# DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS

## CONSOLIDATED FINANCIAL STATEMENTS

Year Ended June 30, 2023

INDEPENDENT AUDITORS' REPORT

To the Board of Directors

**DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS**

***Opinion***

We have audited the consolidated financial statements of Deborah's Place & Affiliated Organizations (the "Organizations"), which comprise the consolidated statement of financial position as of June 30, 2023, and the related consolidated statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Deborah's Place & Affiliated Organizations as of June 30, 2023, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinion***

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

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

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organizations' ability to continue as a going concern for one year after the date that the consolidated financial statements are available to be issued.



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***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the consolidated 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 Organizations' 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 consolidated financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organizations' 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.

***Other Matters***

**Report on Summarized Comparative Information**

We have previously audited Deborah's Place & Affiliated Organizations' 2022 consolidated financial statements, and we expressed an unmodified opinion on those financial statements in our report dated December 14, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Mayer Hoffman McCann P.C.

Chicago, Illinois
December 6, 2023

**DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

June 30, 2023 (with Comparative Totals for 2022)

| | 2023 | 2022 |
|---|---|---|
| **ASSETS** | | |
| Cash and cash equivalents | $ 3,495,326 | $ 3,300,750 |
| Accounts receivable | 108,903 | 47,232 |
| Grants receivable | 318,137 | 253,062 |
| Contributions receivable | 129,875 | 262,878 |
| Prepaid expenses, deposits and other | 246,192 | 259,746 |
| Operating, replacement and insurance reserves | 473,464 | 440,620 |
| Investments | 4,340,264 | 4,120,193 |
| Land, buildings and equipment, net | 4,349,656 | 4,890,891 |
| Intangible assets | 12,635 | 12,635 |
| TOTAL ASSETS | $ 13,474,452 | $ 13,588,007 |
| **LIABILITIES** | | |
| Mortgage notes payable, net of debt issuance costs | $ 7,154,307 | $ 7,175,283 |
| Accounts payable and other accrued expenses | 250,944 | 222,798 |
| TOTAL LIABILITIES | 7,405,251 | 7,398,081 |
| **NET ASSETS** | | |
| Without donor restrictions: | | |
| Operations | 384,647 | 929,546 |
| Board designated for operating reserves | 1,683,111 | 1,488,279 |
| Board designated for Mission 600 Fund | 1,416,031 | 1,288,154 |
| With donor restrictions | 2,585,412 | 2,483,947 |
| TOTAL NET ASSETS | 6,069,201 | 6,189,926 |
| TOTAL LIABILITIES AND NET ASSETS | $ 13,474,452 | $ 13,588,007 |

**DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS**

**CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS**

Year Ended June 30, 2023 (with Comparative Totals for 2022)

| | 2023 | | | |
|---|---|---|---|---|
| | **Without Donor Restrictions** | **With Donor Restrictions** | **Total** | **2022** |
| REVENUE AND SUPPORT | | | | |
| Support: | | | | |
| Individuals | $ 1,238,726 | $ 21,575 | $ 1,260,301 | $ 1,163,569 |
| Foundations, churches, corporations and organizations | 929,748 | 17,500 | 947,248 | 1,134,755 |
| Government grants and contracts | 2,744,901 | - | 2,744,901 | 2,514,727 |
| In-kind services | 19,535 | - | 19,535 | 42,355 |
| Fundraising events | 51,895 | - | 51,895 | 82,954 |
| TOTAL SUPPORT | 4,984,805 | 39,075 | 5,023,880 | 4,938,360 |
| Program revenue: | | | | |
| Rent and rent subsidy | 1,649,372 | - | 1,649,372 | 1,520,372 |
| Program rents | 51,509 | - | 51,509 | 48,380 |
| Other program revenue | 20 | - | 20 | - |
| TOTAL PROGRAM REVENUE | 1,700,901 | - | 1,700,901 | 1,568,752 |
| Other sources: | | | | |
| Interest and dividends | 53,367 | 48,284 | 101,651 | 68,693 |
| Realized and unrealized gain (loss) on investments | 98,736 | 163,606 | 262,342 | (582,635) |
| Other income | 4,863 | - | 4,863 | 3,502 |
| TOTAL OTHER SOURCES | 156,966 | 211,890 | 368,856 | (510,440) |
| Net assets released from restriction | 149,500 | (149,500) | - | - |
| TOTAL REVENUE AND SUPPORT | 6,992,172 | 101,465 | 7,093,637 | 5,996,672 |

See Notes to Consolidated Financial Statements

## DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS

## CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS - Continued

Year Ended June 30, 2023 (with Comparative Totals for 2022)

| | 2023 | | | |
|---|---|---|---|---|
| | **Without Donor Restrictions** | **With Donor Restrictions** | **Total** | **2022** |
| FUNCTIONAL EXPENSES | | | | |
| Program services: | | | | |
| Housing Programs & Services | $ 1,483,347 | $ - | $ 1,483,347 | $ 1,277,638 |
| Community Housing & Services | 677,342 | - | 677,342 | 652,866 |
| Clinical & Health Services | 1,629,626 | - | 1,629,626 | 1,398,833 |
| Deborah's Place II | 710,188 | - | 710,188 | 626,155 |
| Deborah's Place III | 1,426,570 | - | 1,426,570 | 1,383,017 |
| TOTAL PROGRAM SERVICES | 5,927,073 | - | 5,927,073 | 5,338,509 |
| Supporting services: | | | | |
| Management and general | 825,532 | - | 825,532 | 702,783 |
| Fundraising | 461,757 | - | 461,757 | 372,723 |
| TOTAL SUPPORTING SERVICES | 1,287,289 | - | 1,287,289 | 1,075,506 |
| TOTAL FUNCTIONAL EXPENSES | 7,214,362 | - | 7,214,362 | 6,414,015 |
| INCREASE (DECREASE) IN CONSOLIDATED NET ASSETS | (222,190) | 101,465 | (120,725) | (417,343) |
| NET ASSETS, BEGINNING OF YEAR | 3,705,979 | 2,483,947 | 6,189,926 | 6,607,269 |
| TOTAL NET ASSETS, END OF YEAR | $ 3,483,789 | $ 2,585,412 | $ 6,069,201 | $ 6,189,926 |

## DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS

## CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

Year Ended June 30, 2023 (with Comparative Totals for 2022)

| | 2023 | | | | | |
|---|---|---|---|---|---|---|
| | Program Services | | | | | |
| | Housing Programs & Services | Community Housing & Services | Clinical & Health Services | Deborah's Place II | Deborah's Place III | Total Program Services |
| Salaries and wages | $ 1,015,323 | $ 102,515 | $ 1,202,692 | $ 265,016 | $ 424,200 | $ 3,009,746 |
| Payroll taxes | 76,357 | 7,449 | 91,046 | 20,491 | 32,619 | 227,962 |
| Employee benefits | 122,065 | 14,491 | 160,123 | 27,804 | 50,837 | 375,320 |
| Repairs and maintenance | 26,201 | 21,191 | - | 127,599 | 222,739 | 397,730 |
| Dues and subscriptions | 743 | 60 | 974 | - | - | 1,777 |
| Professional fees and contract services | 71,108 | 2,366 | 31,102 | 25,077 | 47,059 | 176,712 |
| Specific assistance to individuals | 78,361 | 17,221 | 64,236 | - | 957 | 160,775 |
| Insurance | 16,141 | 8,835 | 13,266 | 29,142 | 65,646 | 133,030 |
| Stationery and printing | - | - | - | - | - | - |
| Postage | 16 | 864 | 526 | 48 | 111 | 1,565 |
| Utilities | 15,677 | 941 | - | 59,772 | 99,818 | 176,208 |
| Recruiting | - | - | - | - | - | - |
| Supplies | 31,483 | 2,722 | 15,546 | 981 | 3,042 | 53,774 |
| Bad debt provision | - | - | - | 7,949 | 4,455 | 12,404 |
| Telephone | 8,058 | 1,002 | 16,594 | 4,104 | 5,656 | 35,414 |
| Transportation for staff | 42 | 150 | 23,344 | 155 | 16 | 23,707 |
| Rent | - | 483,669 | - | - | - | 483,669 |
| Property taxes | - | - | - | 2,594 | - | 2,594 |
| Interest | - | - | - | 1 | 11,207 | 11,208 |
| Building and equipment | 10,242 | 800 | 9,227 | 1,475 | - | 21,744 |
| Depreciation | 10,961 | 6,376 | - | 137,846 | 458,022 | 613,205 |
| Miscellaneous | 569 | 6,690 | 950 | 134 | 186 | 8,529 |
| TOTAL EXPENSES | $ 1,483,347 | $ 677,342 | $ 1,629,626 | $ 710,188 | $ 1,426,570 | $ 5,927,073 |

See Notes to Consolidated Financial Statements

## DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS

## CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES - Continued

Year Ended June 30, 2023 (with Comparative Totals for 2022)

| | 2023 | | | | |
|---|---|---|---|---|---|
| | Supporting Services | | | | |
| | Management and General | Fundraising | Total Supporting Services | Total | Total 2022 |
| Salaries and wages | $ 496,440 | $ 211,317 | $ 707,757 | $ 3,717,503 | $ 3,352,216 |
| Payroll taxes | 37,772 | 16,138 | 53,910 | 281,872 | 252,941 |
| Employee benefits | 64,477 | 16,431 | 80,908 | 456,228 | 456,120 |
| Repairs and maintenance | 4,779 | - | 4,779 | 402,509 | 377,989 |
| Dues and subscriptions | 11,072 | 1,522 | 12,594 | 14,371 | 7,833 |
| Professional fees and contract services | 114,897 | 129,014 | 243,911 | 420,623 | 187,607 |
| Specific assistance to individuals | - | - | - | 160,775 | 124,672 |
| Insurance | 29,187 | 2,099 | 31,286 | 164,316 | 117,929 |
| Stationery and printing | - | 10,101 | 10,101 | 10,101 | 10,753 |
| Postage | 1,992 | 1,732 | 3,724 | 5,289 | 5,619 |
| Utilities | - | - | - | 176,208 | 177,270 |
| Recruiting | 2,582 | - | 2,582 | 2,582 | 1,149 |
| Supplies | 5,512 | 45,058 | 50,570 | 104,344 | 70,734 |
| Bad debt provision | - | - | - | 12,404 | 14,392 |
| Telephone | 2,202 | 1,102 | 3,304 | 38,718 | 35,895 |
| Transportation for staff | 17 | 204 | 221 | 23,928 | 21,645 |
| Rent | - | - | - | 483,669 | 458,708 |
| Property taxes | - | - | - | 2,594 | 1,661 |
| Interest | - | - | - | 11,208 | 12,798 |
| Building and equipment | - | - | - | 21,744 | 23,193 |
| Depreciation | 42,230 | - | 42,230 | 655,435 | 658,440 |
| Miscellaneous | 12,373 | 27,039 | 39,412 | 47,941 | 44,451 |
| TOTAL EXPENSES | $ 825,532 | $ 461,757 | $ 1,287,289 | $ 7,214,362 | $ 6,414,015 |

**DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS**

**CONSOLIDATED STATEMENT OF CASH FLOWS**

Year Ended June 30, 2023 (with Comparative Totals for 2022)

| | 2023 | 2022 |
|---|---|---|
| **CASH FLOWS FROM OPERATING ACTIVITIES** | | |
| Decrease in consolidated net assets | $ (120,725) | $ (417,343) |
| Adjustments to reconcile decrease in consolidated net assets to net cash flows from operating activities: | | |
| Depreciation | 655,435 | 658,440 |
| Deferred financing costs recognized | 2,774 | 2,774 |
| Realized and unrealized (gain) loss on investments | (262,342) | 582,635 |
| Bad debt provision | 12,404 | 14,392 |
| Decrease (increase) in operating assets: | | |
| Accounts, grants and contributions receivable | (6,147) | (233,102) |
| Prepaid expenses, deposits and other | 13,554 | (32,870) |
| Increase (decrease) in operating liabilities: | | |
| Accounts payable and other accrued expenses | 28,146 | (35,673) |
| NET CASH FLOWS FROM OPERATING ACTIVITIES | 323,099 | 539,253 |
| **CASH FLOWS FROM INVESTING ACTIVITIES** | | |
| Purchase of improvements and equipment | (114,198) | (199,716) |
| Proceeds from sale of investments | 799,814 | 1,010,875 |
| Purchase of investments | (757,545) | (1,052,510) |
| NET CASH FLOWS FROM INVESTING ACTIVITIES | (71,929) | (241,351) |
| **CASH FLOWS FROM FINANCING ACTIVITIES** | | |
| Repayment of long-term debt | (23,750) | (23,017) |
| NET INCREASE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH | 227,420 | 274,885 |
| CASH, CASH EQUIVALENTS AND RESTRICTED CASH, BEGINNING OF YEAR | 3,741,370 | 3,466,485 |
| CASH, CASH EQUIVALENTS AND RESTRICTED CASH, END OF YEAR | $ 3,968,790 | $ 3,741,370 |
| **CASH, CASH EQUIVALENTS AND RESTRICTED CASH** | | |
| Unrestricted cash and cash equivalents - operating | $ 3,495,326 | $ 3,300,750 |
| Restricted cash: | | |
| Operating, replacement and insurance reserves | 473,464 | 440,620 |
| Total | $ 3,968,790 | $ 3,741,370 |

See Notes to Consolidated Financial Statements

## (1) Summary of significant accounting policies

**Nature of organization** - The consolidated financial statements include the accounts of Deborah's Place, its wholly owned subsidiary, Deborah's Place III Corp. ("DP III Corp."), and its affiliated organization, Deborah's Place II (the "Organizations"). Each entity has a separate board of directors which share common members. Transactions between the entities have been eliminated on consolidation.

DP III Corp. was formed to serve as the general partner of Deborah's Place III Limited Partnership ("DP III") and held a 0.01% partnership interest as general partner. The limited partner interest is held by Deborah's Place, giving it an effective ownership interest of 100% in DP III.

Deborah's Place is a nonprofit social service organization which opens doors of opportunity for women who are homeless in Chicago. Supportive housing and services offer women their key to healing, achieving their goals and moving on from the experience of homelessness. Deborah's Place conducts the following programs:

**Housing Programs & Services** - Deborah's Place residential programs offer safe housing and supportive services for women who have experienced homelessness. Programs include Dolores' Safe Haven (a 15-bed supportive living environment which serves hard-to-reach women who are chronically homeless and who are living with severe mental illness) and Teresa's Interim Housing (a 24-hour interim housing program with 10 semiprivate dormitory bed spaces, where women can live for up to 120 consecutive days while receiving intensive programming around housing search, income acquisition, and preparation for life in the community). Residential services are also provided for the tenants of the Patty Crowley Apartments and the Rebecca Johnson Apartments. Community Centers at both sites provide access to computers, budgeting, tutoring, art therapy, employment guidance, and programs designed to strengthen daily living skills and engagement. Deborah's Place offers pre-tenancy services to people who are experiencing homelessness and are preparing the documentation needed to move into housing with Deborah's Place. Services may include assistance in obtaining identification, documentation of homelessness, and disability assessments, as well as referrals for additional assistance and other housing resources if they do not meet program eligibility.

**Community Housing & Services** - Community housing and services are provided to participants who, with the assistance of subsidized rent, live in apartments in the community. Intensive case management, provided through the Clinical and Health Services program, ensures that the participants who remain housed achieve their goals related to income, self-sufficiency, and wellness. An Alumnae Residential Services program provides housing location, landlord support, and engagement services to women who move directly from homelessness to a community-based housing program or who choose to move on from a Deborah's Place project-based housing program into housing in the community.

**(1) Summary of significant accounting policies (continued)**

**Community Housing & Services (continued)** - The Marah's Permanent Housing Program provides 32 community-based apartments to women who have been homeless and are living with a disability; Deborah's Place holds the leases to these apartments, and the tenants pay 30% of their income as occupancy fees. In January, 2021, Deborah's Place began conducting a program, Rapid Rehousing ("RRH"), which moves women from the shelter environment quickly by connecting them to short-term rental subsidies and intensive services. The program was created from the Coronavirus Aid, Relief, and Economic Security ("CARES") Act and is administered by All Chicago, the subrecipient of the grant and through which Deborah's Place receives RRH funding to serve 75 women.

**Clinical & Health Services** - Clinical and Health Services include Case Management and physical Health Services. The Case Management Program assists women in meeting their goals before and after they move into housing. Women are assisted in securing income and in securing, accessing, and maintaining affordable housing. Clinical services include assessment, participant-centered service planning, referral, crisis intervention, transportation, and follow-up support. Health services are designed to coordinate healthcare based on individual needs; skilled staff work with participants to create individualized assessments, plans, referrals, and follow-up.

