	Emergency Assistance	Emergency Assistance	Emergency Assistance
<b>Revenues and Gains</b>							
Contributions							
Grant Revenue - Federal	\$ 59,446.96	\$ 124,923.07	\$ 2,586,468.55	\$ 117,049.00	\$ 197,483.69	\$ -	\$ -
Grant Revenue - State	-	-	-	-	-	-	-
Local - Non-Cash	-	-	-	-	-	-	-
Local	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Program Income	-	-	-	-	-	-	-
Rental Income	-	-	-	-	-	-	-
Total Revenues and Gains	59,446.96	124,923.07	2,586,468.55	117,049.00	197,483.69	-	-
<b>Expenses</b>							
Personnel	48,139.39	-	405,038.45	18,717.51	6,430.22	-	-
Administration Allocation	2,785.79	-	36,313.11	301.88	-	-	-
Advertising and Promotion	-	-	-	-	-	-	-
Copying and Printing	-	(306.02)	1,507.34	144.10	-	-	-
Depreciation	-	-	-	-	-	-	-
Direct Participant Costs	10,747.59	143,376.89	2,068,153.40	94,165.00	128,121.56	-	1,824.02
Due and Subscriptions	-	-	-	422.84	-	-	-
Fundraising Fees	-	-	274.37	-	-	-	-
Occupancy	1,380.73	14,400.00	6,126.00	165.75	-	-	-
Office Supplies	295.04	(933.73)	10,654.73	262.77	-	-	-
Other Expenses	-	-	3,858.50	-	-	-	-
Professional Fees	467.94	6,252.90	18,990.68	24.14	-	-	-
Postage and Delivery	-	-	2,734.17	69.97	-	-	-
Repairs and Maintenance	781.51	1,258.49	7,246.03	1,021.76	-	-	-
Telecommunication	-	(305.38)	21,904.51	1,652.28	-	-	-
Transfers	(5,289.53)	(38,820.08)	-	(984.97)	62,931.91	-	-
Travel Expenses	138.50	-	97.51	-	-	-	-
Utilities	-	-	3,569.75	1,085.97	-	-	-
Total Expenses	59,446.96	124,923.07	2,586,468.55	117,049.00	197,483.69	-	1,824.02
<b>Excess Revenues and Gains</b>							
Over (Under) Expenses	-	-	-	-	-	-	(1,824.02)
Net Assets, December 31, 2023	-	-	-	-	-	6,461.04	8,805.10
Net Assets, December 31, 2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,461.04	\$ 6,981.08

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas  
Combining Schedule of Activities  
For the Year Ended December 31, 2024

