ST. VINCENT DE PAUL SOCIETY
OF LANE COUNTY, INC. AND SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION

For the Years Ended September 30, 2016 and 2015

Jones & Roth
CPAs & Business Advisors

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
For the Years Ended September 30, 2016 and 2015

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
St. Vincent de Paul Society of Lane County, Inc. and Subsidiaries
Eugene, Oregon

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of St. Vincent de Paul Society of Lane County, Inc. (a nonprofit organization) and subsidiaries, which comprise the consolidated statements of financial position as of September 30, 2016 and 2015, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of St. Vincent de Paul Society of Lane County, Inc. and subsidiaries as of September 30, 2016 and 2015, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audits were conducted for the purpose of forming an opinion on the consolidated 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 consolidated financial statements. Also, the supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and 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 information has been subjected to the auditing procedures applied in the audits 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 information is fairly stated, in all material respects, in relation to the consolidated 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 February 13, 2017 on our consideration of St. Vincent de Paul Society of Lane County, Inc. and subsidiaries' 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 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 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 St. Vincent de Paul Society Inc. and subsidiaries' internal control over financial reporting and compliance.

Jones & Roth, P.C.

Jones & Roth, P.C.
Eugene, Oregon
February 13, 2017

CONSOLIDATED FINANCIAL STATEMENTS

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
September 30, 2016 and 2015

	2016	2015
Assets		
Current assets		
Unrestricted cash and cash equivalents	$ 1,013,105	$ 1,254,734
Restricted cash and cash equivalents (Note 2)	3,695,945	3,046,473
Total cash and cash equivalents	4,709,050	4,301,207
Accounts receivable, net	977,367	800,902
Accounts receivable, related parties, net	378,857	268,495
Current portion of development fee receivable, related parties (Note 9)	515,000	583,436
Advance receivable, related party	-	750,000
Prepaid expenses	479,019	543,568
Inventory	4,092,143	3,681,209
Current portion of interest receivable, related parties	53,770	81,621
Total current assets	11,205,206	11,010,438
Fixed assets and intangibles, net (Note 4)	38,990,326	38,234,252
Other assets		
Notes receivable, Rural Rehabilitation Program, net (Note 6)	2,567,642	2,582,027
Notes receivable, Self-help Homeownership Opportunity Program (SHOP)	296,972	287,525
Notes receivable, related parties, net (Note 9)	7,309,708	7,462,641
Notes receivable, other	-	42,370
Long-term portion of interest receivable, related parties, net (Note 9)	631,400	702,548
Development fees receivable, related parties, net (Note 9)	135,726	290,017
Assets held for sale (Note 5)	414,502	414,502
Investments (Note 3)	7,000,797	6,745,729
Beneficial interest in the net assets of related organization (Note 9)	4,893,789	4,888,900
Total other assets	23,250,536	23,416,259
Total assets	$ 73,446,068	$ 72,660,949

	2016	2015

Liabilities and Net Assets

	2016	2015
Current liabilities		
Accounts payable and accrued expenses	$ 761,177	$ 635,450
Payroll and related accruals	848,408	1,050,036
Security deposits payable	320,024	310,549
Deferred revenue	34,558	31,740
Accrued interest	51,228	43,534
Lines of credit (Note 7)	240,268	253,129
Current portion of long-term debt (Note 8)	990,237	2,323,567
Total current liabilities	3,245,900	4,648,005
Long-term liabilities		
Long-term debt, net of current portion (Note 8)	27,691,641	26,188,011
Total liabilities	30,937,541	30,836,016
Net assets		
Unrestricted	15,698,108	16,906,294
Temporarily restricted (Note 15)	26,810,419	24,918,639
Total net assets	42,508,527	41,824,933
Total liabilities and net assets	$ 73,446,068	$ 72,660,949

The accompanying notes are an integral part of these consolidated statements.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF ACTIVITIES
For the Years Ended September 30, 2016 and 2015