Deborah's Place provides permanent housing to end homelessness in the following two locations:

***Deborah's Place II (Patty Crowley Apartments)*** - This facility, located at 1530 N. Sedgwick Avenue in Chicago, provides private- and shared-bath apartments for 39 women. Each unit has a subsidy under the U.S. Department of Housing and Urban Development Section 8 Housing Choice Voucher program. Tenant services and 24-hour case management are available on-site. This facility leases space to several Deborah's Place programs, including Dolores' Safe Haven, Teresa's Interim Housing, and Tenant Residential Services.

***Deborah's Place III (Rebecca Johnson Apartments)*** - The facility, located at 2822 W. Jackson in Chicago, provides private-bath single-room apartments for 90 women, as well as on-site case management and supportive services. Each unit has a subsidy under the U.S. Department of Housing and Urban Development Section 8 Housing Choice Voucher program. The building is owned by DP III, a partnership which acquired and renovated the property for use as a low-income housing rental property. DP III leases administrative office space to Deborah's Place.

**Net assets** - The Organizations report information regarding their financial position and activities according to two classes of net assets as follows:

**Without donor restrictions**

**Operations** - Net assets that are not subject to donor-imposed restrictions and conditions including the carrying value of physical properties (land, building and equipment). Items that affect this net asset category include revenue, principally grants and contributions, and related expenses associated with the core activities of the Organizations. In addition to these transactions, changes in this category of net assets include contributions whose donor-imposed restrictions and conditions were met during the fiscal period.

**(1) Summary of significant accounting policies (continued)**

**Board Designated** - In Fiscal Year 2018, the Board of Directors, in order to maintain fiscal operating strength and stability, instituted a policy of maintaining three months of operating reserves. These funds are to be used only with Board approval and include a pool of liquid assets sufficient to cover Deborah's Place's payroll costs for two months. The Board of Directors also designated assets previously designated by the Board of Directors as an Endowment Fund, as the Mission 600 Fund. These funds are to be used only with Board approval, to invest in opportunities that will substantially support the advancement of Deborah's Place's strategic goals.

**With donor restrictions** - Net assets subject to donor-imposed restrictions that will be met by the passage of time or by expenditures that meet the donors' imposed purpose. Also includes resources subject to restrictions of gift instruments requiring that principal be invested in perpetuity and investment income be utilized for support of activities. When the donors' restrictions are satisfied, the net assets are transferred to net assets without donor restrictions.

**Cash and cash equivalents** - Cash and cash equivalents consist of highly liquid interest-bearing depository accounts with a maturity of three months or less. Aggregate cash balances currently exceed federally insured limits. However, the Organizations have not experienced any losses in such accounts and management does not believe that they are exposed to any significant credit risk.

**Accounts receivable** - Accounts receivable are composed of rent due from tenants and rent subsidies due from a government agency. Uncollectible amounts are written off to bad debt expense at the time the individual receivable is determined to be uncollectible. An allowance for doubtful accounts, if required, is based on estimates made by management and the Organizations' historical collection experience. The allowance for doubtful accounts at June 30, 2023 and 2022, was $544 and $1,073, respectively.

**Land, buildings and equipment** - Land, buildings and equipment are stated at cost if purchased and at fair value at the date of contribution if donated to the Organizations. Depreciation is computed using the straight-line method over the estimated useful lives of the respective assets. Individual purchases of furniture and equipment exceeding $2,000 are capitalized. Depreciation expense for the years ended June 30, 2023 and 2022, was $655,435 and $658,440, respectively.

**Contributions and grants** - All public support is considered to be available for unrestricted use unless restricted specifically by the donor or funding agency. At its discretion, the Board of Directors may designate certain funds for specific purposes.

Contributions and grants restricted by the donor, grantor or other outside party are reported as with donor restriction revenue, as applicable, when granted or pledged to the Organizations.

**(1) Summary of significant accounting policies (continued)**

**Investments** - The Organizations invest in marketable securities with readily determinable fair values. The securities are invested in mutual funds and exchange-traded funds that are traded at their fair values based on quoted prices in active markets. Investments in short-term certificates of deposit are stated at cost plus accrued interest, which approximates fair value. All investments are considered Level 1. Unrealized gains and losses are included in the changes in net assets in the accompanying consolidated statement of activities and changes in net assets.

**Functional expenses** - The costs of providing various program and supporting activities have been summarized on a functional basis in the consolidated statement of activities and changes in net assets. The consolidated statement of functional expenses presents expenses by function and natural classification. Expenses attributable solely to a specific functional area are reported as expenses of those functional areas. Expenses that are allocable across functional categories are allocated consistently, using estimates of the following factors:

- Time and effort
- Specific systems and technology used
- Square footage

**Asset impairment assessments** - The Organizations review long-lived assets for impairment whenever events or circumstances indicate that the carrying value of such assets may not be fully recoverable. An impairment is evaluated based on the sum of undiscounted estimated future cash flows expected to result from use of the asset compared to its carrying value. If an impairment is recognized, the carrying value of the impaired asset is reduced to its fair value. No impairment was recognized in 2023 or 2022.

**In-kind donations** - The Organizations record various types of in-kind support, including services, materials, and gifts of goods, equipment and other tangible assets. The Organizations recognize professional services as in-kind support if those services (a) create or enhance long-lived assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. In 2023 and 2022, volunteers provided approximately 48 hours and 398 hours, respectively, for serving on the Board of Directors, preparing meals, assisting in clerical tasks, providing tutoring, conducting workshops, and participating in fundraising campaigns during the year. These services received by the Organizations did not meet these criteria. The value of contributed services meeting the requirements for recognition in the consolidated financial statements amounted to $6,000 and $2,262 as of June 30, 2023 and 2022, respectively.