	Bluebonnet Direct Service	AMEN - Fayette Co.	Community Services Block Grant #3632	Community Services Block Grant #3786	Community Services Block Grant 2024 #4123	Community Services Block Grant Discretionary #4223	Community Services Block Grant Discretionary #4195
Program #:	99	54	49	59	103	108	109
Grant Year End:	12/31/2024	12/31/2024	12/31/2024	03/31/2024	12/31/2024	12/31/2024	12/31/2024
CFDA #:	N/A	N/A	93.569	93.569	93.569	93.569	93.569
Revenues and Gains	Emergency Assistance	Emergency Assistance	Community Service	Community Service	Community Service	Community Service	Community Service
<b>Contributions</b>							
Grant Revenue - Federal	\$ -	\$ -	\$ -	\$ 18,262.85	\$ 698,152.00	\$ 5,296.00	\$ 18,965.00
Grant Revenue - State	-	-	-	-	-	-	-
Local - Non-Cash	-	-	-	-	500.00	-	-
Local	12,000.00	36,000.00	-	400.00	5,935.40	-	-
Interest	-	-	-	-	-	-	-
Program Income	-	-	-	960.00	2,080.00	-	-
Rental Income	-	-	-	-	-	-	-
<b>Total Revenues and Gains</b>	<b>12,000.00</b>	<b>36,000.00</b>	<b>-</b>	<b>19,622.85</b>	<b>706,667.40</b>	<b>5,296.00</b>	<b>18,965.00</b>
<b>Expenses</b>							
Personnel	-	-	-	-	386,039.82	4,451.00	-
Administration Allocation	-	-	-	-	60,359.88	1,308.00	-
Advertising and Promotion	-	-	-	-	419.46	-	-
Copying and Printing	-	-	-	147.95	1,259.16	241.91	-
Depreciation	-	-	-	-	-	-	-
Direct Participant Costs	7,502.86	28,847.19	4,500.00	41,444.71	241,966.47	-	638.30
Due and Subscriptions	-	-	-	-	1,483.44	-	-
Fundraising Fees	-	-	-	(401.62)	818.38	-	-
Occupancy	-	-	-	8.75	1,970.30	-	-
Office Supplies	-	-	-	(863.16)	4,683.13	90.10	-
Other Expenses	-	-	-	748.63	2,965.78	-	18,326.70
Professional Fees	-	-	-	6,252.90	4,030.45	-	-
Postage and Delivery	-	-	-	-	1,511.35	167.99	-
Repairs and Maintenance	-	-	-	3,711.04	2,709.75	-	-
Telecommunication	-	-	-	332.97	21,032.32	-	-
Transfers	-	-	(4,500.00)	(27,604.54)	(40,561.65)	(1,155.00)	-
Travel Expenses	-	-	-	(4,121.36)	14,351.61	192.00	-
Utilities	-	-	-	(33.42)	1,627.75	-	-
<b>Total Expenses</b>	<b>7,502.86</b>	<b>28,847.19</b>	<b>-</b>	<b>19,622.85</b>	<b>706,667.40</b>	<b>5,296.00</b>	<b>18,965.00</b>
<b>Excess Revenues and Gains</b>							
Over (Under) Expenses	4,497.14	7,152.81	-	-	-	-	-
<b>Net Assets, December 31, 2023</b>	<b>3,495.22</b>	<b>8,894.60</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Assets, December 31, 2024</b>	<b>\$ 7,992.36</b>	<b>\$ 16,047.41</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