	2016		
	Unrestricted	Temporarily Restricted	Total
Revenues, gains, and other support			
Contributions	$ 319,438	$ 792,463	$ 1,111,901
Contributions, in-kind	2,061,316	-	2,061,316
Retail sales, net	16,822,964	-	16,822,964
Grants	-	5,978,105	5,978,105
Rent income	3,704,312	-	3,704,312
Contract services	1,916,858	-	1,916,858
Interest income on notes receivable	263,660	-	263,660
Gain (loss) on investments	(5,729)	-	(5,729)
Management fees and partnership reimbursements	778,984	-	778,984
Developer fee income	739,139	-	739,139
Other	497,843	-	497,843
Net assets released from restrictions:			
Satisfaction of program restrictions	4,878,788	(4,878,788)	-
Total revenues, gains, and other support	31,977,573	1,891,780	33,869,353
Expenses			
General, manufacturing, retail, warehouses, and recycling	19,320,882	-	19,320,882
Housing	8,244,269	-	8,244,269
Services and training	3,526,751	-	3,526,751
Development	262,493	-	262,493
Management and general	1,831,364	-	1,831,364
Total expenses	33,185,759	-	33,185,759
Change in net assets	(1,208,186)	1,891,780	683,594
Net assets, beginning of year	16,906,294	24,918,639	41,824,933
Net assets, end of year	$ 15,698,108	$ 26,810,419	$ 42,508,527

2015		
Unrestricted	Temporarily Restricted	Total
$ 349,593	$ 1,072,474	$ 1,422,067
1,734,329	229,869	1,964,198
15,648,507	-	15,648,507
-	6,364,534	6,364,534
3,404,880	-	3,404,880
352,436	-	352,436
207,154	-	207,154
28,837	-	28,837
811,582	-	811,582
1,087,307	-	1,087,307
908,436	-	908,436
4,884,808	(4,884,808)	-
29,417,869	2,782,069	32,199,938
16,891,115	-	16,891,115
7,280,495	-	7,280,495
3,492,817	-	3,492,817
218,221	-	218,221
1,613,467	-	1,613,467
29,496,115	-	29,496,115
(78,246)	2,782,069	2,703,823
16,984,540	22,136,570	39,121,110
$ 16,906,294	$ 24,918,639	$ 41,824,933

The accompanying notes are an integral part of these consolidated statements.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the Years Ended September 30, 2016 and 2015

	2016	2015
Cash flows from operating activities		
Change in net assets	$ 683,594	$ 2,703,823
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	1,699,966	1,502,747
Net change in allowance for receivables	293,405	(251,941)
Net gain on disposal of fixed assets	(61,521)	-
Unrealized (gain) loss on investments	5,729	(28,837)
Donation of fixed assets	-	(208,562)
(Increase) decrease in:		
Accounts receivable	(176,465)	(246,707)
Accounts receivable, related parties	(150,916)	8,988
Advance receivable, related party	750,000	(750,000)
Prepaid expenses	64,549	(149,326)
Inventory	(410,934)	(41,865)
Development fee receivable, related parties	222,727	(618,629)
Interest receivable, related parties	(168,562)	2,378
Increase (decrease) in:		
Accounts payable and accrued expenses	125,727	194,142
Payroll and related accruals	(201,628)	161,282
Other liabilities	19,987	498
Net cash provided by operating activities	2,695,658	2,277,991
Cash flows from investing activities		
Purchase of fixed assets	(2,597,869)	(7,146,264)
Proceeds from sale of fixed assets	203,350	720,000
Purchase of investments	(325,913)	(1,201,891)
Proceeds from sale of investments	60,227	-
Proceeds from assumption of interest in limited partnership	-	73,248
Proceeds from notes receivable, Rural Rehabilitation	63,019	270,042
Issuance of notes receivable, Rural Rehabilitation	(187,345)	(156,579)
Issuance of notes receivable, SHOP	(9,447)	-
Payments received on notes receivable, related parties	325,727	457,231
Issuance of notes receivable, related parties	(19,373)	-
Proceeds from notes receivable, other	42,370	129
Investment in the beneficial assets of related organization	-	(4,888,900)
Net cash used by investing activities	(2,445,254)	(11,872,984)