**(1) Summary of significant accounting policies (continued)**

Contributions of tangible assets are recognized at fair value when received. Gifts of goods and equipment are reported as unrestricted support unless explicit donor stipulations restrict how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as temporarily restricted support. The amounts reflected in the accompanying consolidated financial statements as in-kind support are offset by like amounts included in expenses or assets. Contributions of tangible assets, including noncash items and gift cards, amounted to $13,535 and $40,093 for the years ended June 30, 2023 and 2022, respectively.

**Income taxes** - Deborah's Place and Deborah's Place II are exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and applicable state law. No provision has been made for federal and state income taxes since income or loss of DP III is required to be reported by the partners on their respective income tax returns.

**Use of 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 financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Recently adopted accounting pronouncements** - In February 2016, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") No. 2016-02, *Leases (Topic 842)*, and has issued subsequent amendments to the initial guidance. The guidance is effective for fiscal years, and interim periods within those fiscal years, beginning after December 15, 2021, and should be implemented using a modified retrospective approach, with the option to apply the guidance at the effective date or the beginning of the earliest comparative period. The Organizations adopted the guidance on July 1, 2022 and elected to use the effective date as of the date of initial application. Consequently, financial information was not updated, and the disclosures required under the new standard are not provided for dates and periods before July 1, 2022. Additionally, the Organizations elected the "package of practical expedients," which permits the Organizations to not reassess prior conclusions about lease identification, lease classification and initial direct costs. As of July 1, 2022, adoption of Topic 842 did not result in any material adjustments to balance sheet accounts related to the adoption.

**(2) Grants and contributions receivable**

Grants and contributions receivable consist of unconditional amounts due from public and private organizations. All the grants and contributions receivable are expected to be collected in Fiscal Year 2024. Not included in grants receivable are certain unexpended and conditional grants totaling $704,006 and $1,693,828 at June 30, 2023 and 2022, respectively, which have been awarded by public agencies.

## (3) Investments

Investments as of June 30, 2023 and 2022, consist of the following:

| | 2023 | 2022 |
|---|---|---|
| Stated at fair value: | | |
| Mutual funds and exchange-traded funds | $ 3,586,360 | $ 3,371,703 |
| Certificate of deposit | 753,904 | 748,490 |
| Total | $ 4,340,264 | $ 4,120,193 |

## (4) Land, buildings and equipment

Land, buildings and equipment as of June 30, 2023 and 2022, consist of the following:

| | 2023 | 2022 |
|---|---|---|
| Cost: | | |
| Land | $ 258,000 | $ 258,000 |
| Buildings and improvements | 14,690,081 | 14,611,987 |
| Furniture and equipment | 952,658 | 916,554 |
| Vehicles | 46,796 | 46,796 |
| Total cost | 15,947,535 | 15,833,337 |
| Accumulated depreciation | (11,597,879) | (10,942,446) |
| Net land, buildings and equipment | $ 4,349,656 | $ 4,890,891 |

## (5) Mortgage notes payable

Mortgage note payable to the City of Chicago, through the Department of Housing, which administers these U.S. Department of Housing and Urban Development Community Development Block Grant (“CDBG”) funds. This note is payable in August 2035 and bears no interest during its term provided the housing remains available to very low income persons and the note does not become due because of default under the terms of the note or the regulatory agreement. This note is collateralized by real estate owned by Deborah’s Place II. The mortgage note payable to the City of Chicago at June 30, 2023 and 2022, was $2,275,694.

Junior mortgage note payable to the Illinois Housing Development Authority (“IHDA”) in the original amount of $500,000. This note bears no interest, is payable in annual principal installments of $1,000, and matures in 2034. The note is secured by real estate owned by Deborah’s Place II. The note payable to IHDA at June 30, 2023 and 2022, was $471,000 and $472,000, respectively.

**(5) Mortgage notes payable (continued)**

First mortgage note payable to IHDA in the original amount of $3,300,000, obtained pursuant to the provisions of the HOME Program as authorized by Title II of the National Affordable Housing Act. This nonrecourse mortgage is payable in May 2030 and bears no interest during its term provided the housing remains available to very low income persons and the note does not become due because of default under the terms of the note or regulatory agreement. The note is payable in monthly principal installments of $500 as well as the annual payment of residual receipts while the Section 8 contract is in existence; thereafter, monthly payments in the amount of $100 will be payable. The loan is collateralized by the rental property owned by DP III and an assignment of rents and leases. The Organizations executed a Regulatory and Land Use Agreement with IHDA which prohibits the sale of the project without IHDA's approval. The note payable to IHDA at June 30, 2023 and 2022, was $3,146,666 and $3,152,666, respectively.

Second mortgage note payable to the City of Chicago, through the Department of Housing, in the original amount of $400,000. This note bears no interest and is payable in March 2030. This nonrecourse mortgage is collateralized on a subordinate basis by rental property owned by DP III and an assignment of rents and leases. This loan payable to the City of Chicago at June 30, 2023 and 2022, was $400,000.

On August 15, 2019, the Federal Home Loan Bank of Chicago ("FHLBC") provided a $750,000 competitive Affordable Housing Program grant to DP III through First Eagle Bank ("FEB"), for a rehabilitation project also funded by a $200,000 loan from FEB. The grant is being recorded by DP III as a third mortgage and has a 15-year retention period. It is payable only in the event of a default in its obligations under the Project Loan Agreement with the FHLBC. Deborah's Place is the sponsor for the program.