Combining Schedule of Activities

For the Year Ended December 31, 2024

	Heaters Giveaway	Weatherization LIHEAP #3874	Weatherization LIHEAP #4099	DOE - Weatherization #4073	DOE - Weatherization - BIL #4051	DOE - Weatherization #4262	City of San Marcos
Program #:	110	62	105	100	101	111	63
Grant Year End:	12/31/2024	03/31/2024	12/31/2024	6/30/2024	6/30/2025	06/30/2025	12/31/2024
CFDA #:	N/A	93.568	93.568	81.042	81.042	81.042	N/A
Revenues and Gains	Community Service	Weatherization	Weatherization	Weatherization	Weatherization	Weatherization	Weatherization
<b>Contributions</b>							
Grant Revenue - Federal	\$ -	\$ 16,746.67	\$ 235,422.00	\$ 179,004.57	\$ 314,346.08	\$ 101,243.23	\$ -
Grant Revenue - State	-	-	-	-	-	-	-
Local - Non-Cash	-	-	-	-	-	-	-
Local	12,000.00	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Program Income	-	-	-	-	-	-	-
Rental Income	-	-	-	-	-	-	-
<b>Total Revenues and Gains</b>	<b>12,000.00</b>	<b>16,746.67</b>	<b>235,422.00</b>	<b>179,004.57</b>	<b>314,346.08</b>	<b>101,243.23</b>	<b>-</b>
<b>Expenses</b>							
Personnel	-	6,497.05	51,584.67	23,787.54	98,532.63	32,826.54	-
Administration Allocation	-	-	16,974.00	13,928.74	30,587.72	9,852.12	-
Advertising and Promotion	-	-	-	-	460.18	-	-
Copying and Printing	-	(2.36)	663.29	61.44	158.28	139.51	-
Depreciation	-	-	-	-	-	-	-
Direct Participant Costs	-	25,409.72	144,085.35	106,773.57	172,512.09	56,085.91	3,440.80
Due and Subscriptions	-	38.65	21.30	38.65	42.91	4.26	-
Fundraising Fees	-	-	-	-	-	-	-
Occupancy	-	38.50	318.50	140.00	271.25	134.75	-
Office Supplies	-	(59.96)	1,075.15	545.71	870.30	325.53	-
Other Expenses	-	-	1,227.47	-	-	-	-
Professional Fees	-	347.40	384.58	1,978.03	3,424.69	-	-
Postage and Delivery	-	5.32	143.94	24.42	20.51	-	-
Repairs and Maintenance	-	127.58	1,137.76	989.54	1,129.48	181.10	-
Telecommunication	-	1,735.38	14,218.95	2,086.58	2,951.88	1,356.81	-
Transfers	-	(17,357.59)	(86.66)	28,244.69	-	-	-
Travel Expenses	-	(39.07)	2,993.53	370.27	3,264.20	249.71	-
Utilities	-	6.05	680.17	35.39	119.96	86.99	-
<b>Total Expenses</b>	<b>-</b>	<b>16,746.67</b>	<b>235,422.00</b>	<b>179,004.57</b>	<b>314,346.08</b>	<b>101,243.23</b>	<b>3,440.80</b>
<b>Excess Revenues and Gains</b>							
Over (Under) Expenses	12,000.00	-	-	-	-	-	(3,440.80)
<b>Net Assets, December 31, 2023</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,940.00</b>
<b>Net Assets, December 31, 2024</b>	<b>\$ 12,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,499.20</b>

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas  
Combining Schedule of Activities  
For the Year Ended December 31, 2024

	Bluebonnet Electric Coop Weatherization	Lee Co Capital Area Housing WAP	TACAA-PEC Weatherization	TACAA ONCOR Weatherization	ST David's Foundation	Congregate Nutrition Meals - Title III C-1	Home Delivered Meals - Title III C-2
Program #:	64	70	71	76/106	85	05	06
Grant Year End:	12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024
CFDA #:	N/A	N/A	N/A	N/A	N/A	93.045	93.045
Revenues and Gains	Weatherization	Weatherization	Weatherization	Weatherization	Aging	Aging	Aging
<b>Contributions</b>							
Grant Revenue - Federal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,317.20	\$ 1,316,333.35
Grant Revenue - State	-	25,000.00	-	-	-	-	-
Local - Non-Cash	-	-	-	-	-	125,120.00	-
Local	5,904.25	-	-	2,004.95	67,500.00	-	85,823.86
Interest	-	-	-	-	-	-	-
Program Income	-	-	-	-	-	3,283.70	48,498.19
Rental Income	-	-	-	-	-	-	-
<b>Total Revenues and Gains</b>	<b>5,904.25</b>	<b>25,000.00</b>	<b>-</b>	<b>2,004.95</b>	<b>67,500.00</b>	<b>258,720.90</b>	<b>1,450,655.40</b>
<b>Expenses</b>							
Personnel	-	-	-	333.63	32,654.45	99,161.06	338,248.54
Administration Allocation	-	-	-	-	11,890.45	28,239.77	84,719.31
Advertising and Promotion	-	-	-	-	-	27.69	2,084.25
Copying and Printing	-	-	-	-	-	2,138.36	4,555.72
Depreciation	-	-	-	-	-	-	-
Direct Participant Costs	5,904.25	2,663.00	-	1,643.00	-	70,053.57	938,180.57
Due and Subscriptions	-	-	-	-	-	43.30	949.91
Fundraising Fees	-	-	-	-	-	-	1,929.52
Occupancy	-	-	-	-	-	127,280.28	6,065.72
Office Supplies	-	-	-	107.14	-	1,434.35	3,191.03
Other Expenses	-	-	-	-	-	2,075.40	-
Professional Fees	-	-	-	-	-	4,145.00	12,104.50
Postage and Delivery	-	-	-	-	-	-	5.66
Repairs and Maintenance	-	-	-	-	1,017.45	9,331.74	14,364.26
Telecommunication	-	-	-	-	-	4,881.44	5,917.79
Transfers	-	-	-	-	-	(92,147.04)	103,099.10
Travel Expenses	-	-	-	825.90	232.00	250.98	33,038.80
Utilities	-	-	-	-	3,900.00	1,805.00	5,024.59
<b>Total Expenses</b>	<b>5,904.25</b>	<b>2,663.00</b>	<b>-</b>	<b>2,909.67</b>	<b>49,694.35</b>	<b>258,720.90</b>	<b>1,553,479.27</b>
<b>Excess Revenues and Gains</b>							
Over (Under) Expenses	-	22,337.00	-	(904.72)	17,805.65	-	(102,823.87)
<b>Net Assets, December 31, 2023</b>	<b>-</b>	<b>22,311.40</b>	<b>2,838.18</b>	<b>1,239.82</b>	<b>66,974.13</b>	<b>-</b>	<b>136,788.21</b>
<b>Net Assets, December 31, 2024</b>	<b>\$ -</b>	<b>\$ 44,648.40</b>	<b>\$ 2,838.18</b>	<b>\$ 335.10</b>	<b>\$ 84,779.78</b>	<b>\$ -</b>	<b>\$ 33,964.34</b>