	2016	2015
Cash flows from financing activities		
Payments on long-term debt	(1,630,623)	(2,025,244)
Proceeds from issuance of long-term debt	1,800,923	12,499,500
Net draws on line of credit	(12,861)	2,538
Payments on capital lease	-	(11,935)
Net cash provided by financing activities	157,439	10,464,859
Net increase in cash and cash equivalents	407,843	869,866
Cash and cash equivalents, beginning of year	4,301,207	3,431,341
Cash and cash equivalents, end of year	$ 4,709,050	$ 4,301,207
Supplemental disclosure of cash flow information		
Cash paid for interest	$ 897,572	$ 890,860
Supplemental disclosure of noncash investing transactions		
Total acquisition of property and equipment	$ (2,597,869)	$ 8,186,393
Noncash assumption of property and equipment	-	(831,567)
Donation of property and equipment	-	(208,562)
Total cash paid for property and equipment	$ (2,597,869)	$ 7,146,264
Total increases to investments	$ 315,295	$ 1,095,199
Unrealized (gain) loss on investments	10,618	(28,837)
Decrease due to transfer of interest in limited partnership	-	135,529
Net purchase of investments	$ 325,913	$ 1,201,891
Total reduction of notes receivable, related parties	$ 172,309	$ 655,998
Decrease in allowance for uncollectible notes receivable	153,418	261,201
Noncash payment due to transfer of interest in limited partnership	-	(459,968)
Total cash received from notes receivable, related parties	$ 325,727	$ 457,231
Supplemental disclosure of noncash financing transactions		
Total proceeds from issuance of long-term debt	$ 1,800,923	$ 12,690,866
Assumption of long-term debt	-	(191,366)
Total cash proceeds from issuance of long-term debt	$ 1,800,923	$ 12,499,500

The accompanying notes are an integral part of these consolidated statements.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended September 30, 2016

	Program Services			
	General, Manufacturing, Retail, Warehouses, and Recycling	Housing	Services and Training	Total Program Services
Payroll	$ 9,934,477	$ 2,375,482	$ 1,094,005	$ 13,403,964
Payroll taxes and benefits	1,812,855	386,183	194,540	2,393,578
Purchases and handling	876,400	-	47,932	924,332
Utilities	1,128,857	599,758	147,449	1,876,064
Client assistance	1,399	1,434,832	391,886	1,828,117
Client assistance, in-kind food	-	-	1,241,893	1,241,893
Telephone	109,312	87,549	20,397	217,258
Repairs and maintenance	422,518	589,553	75,414	1,087,485
Supplies and office expenses	627,993	117,696	76,745	822,434
Rent	1,278,319	37,417	27,991	1,343,727
Insurance	184,731	157,727	57,025	399,483
Professional services	231,372	184,457	10,064	425,893
Licenses, taxes and fees	449,456	205,529	3,916	658,901
Interest expense	479,435	422,889	2,051	904,375
Provision for loan loss and bad debt	7,180	255,225	-	262,405
Advertising	223,289	2,643	1,093	227,025
Travel, conferences, and meetings	371,661	81,953	21,861	475,475
Vehicles	450,966	38,210	13,695	502,871
Special events	-	-	-	-
Grants to others	150,129	-	-	150,129
Other costs	33,104	205,694	41,979	280,777
Total functional expenses before depreciation and amortization	18,773,453	7,182,797	3,469,936	29,426,186
Depreciation and amortization	547,429	1,061,472	56,815	1,665,716
Total functional expenses	$ 19,320,882	$ 8,244,269	$ 3,526,751	$ 31,091,902

Support Services		
Development	Management and General	Total Expenses
$ 160,130	$ 1,349,382	$ 14,913,476
25,511	240,656	2,659,745
-	-	924,332
957	80,242	1,957,263
-	-	1,828,117
-	-	1,241,893
3,110	8,862	229,230
-	-	1,087,485
24,847	42,941	890,222
-	-	1,343,727
-	16,064	415,547
-	58,076	483,969
-	-	658,901
-	891	905,266
-	-	262,405
-	-	227,025
-	-	475,475
-	-	502,871
47,938		47,938
-	-	150,129
-	-	280,777
262,493	1,797,114	31,485,793
-	34,250	1,699,966
$ 262,493	$ 1,831,364	$ 33,185,759

The accompanying notes are an integral part of these consolidated statements.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended September 30, 2015