The $200,000 loan from FEB bears interest at 5% and requires monthly interest-only payments commencing August 15, 2019 for one year. Payments of both principal and interest of $1,099 commenced on August 15, 2020. The loan matures on August 15, 2034. The loan is secured by a certificate of deposit held at FEB or any successor or replacement account of no less than the amount owed. The loan payable to FEB at June 30, 2023 and 2022 was $157,119 and $173,870, respectively.

Scheduled principal reductions are as follows:

| Years Ending June 30, | | |
|---|---|---|
| 2024 | | $ 12,623 |
| 2025 | | 13,537 |
| 2026 | | 14,499 |
| 2027 | | 15,511 |
| 2028 | | 16,575 |
| Thereafter | | 7,127,734 |
| | Total | $ 7,200,479 |

**(5) Mortgage notes payable (continued)**

Mortgage notes payable at June 30, 2023 and 2022, were $7,154,307 and $7,175,283, respectively. The notes payable for 2023 and 2022 consist of:

| | 2023 | 2022 |
|---|---|---|
| Mortgage notes payable | $ 7,200,479 | $ 7,224,230 |
| Less: unamortized debt issuance costs | (46,172) | (48,947) |
| Mortgage notes payable, net | $ 7,154,307 | $ 7,175,283 |

Loan costs are being recognized as interest expense on a straight-line basis over the terms of the mortgage notes. Interest expense recognized for the years ended June 30, 2023 and 2022 was $2,774.

**(6) Cash – Operating, replacement and insurance reserves**

**Replacement reserve** - Pursuant to the DP III IHDA loan agreement, the Organizations are required to fund from available cash flows a replacement of $1,500 per month. The replacement reserve, which is administered by IHDA, can be used to fund improvements and replacements.

**General operating reserve** - Also pursuant to the DP III IHDA loan agreement, the Organizations were required to fund the general operating reserve from the limited partner capital contributions in an initial amount of $600,000. Additionally, the Organizations are required to deposit into the general operating reserve surplus cash flow, if any, in the maximum amount of $45,000 per annum. Such funding is required until the long-term operating reserve has reached $4,739,609. No amounts were funded in 2023 or 2022.

The general operating reserve, which is administered by IHDA, is to be used to fund operating deficits, as defined in the HOME Loan Agreement. Interest earned is retained in the reserve account.

IHDA approved the use of these reserves to fund the DP III Affordable Housing Program rehabilitation project reserve. Funds of $0 were withdrawn from the reserve during Fiscal Years 2023 and 2022, respectively, for this purpose.

**Insurance reserve** - Pursuant to the DP III IHDA loan agreement, the Organizations have established an insurance escrow. Monthly deposits are determined by IHDA. The insurance escrow, which is administered by IHDA, is to be used to pay insurance.

The following details the reserves at June 30, 2023 and 2022:

| | 2023 | 2022 |
|---|---|---|
| Replacement reserve | $ 199,269 | $ 175,174 |
| General operating reserve | 214,475 | 207,631 |
| Insurance reserve | 59,720 | 57,815 |
| Total | $ 473,464 | $ 440,620 |

## (7) Real estate taxes

Real property owned by DP III is exempt from local real estate taxes, pursuant to a determination by the Illinois Department of Revenue. The Organizations have obtained a non-homestead Property Tax Exemption Certificate on the property for the 2023 assessment year.

## (8) Net assets with donor restrictions

At June 30, 2023 and 2022, the amounts included in net assets with donor restrictions are restricted for the following purposes:

| | With Donor Restrictions as of June 30, 2022 | Restricted Contributions | Grants Released from Restriction and Endowment Earnings | With Donor Restrictions as of June 30, 2023 |
|---|---|---|---|---|
| Capital improvements | $ 32,000 | $ - | $ (32,000) | $ - |
| Program related | - | - | - | - |
| FY'22 general operations | - | - | - | - |
| FY'23 general operations | 117,500 | - | (117,500) | - |
| FY'24 general operations | 100,000 | 28,825 | - | 128,825 |
| FY'25 general operations | 100,000 | 10,250 | - | 110,250 |
| Endowment | 2,000,000 | - | - | 2,000,000 |
| Endowment earnings | 134,447 | 211,890 | - | 346,337 |
| Total | $ 2,483,947 | $ 250,965 | $ (149,500) | $ 2,585,412 |

The Organizations have one donor-restricted endowment in investments. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The State of Illinois adopted the Uniform Prudent Management of Institutional Funds Act ("UPMIFA") effective June 30, 2009, which provides guidance on the net asset classification of donor-restricted endowment funds for a not-for-profit organization that is subject to UPMIFA. The Organizations have interpreted the Illinois UPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment fund absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organizations classify as net assets with donor restrictions the original value of the gift donated to the permanent endowment.

The earnings from the donor-restricted endowment fund are classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the Organizations in a manner consistent with the standard of prudence prescribed by Illinois UPMIFA. Approval of appropriations for expenditure is made when a decision is made by the Board of Directors to release a portion of the endowment fund from donor restrictions for spending, in accordance with the terms of the gift instrument. Under the terms of the endowment, the distribution in any given year should not exceed 4% of the value of the endowment fund, as determined by the Organizations' policy.

**(8) Net assets with donor restrictions (continued)**

In accordance with Illinois UPMIFA, the Organizations consider the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

(a) The duration and preservation of the fund;

(b) The purposes of the Organizations and the donor-restricted endowment fund;

(c) General economic conditions;

(d) The possible effect of inflation and deflation;

(e) The expected total return from income and the appreciation of investments;

(f) Other resources of the Organizations; and

(g) The investment policies of the Organizations.