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas  
Combining Schedule of Activities  
For the Year Ended December 31, 2024

	Senior Center Operations - Support Services	Senior Center Operations - Support Services- 2024	Pet Project - MOWRCA	Tenant Based Rental Assistance	Tenant Based Rental Assistance	Hill Street Houses	Commons on Boundary
Program #:	07	107	09	22	112	90	115
Grant Year End:	12/31/2024	12/31/2024	12/31/2025	8/31/2025	8/31/2026	12/31/2024	12/31/2024
CFDA #:	93.044	93.044	N/A	14.239	14.239	N/A	N/A
Revenues and Gains	Aging	Aging	Aging	Housing	Housing	Housing	Housing
<b>Contributions</b>							
Grant Revenue - Federal	\$ 66,603.58	\$ 50,447.79	\$ -	\$ 672,894.00	\$ 5,408.00	\$ -	\$ -
Grant Revenue - State	-	-	-	-	-	-	-
Local - Non-Cash	-	-	-	-	-	-	-
Local	659.23	-	8,000.00	-	-	419.00	-
Interest	-	-	-	-	-	11,437.33	-
Program Income	-	-	-	-	-	-	-
Rental Income	-	-	-	-	-	53,381.00	-
<b>Total Revenues and Gains</b>	<b>67,262.81</b>	<b>50,447.79</b>	<b>8,000.00</b>	<b>672,894.00</b>	<b>5,408.00</b>	<b>65,237.33</b>	<b>-</b>
<b>Expenses</b>							
Personnel	27,750.98	-	253.77	-	-	-	-
Administration Allocation	-	-	-	-	-	-	-
Advertising and Promotion	64.68	-	103.23	-	-	-	-
Copying and Printing	514.94	-	4.43	-	-	3.78	-
Depreciation	-	-	-	-	-	-	-
Direct Participant Costs	450.00	-	2,649.40	691,488.56	5,408.00	23,540.79	15.41
Due and Subscriptions	182.00	-	-	-	-	-	-
Fundraising Fees	-	-	-	-	-	-	-
Occupancy	-	-	-	-	-	(889.47)	8,163.44
Office Supplies	1,717.58	-	132.87	-	-	-	-
Other Expenses	-	50,447.79	-	-	-	-	-
Professional Fees	6,269.25	-	-	20.00	-	37.47	-
Postage and Delivery	2,932.78	-	3.23	-	-	-	-
Repairs and Maintenance	12,451.08	-	-	-	-	11,792.78	-
Telecommunication	14,382.35	-	-	-	-	-	-
Transfers	(10,952.06)	-	-	(20,520.56)	-	-	-
Travel Expenses	5,299.23	-	118.40	1,906.00	-	-	47.35
Utilities	6,200.00	-	-	-	-	67.71	150.00
<b>Total Expenses</b>	<b>67,262.81</b>	<b>50,447.79</b>	<b>3,265.33</b>	<b>672,894.00</b>	<b>5,408.00</b>	<b>34,553.06</b>	<b>8,376.20</b>
<b>Excess Revenues and Gains</b>							
Over (Under) Expenses	-	-	4,734.67	-	-	30,684.27	(8,376.20)
Net Assets, December 31, 2023	-	-	16,250.99	-	-	172,870.79	-
Net Assets, December 31, 2024	\$ -	\$ -	\$ 20,985.66	\$ -	\$ -	\$ 203,555.06	\$ (8,376.20)