	Program Services			
	General, Manufacturing, Retail, Warehouses, and Recycling	Housing	Services and Training	Total Program Services
Payroll	$ 8,690,904	$ 2,083,925	$ 1,086,509	$ 11,861,338
Payroll taxes and benefits	1,714,805	354,980	200,970	2,270,755
Purchases and handling	689,595	-	27,618	717,213
Utilities	928,954	585,196	147,146	1,661,296
Client assistance	30,477	1,219,315	375,594	1,625,386
Client assistance, in-kind food	-	-	1,266,384	1,266,384
Telephone	99,942	93,611	21,601	215,154
Repairs and maintenance	352,214	399,087	12,621	763,922
Supplies and office expenses	698,757	132,088	150,852	981,697
Rent	1,106,013	60,121	24,662	1,190,796
Insurance	150,394	85,468	39,940	275,802
Professional services	159,855	177,792	11,464	349,111
Licenses, taxes and fees	505,026	119,354	5,538	629,918
Interest expense	447,866	415,685	4,706	868,257
Provision for loan loss and bad debt	252	141,017	-	141,269
Advertising	184,727	2,867	1,185	188,779
Travel, conferences, and meetings	300,921	98,944	21,704	421,569
Vehicles	394,358	23,169	7,644	425,171
Special events	-	-	-	-
Other costs	45,120	276,015	24,620	345,755
Total functional expenses before depreciation and amortization	16,500,180	6,268,634	3,430,758	26,199,572
Depreciation and amortization	390,935	1,011,861	62,059	1,464,855
Total functional expenses	$ 16,891,115	$ 7,280,495	$ 3,492,817	$ 27,664,427

Support Services			
Development	Management and General	Total Expenses
$ 122,922	$ 1,148,862	$ 13,133,122
20,952	219,692	2,511,399
-	-	717,213
103	108,984	1,770,383
-	-	1,625,386
-	-	1,266,384
1,696	12,956	229,806
-	-	763,922
23,341	36,550	1,041,588
-	-	1,190,796
-	-	275,802
-	47,605	396,716
-	-	629,918
-	926	869,183
-	-	141,269
-	-	188,779
-	-	421,569
-	-	425,171
49,207		49,207
-	-	345,755
218,221	1,575,575	27,993,368
-	37,892	1,502,747
$ 218,221	$ 1,613,467	$ 29,496,115

The accompanying notes are an integral part of these consolidated statements.

1. Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

St. Vincent de Paul Society of Lane County, Inc. (the Organization) is a nonprofit organization that creates employment, housing, and multiple training opportunities for low-income people in order to provide avenues out of poverty for those in need. The Organization has formed a sustainable community model that attacks the root causes of poverty and funds these activities with not-for-profit entrepreneurial business ventures.

Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

Unrestricted net assets – Net assets are not subject to donor-imposed stipulations.

Temporarily restricted net assets – Net assets subject to donor-imposed stipulations that will be met, either by actions of the Organization and/or passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statements of activities as net assets released from restrictions. As of September 30, 2016 and 2015, the Organization had $26,810,419 and $24,918,639, respectively, of temporarily restricted net assets.

Permanently restricted net assets – Net assets subject to donor-imposed stipulations specify that the Organization maintain them permanently. Generally, the donors of these assets permit the Organization to use all or part of the income earned on any related investments for general or specific purposes. As of September 30, 2016 and 2015, the Organization had no permanently restricted net assets.

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of the Organization and those of its wholly owned subsidiaries, De Paul RE Services, Inc.; Marion County Elderly, Inc.; De Paul Property Management, LLC; D Lamb, Inc.; Linn County Affordable Housing Acquisition, LLC; and Society of St. Vincent de Paul of Lane County. Inter-company transactions and balances have been eliminated in consolidation. The Organization is also the General Partner for 15 limited partnerships which are not subject to consolidation.

Use of Estimates

The preparation of consolidated 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, liabilities, and changes therein, and disclosure of contingent assets and liabilities. Actual results could differ from those estimates.

1. Nature of Operations and Summary of Significant Accounting Policies, continued

Description of Programs

General, Manufacturing, Retail, Warehouses, and Recycling - The Organization operates thrift stores, an economic development department, and a recycling department. Clothing, appliances, furniture, and other durable goods bought at bulk prices, manufactured or donated, are resold to finance the administration of the Organization and special charitable programs.