The endowment fund had investment earnings of $48,284 and $37,518 during Fiscal Year 2023 and 2022, respectively. Net appreciation of investments was $163,606 during Fiscal Year 2023, and net depreciation of investments was $363,931 during Fiscal Year 2022.

**(9) Leasing**

On September 12, 2019, the Organizations entered into a lease agreement with Revered Properties, LLC for an office suite located at 2501 West Washington Street, Chicago, Illinois. The lease commenced November 5, 2019 and expired on October 31, 2022. In October 2022, the Organizations extended the term of the lease for one additional two-year period expiring on October 31, 2024. The lease is secured with an $8,670 cash deposit.

On December 16, 2020, the Organizations entered into an additional lease agreement with Revered Properties, LLC as a cotenant with Renaissance Social Services for an office suite located at 2501 West Washington Street, Chicago, Illinois. The lease commenced January 1, 2021 and expired December 31, 2021. On March 24, 2022, the lease was extended for an additional one-year period and expired on December 31, 2022. The lease was extended for an additional one-year period expiring on December 31, 2023. The lease is secured with a $1,400 cash deposit.

As disclosed in Note 1, the Organizations adopted FASB ASU 842 and determined the effect of the adoption was immaterial to the consolidated financial statements.

Rent expense, which includes apartment rental paid on behalf of tenants under the scattered site program, was $483,669 and $458,708 for the years ended June 30, 2023 and 2022, respectively.

## (10) Deborah's Place 401(k) Plan

Effective July 1, 2001, the Organizations created the Deborah's Place 401(k) Plan (the "Plan"). The Plan covers all eligible employees (as defined) who are at least 21 years of age and provides for (a) elective contributions to be made by participants on a pretax basis and (b) discretionary employer contributions. Participants can begin participation at the beginning of each quarter during the year they become eligible. For all employees, vesting in the Organizations' contributions begins after the second year of service and in increments of 25% per year, until fully vested after five years of service.

Effective July 1, 2018, all newly eligible employees and current employees without an election will automatically have 3% of their compensation deducted and invested in the default fund of the Plan on their behalf.

Contributions to the Plan were $40,682 and $21,973 for the years ended June 30, 2023 and 2022, respectively. Deborah's Place absorbs all administrative costs of the Plan.

## (11) Prior year comparative totals

The consolidated financial statements include certain prior year summarized comparative information in total but not by net asset class or natural expense classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the consolidated financial statements for the fiscal year ended June 30, 2022, from which the summarized information was derived.

## (12) Financial assets and liquidity resources

As of June 30, 2023, financial assets and liquidity resources available within one year for general expenditures, such as operating expenses, scheduled principal payments on debt and capital expenditures, were as follows:

| | |
|---|---|
| Cash and cash equivalents | $ 3,495,326 |
| Accounts receivable | 108,903 |
| Grants receivable | 318,137 |
| Contributions receivable | 129,875 |
| Investments | 4,340,264 |
| Less: | |
| Net assets designated by Board | (3,099,142) |
| Net assets with donor restrictions | (2,585,412) |
| Accounts payable and other accrued expenses | (250,944) |
| Current debt service | (12,623) |
| Add: | |
| Donor restrictions fulfilled in next 12 months | 128,825 |
| Available for use | $ 2,573,209 |

**(12) Financial assets and liquidity resources (continued)**

The Organizations have $2,573,209 in financial assets available within one year to meet cash needs for general expenditures. The availability of liquid assets is monitored regularly. Additionally, fluctuations in grant and event revenue are offset by the monthly receipt of reimbursements from government grants and contracts for operational expenditures throughout the year.

**(13) Subsequent events**

The Organizations have evaluated subsequent events through December 6, 2023, the date which the consolidated financial statements were available to be issued.

**ADDITIONAL INFORMATION**

**AND**

**SUPPORTING DATA**

MHM

**INDEPENDENT AUDITORS' REPORT ON ADDITIONAL INFORMATION AND SUPPORTING DATA**

To the Board of Directors

**DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS**

We have audited the consolidated financial statements of Deborah's Place & Affiliated Organizations as of and for the year ended June 30, 2023, and our report thereon dated December 6, 2023, which expressed an unmodified opinion on those financial statements, appears on page one. Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The following consolidating information is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position, results of operations, and cash flows of the individual companies, and it is not a required part of the consolidated 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 consolidated financial statements. The consolidating information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidating information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Mayer Hoffman McCann P.C.

Chicago, Illinois
December 6, 2023



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## DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS

## ADDITIONAL INFORMATION - CONSOLIDATING STATEMENT OF FINANCIAL POSITION

June 30, 2023

| | Deborah's Place | Deborah's Place II | Deborah's Place III | Eliminations | Total |
|---|---|---|---|---|---|
| **ASSETS** | | | | | |
| Cash and cash equivalents | $ 2,580,108 | $ 293,706 | $ 621,512 | $ - | $ 3,495,326 |
| Accounts receivable | 1,685 | 69,152 | 38,066 | - | 108,903 |
| Grants receivable | 318,137 | - | - | - | 318,137 |
| Contributions receivable | 129,875 | - | - | - | 129,875 |
| Due from affiliate | 705,118 | - | - | (705,118) | - |
| Prepaid expenses, deposits and other | 615,081 | - | 7,738 | (376,627) | 246,192 |
| Operating, replacement and insurance reserves | - | - | 473,464 | - | 473,464 |
| Investments | 4,340,264 | - | - | - | 4,340,264 |
| Land, buildings and equipment, net | 166,892 | 624,710 | 3,558,054 | - | 4,349,656 |
| Intangible assets | - | - | 12,635 | - | 12,635 |
| TOTAL ASSETS | $ 8,857,160 | $ 987,568 | $ 4,711,469 | $ (1,081,745) | $ 13,474,452 |
| **LIABILITIES** | | | | | |
| Mortgage notes payable, net of debt issuance costs | $ - | $ 2,746,694 | $ 4,407,613 | $ - | $ 7,154,307 |
| Accounts payable and other accrued expenses | 186,504 | 18,838 | 45,602 | - | 250,944 |
| Due to affiliate | - | 213,103 | 492,015 | (705,118) | - |
| TOTAL LIABILITIES | 186,504 | 2,978,635 | 4,945,230 | (705,118) | 7,405,251 |
| **NET ASSETS** | | | | | |
| Without donor restrictions: | | | | | |
| Operations | 2,986,102 | (1,991,067) | (233,761) | (376,627) | 384,647 |
| Board designated for operating reserves | 1,683,111 | - | - | - | 1,683,111 |
| Board designated for Mission 600 Fund | 1,416,031 | - | - | - | 1,416,031 |
| With donor restrictions | 2,585,412 | - | - | - | 2,585,412 |
| TOTAL NET ASSETS | 8,670,656 | (1,991,067) | (233,761) | (376,627) | 6,069,201 |
| TOTAL LIABILITIES AND NET ASSETS | $ 8,857,160 | $ 987,568 | $ 4,711,469 | $ (1,081,745) | $ 13,474,452 |

# DEBORAH'S PLACE & AFFILIATED ORGANIZATIONS

## ADDITIONAL INFORMATION - CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

Year Ended June 30, 2023

| | Deborah's Place | Deborah's Place II | Deborah's Place III | Eliminations | Total |
|---|---|---|---|---|---|
| CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS | | | | | |
| REVENUE AND SUPPORT WITHOUT DONOR RESTRICTIONS | | | | | |
| Support: | | | | | |
| Individuals | $ 1,238,726 | $ - | $ - | $ - | $ 1,238,726 |
| Foundations, churches, corporations and organizations | 929,748 | - | - | - | 929,748 |
| Government grants and contracts | 2,744,901 | - | - | - | 2,744,901 |
| In-kind services | 19,535 | - | - | - | 19,535 |
| Fundraising events | 51,895 | - | - | - | 51,895 |
| TOTAL SUPPORT | 4,984,805 | - | - | - | 4,984,805 |
| Program revenue: | | | | | |
| Rent and rent subsidy | - | 630,888 | 1,114,178 | (95,694) | 1,649,372 |
| Program rents | 51,509 | - | - | - | 51,509 |
| Other program revenue | 20 | - | - | - | 20 |
| TOTAL PROGRAM REVENUE | 51,529 | 630,888 | 1,114,178 | (95,694) | 1,700,901 |
| Other sources: | | | | | |
| Management fees | 85,284 | - | - | (85,284) | - |
| Interest and dividends | 37,985 | 342 | 15,040 | - | 53,367 |
| Realized and unrealized gain on investments | 98,736 | - | - | - | 98,736 |
| Other income | 4,605 | 62 | 196 | - | 4,863 |
| TOTAL OTHER SOURCES | 226,610 | 404 | 15,236 | (85,284) | 156,966 |
| Net assets released from restriction | 149,500 | - | - | - | 149,500 |
| TOTAL REVENUE AND SUPPORT WITHOUT DONOR RESTRICTIONS | 5,412,444 | 631,292 | 1,129,414 | (180,978) | 6,992,172 |
| FUNCTIONAL EXPENSES | | | | | |
| Program services: | | | | | |
| Housing Programs & Services | 1,551,141 | - | - | (67,794) | 1,483,347 |
| Community Housing & Services | 677,342 | - | - | - | 677,342 |
| Clinical & Health Services | 1,631,027 | - | - | (1,401) | 1,629,626 |
| Deborah's Place II | - | 742,792 | - | (32,604) | 710,188 |
| Deborah's Place III | - | - | 1,479,250 | (52,680) | 1,426,570 |
| TOTAL PROGRAM SERVICES | 3,859,510 | 742,792 | 1,479,250 | (154,479) | 5,927,073 |
| Supporting services: | | | | | |
| Management and general | 852,031 | - | - | (26,499) | 825,532 |
| Fundraising | 461,757 | - | - | - | 461,757 |
| TOTAL SUPPORTING SERVICES | 1,313,788 | - | - | (26,499) | 1,287,289 |
| TOTAL FUNCTIONAL EXPENSES | 5,173,298 | 742,792 | 1,479,250 | (180,978) | 7,214,362 |
| INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS | 239,146 | (111,500) | (349,836) | - | (222,190) |
| CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS | | | | | |
| Support | 39,075 | - | - | - | 39,075 |
| Interest and dividends | 48,284 | - | - | - | 48,284 |
| Realized and unrealized gain on investments | 163,606 | - | - | - | 163,606 |
| Net assets released from restriction | (149,500) | - | - | - | (149,500) |
| INCREASE IN NET ASSETS WITH DONOR RESTRICTIONS | 101,465 | - | - | - | 101,465 |
| INCREASE (DECREASE) IN CONSOLIDATED NET ASSETS | 340,611 | (111,500) | (349,836) | - | (120,725) |
| NET ASSETS (DEFICIT), BEGINNING OF YEAR | 8,330,045 | (1,879,567) | 116,075 | (376,627) | 6,189,926 |
| TOTAL NET ASSETS (DEFICIT), END OF YEAR | $ 8,670,656 | $ (1,991,067) | $ (233,761) | $ (376,627) | $ 6,069,201 |