**COMBINED COMMUNITY ACTION, INC.**

Giddings, Texas

Combining Schedule of Activities

For the Year Ended December 31, 2024

	Support Services	Corporate, Non-Federal	Organization	Generally Accepted	Organization
Program #:	55	02		Accounting	Organization
Grant Year End:	12/31/2024	12/31/2024	Wide	Principle	Wide
CFDA #:	N/A	N/A	Sub-Totals	Adjustments	Totals
	Management	Management			
<b>Revenues and Gains</b>					
<b>Contributions</b>					
Grant Revenue - Federal	\$ -	\$ -	\$ 6,914,813.59	\$ -	\$ 6,914,813.59
Grant Revenue - State	-	-	25,000.00	-	25,000.00
Local - Non-Cash	-	-	125,620.00	-	125,620.00
Local	-	316,119.69	552,766.38	(184,421.24)	368,345.14
Interest	-	812.26	12,249.59	-	12,249.59
Program Income	297,260.77	-	352,082.66	(297,260.77)	54,821.89
Rental Income	-	23,160.00	76,541.00	-	76,541.00
<b>Total Revenues and Gains</b>	<b>297,260.77</b>	<b>340,091.95</b>	<b>8,059,073.22</b>	<b>(481,682.01)</b>	<b>7,577,391.21</b>
<b>Expenses</b>					
Personnel	202,730.57	19,074.75	1,802,252.57	-	1,802,252.57
Administration Allocation	-	-	297,260.77	(297,260.77)	-
Advertising and Promotion	330.02	81.81	3,571.32	-	3,571.32
Copying and Printing	1,895.26	24.00	13,151.09	-	13,151.09
Depreciation	-	42,391.14	42,391.14	-	42,391.14
Direct Participant Costs	-	740.93	5,022,332.91	(163,763.47)	4,858,569.44
Due and Subscriptions	121.94	84.75	3,433.95	-	3,433.95
Fundraising Fees	-	32,376.20	34,996.85	-	34,996.85
Occupancy	1,130.00	16,951.38	183,655.88	-	183,655.88
Office Supplies	2,781.86	473.78	26,784.22	-	26,784.22
Other Expenses	-	2,110.35	81,760.62	-	81,760.62
Professional Fees	17,970.40	3,325.28	86,025.61	-	86,025.61
Postage and Delivery	589.99	1,618.19	9,827.52	-	9,827.52
Repairs and Maintenance	2,700.30	155.71	72,107.36	(5,657.77)	66,449.59
Telecommunication	59,842.36	778.03	152,768.27	-	152,768.27
Transfers	5,064.83	60,639.15	-	-	-
Travel Expenses	944.05	-	60,159.61	(15,000.00)	45,159.61
Utilities	1,159.19	87.85	25,572.95	-	25,572.95
<b>Total Expenses</b>	<b>297,260.77</b>	<b>180,913.30</b>	<b>7,918,052.64</b>	<b>(481,682.01)</b>	<b>7,436,370.63</b>
<b>Excess Revenues and Gains</b>					
Over (Under) Expenses	-	159,178.65	141,020.58	-	141,020.58
Net Assets, December 31, 2023	-	743,134.01	1,209,003.49	-	1,209,003.49
<b>Net Assets, December 31, 2024</b>	<b>\$ -</b>	<b>\$ 902,312.66</b>	<b>\$ 1,350,024.07</b>	<b>\$ -</b>	<b>\$ 1,350,024.07</b>

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas  
Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2024

Federal Grantor/Pass-Through Grantor/Program Title	Pass Through Identifying Number	Assistance Listing #	Provided to Subrecipients	Federal Expenditures
<b><u>U.S. Department of Health and Human Services</u></b>				
Passed-through:				
Texas Department of Housing and Community Affairs				
Low-Income Home Energy Assistance Program (LiHEAP)	81230003874	93.568	\$ -	\$ 16,746.67
Low-Income Home Energy Assistance Program (LiHEAP)	81240004099	93.568	-	235,422.00
Comprehensive Energy Assistance Program (CEAP)	58230003824	93.568	-	59,446.96
Comprehensive Energy Assistance Program (CEAP)	58240004014	93.568	-	2,586,468.55
Comprehensive Energy Assistance Program (CEAP)	58930003977	93.568	-	124,923.07
Comprehensive Energy Assistance Program (CEAP)	58940004162	93.568	-	117,049.00
Low-Income Home Water Assistance Program (LIHWAP)	34210003672	93.568	-	197,483.69
		Total 93.568	-	3,337,539.94
Community Services Block Grant	61240004123	93.569	-	698,152.00
Community Services Block Grant	61230003786	93.569	-	18,262.85
Community Services Block Grant - Discretionary	61230004223	93.569	-	5,296.00
Community Services Block Grant - Discretionary	61230004195	93.569	-	18,965.00
		Total 93.569	-	740,675.85
Passed-through:				
Capital Area Council of Governments				
Aging Cluster				
Title III, Part B-Grants for Supportive Services and Senior Centers	AAA13-04/CCA	93.044	-	117,051.37
Title III, Part C-Nutrition Services	AAA13-03/CCA	93.045	-	1,446,650.55
		Total Aging Cluster	-	1,563,701.92
Total U.S. Department of Health and Human Services			-	5,641,917.71

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas  
Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2024

Federal Grantor/Pass-Through Grantor/Program Title	Pass Through Identifying Number	Assistance Listing #	Provided to Subrecipients	Federal Expenditures
<b><u>U.S. Department of Energy</u></b>				
Passed-through:				
Texas Department of Housing and Community Affairs				
Weatherization Assistance for Low-Income Individuals - BIL	55220004051	81.042	\$ -	\$ 314,346.08
Weatherization Assistance for Low-Income Individuals	56230004073	81.042	-	179,004.57
Weatherization Assistance for Low-Income Individuals	56240004262	81.042	-	101,243.23
		Total 81.042	-	594,593.88
Total U.S. Department of Energy			-	594,593.88
<b><u>U.S. Department of Housing and Urban Development</u></b>				
Passed-through:				
Texas Department of Housing and Community Affairs				
Home Investment Partnerships Program	1003208	14.239	-	672,894.00
Home Investment Partnerships Program	1003720	14.239	-	5,408.00
		Total 14.239	-	678,302.00
Total U.S. Department of Housing and Urban Development			-	678,302.00
Total Expenditures of Federal Awards			\$ -	\$ 6,914,813.59

NOTE A -- BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Combined Community Action, Inc. and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NOTE B --INDIRECT COST RATE

Combined Community Action, Inc. did not elect to use the de minimis rate and the Organization does not have a negotiated indirect cost rate agreement (NICRA).

NOTE C -- SUBRECIPIENTS

Combined Community Action, Inc. did not provide any Federal funds to subrecipients during the year ended December 31, 2024.

**JARRED, GILMORE & PHILLIPS, PA**  
CERTIFIED PUBLIC ACCOUNTANTS

**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**

**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Combined Community Action, Inc.  
Giddings, Texas

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 (*Government Auditing Standards*), the financial statements of Combined Community Action, Inc. (a nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023 and for the years then ended, and the related notes to the financial statements, and have issued our report thereon dated September 15, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Combined Community Action, Inc.'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 Combined Community Action, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Combined Community Action, Inc.'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 Organization'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 Combined Community Action, Inc.'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 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.



JARRED, GILMORE & PHILLIPS, PA  
Certified Public Accountants

September 15, 2025  
Chanute, Kansas

**JARRED, GILMORE & PHILLIPS, PA**  
CERTIFIED PUBLIC ACCOUNTANTS

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Combined Community Action, Inc.  
Giddings, Texas

**Report on Compliance for Each Major Federal Program  
Qualified and Unmodified Opinions**

We have audited Combined Community Action, Inc.'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 each of Combined Community Action, Inc.'s major federal programs for the year ended December 31, 2024. Combined Community Action, Inc.'s major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

*Qualified opinion on Community Services Block Grant (CSBG), CFDA 93.569*

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, Combined Community Action, Inc. complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on Community Services Block Grant (CSBG), CFDA 93.569 for the year ended December 31, 2024.

*Unmodified Opinion on Each of the Other Major Federal Programs*

In our opinion, Combined Community Action, Inc. complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended December 31, 2024.

**Basis for Qualified and Unmodified Opinions**

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 Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Combined Community Action, Inc. 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 qualified and unqualified opinions on compliance for each major federal program. Our audit does not provide a legal determination of Combined Community Action, Inc.'s compliance with the compliance requirements referred to above.

*Matter Giving Rise to Qualified Opinion on Community Services Block Grant (CSBG), CFDA 93.569*  
As described in the accompanying schedule of findings and questioned costs, Combined Community Action, Inc. did not comply with requirements regarding Community Services Block Grant (CSBG), CFDA 93.569 as described in finding 2024-001 for special tests and provisions.

Compliance with such requirements is necessary, in our opinion, for Combined Community Action, Inc. to comply with the requirements applicable to that program.

### **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 Combined Community Action, Inc.'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 Combined Community Action, Inc.'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 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 Combined Community Action, Inc.'s compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *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 Combined Community Action, Inc.'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 Combined Community Action, Inc.'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 Combined Community Action, Inc.'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.

**Other Matters**

*Government Auditing Standards* requires the auditor to perform limited procedures on Combined Community Action, Inc.'s response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. Combined Community Action Inc.'s response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

**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.

**Purpose of this Report**

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.



JARRED, GILMORE & PHILLIPS, PA  
Certified Public Accountants

Chanute, Kansas  
September 15, 2025

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas

Schedule of Findings and Questioned Costs  
For the Year Ended December 31, 2024

**I. SUMMARY OF AUDITOR'S RESULTS**

**Financial Statements:**

The auditor's report expresses an unmodified opinion on the financial statements of Combined Community Action, Inc.

**Internal Control over Financial Reporting:**

Material weakness(es) identified?	_____	Yes	_____ <u>X</u> _____	No
Significant deficiency(ies) identified?	_____	Yes	_____ <u>X</u> _____	None Reported
Non compliance or other matters required to be reported under <i>Government Auditing Standards</i>	_____	Yes	_____ <u>X</u> _____	No

**Federal Awards:**

Internal control over major programs:				
Material weakness(es) identified?	_____	Yes	_____ <u>X</u> _____	No
Significant deficiency(ies) identified?	_____	Yes	_____ <u>X</u> _____	None Reported

The auditor's report on compliance for the major federal award programs for Combined Community Action, Inc. expresses a qualified opinion.

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?        X   Yes      \_\_\_\_\_ No

Identification of major programs:

**U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES**

Aging Cluster  
Title III, Part B – Grants for Supportive Service and Senior Centers CFDA No. 93.044  
Title III, Part C – Nutrition Services – CFDA No. 93.045  
Community Services Block Grant – CFDA 93.569

**U.S. DEPARTMENT OF ENERGY**

Weatherization Assistance for Low-Income Individuals - CFDA 81.042

The threshold for distinguishing Types A and B programs was \$750,000.00.

Auditee qualified as a low risk auditee?      \_\_\_\_\_ Yes        X   No

**II. FINANCIAL STATEMENT FINDINGS**

NONE

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas

Schedule of Findings and Questioned Costs  
For the Year Ended December 31, 2024

**III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

**Finding: 2024-001:** Noncompliance with Tri-Partite Board Composition Requirements

Federal Program: Community Services Block Grant (CSBG), CFDA 93.569  
Compliance Requirement: Special Tests and Provisions – Tripartite Board Composition

Criteria: In accordance with the CSBG Act and Uniform Guidance requirements, the tri-partite board must be composed so that at least one-third of the members are representatives of low-income individuals and families who reside in the community served.

Condition: During the audit period, the Organization’s tri-partite board did not meet the required composition. Specifically, due to resignations, the percentage of low-income representatives fell below the required one-third threshold.

Cause: Board member resignations reduced the proportion of low-income representatives, and the Organization did not promptly appoint replacement members to restore compliance.

Effect: Failure to maintain the required composition of the tri-partite board resulted in noncompliance with CSBG requirements. This could limit adequate representation of low-income individuals in governance decisions related to the CSBG program.

Questioned Costs: None noted.

Auditor’s Recommendation: The Organization should implement procedures to ensure that vacancies in the tri-partite board are filled in a timely manner so that compliance with board composition requirements is continuously maintained.

Views of Responsible Officials: Management concurs with the finding and has taken corrective action by appointing a qualified low-income representative to the board in April 2025.

**COMBINED COMMUNITY ACTION, INC.**  
Giddings, Texas

Summary Schedule of Prior Audit Findings  
For the Year Ended December 31, 2024

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None



# CORRECTIVE ACTION PLAN COMBINED COMMUNITY ACTION

**GIDDINGS**  
165 W Austin St.,  
Giddings, TX 78942  
979-540-2980  
979-542-9565 fax

**STAFFORD**  
12300 Parc Crest Dr.,  
Stafford, TX 77477  
346-515-1500  
346-770-2819 fax

[www.ccaction.com](http://www.ccaction.com)

September 15, 2025

Cognizant or Oversight Agency for Audit

Combined Community Action, Inc. respectfully submits the following corrective action plan for the year ended December 31, 2024.

Name and address of independent certified public accounting firm: Jarred, Gilmore & Phillips, PA, P.O. Box 779, 1815 S Santa Fe, Chanute, Kansas 66720.

Audit period: Year ended December 31, 2024.

The findings from the September 15, 2025 schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

**Finding: 2024-001:** Noncompliance with Tri-Partite Board Composition Requirements

*Auditor's Recommendation:* The Organization should implement procedures to ensure that vacancies in the tri-partite board are filled in a timely manner so that compliance with board composition requirements is continuously maintained.

*Views of responsible officials and planned corrective action:* In April 2025, the Organization appointed a new board member representing the low-income sector, restoring compliance with the tri-partite board composition requirement. The State of Texas, as the pass-through entity, accepted the Organization's corrective action plan and deemed the matter resolved.

If the Oversight Agency for Audit has questions regarding this plan, please call Kelly Franke, Executive Director, at (979)-540-2980.

Sincerely,

*Combined Community Action, Inc.*

Combined Community Action, Inc.