Housing - The Organization owns, operates, constructs, and renovates housing for low-income families. The low-income housing projects are primarily funded by federal grant programs and rent income.

Services and Training - The Organization, in cooperation with various denominations, operates emergency day and night shelters for the homeless. The Organization also provides emergency medical, food, and other services for the indigent.

Cash and Cash Equivalents

All checking accounts, money market mutual funds, and certificates of deposit with original maturities of 90 days or less are treated as cash and cash equivalents in the consolidated statements of financial position and cash flows.

Accounts Receivable

Accounts receivable is comprised of amounts due from granting agencies, contracts, and other various receivables. Management evaluates the collectability of accounts receivable on a case-by-case basis and writes off any receivables that have been deemed uncollectible. The allowance is composed of amounts due from former tenants that management has deemed potentially uncollectible. At September 30, 2016 and 2015, accounts receivable is presented net of an allowance of $65,573 and $47,685, respectively.

Accounts Receivable, Related Parties

Accounts receivable, related parties is comprised primarily of amounts due to the Organization from its limited partnerships for services rendered and fees earned. Management evaluates the collectability of these accounts receivable on a case-by-case basis and writes off any receivables that have been deemed uncollectible. The allowance is composed amounts due where ultimate collectability is uncertain due to the limited available cash flow from those entities. At September 30, 2016 and 2015, accounts receivable, related parties is presented net of an allowance of $681,419 and $640,865, respectively.

Inventory

Purchased inventory is valued at the lower of cost (first-in, first-out) or market, generally based on an average cost per cubic foot or pounds of merchandise at the end of the year. The Organization also receives donated inventory throughout the year. The value of donated inventory at year end is determined by management based on a cumulative average value of donated inventory received throughout the year.

1. Nature of Operations and Summary of Significant Accounting Policies, continued

Fixed Assets and Intangibles

Purchased land, buildings, equipment, and intangibles are stated at costs and depreciated over the estimated useful lives of the respective assets on a straight-line basis. Donated assets are stated at their estimated fair market value on the date of donation. For assets constructed by the Organization, cost includes interest during the construction period and other carrying costs. When assets are disposed of, the cost and related accumulated depreciation is removed from the accounts, and any gain or loss is recorded. Items of property and equipment with a cost of $5,000 or more are capitalized. The estimated useful lives are 30 - 40 years for buildings, 7 - 15 years for improvements, and 5 - 7 years for equipment.

Investments

The Organization and its subsidiaries have formed various limited partnerships, 15 of which were in existence as of September 30, 2016 and 2015 (see Note 3). The partnerships were formed to construct and operate affordable housing complexes. These investments are either consolidated or accounted for using the equity method depending on the Organization's direct and indirect ownership interest and the Organization's ability to exercise influence over operations and financial policies. Investments accounted for using the equity method are carried at cost adjusted annually for the Organization's proportionate share of earnings or losses.

Notes Receivable, Rural Rehabilitation Program

Notes receivable are stated at their unpaid principal balance plus accrued interest earned. Interest on notes is typically recognized for the first five to seven years of the loan. Interest earned on notes associated with the Rural Rehabilitation Program is calculated using the compound interest method on principal and interest amounts outstanding. Interest earned on all other notes is calculated using the simple interest method on principal amounts outstanding.

Management has elected to provide an allowance for uncollectible notes receivable for the Rural Rehabilitation Program equal to the estimated collection losses that will be incurred. The allowance for loan loss is based upon periodic review of the collectability of the loan in light of historical experiences, the nature and volume of the loan portfolio, adverse situations that may affect the borrower's ability to repay, estimated value of the underlying collateral, and prevailing economic conditions. This evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. Once information is available that confirms the amount is uncollectible, the receivable is written off against the allowance.

Notes Receivable, Related Parties and Interest Receivable, Related Parties

Notes receivable, related parties, include notes due from the limited partnerships for which the Organization or its subsidiaries are the General Partner. The notes are stated at their unpaid principal balance. Interest on notes is recognized over the term of the loan. The notes are secured by real estate. Management has elected to provide an allowance for uncollectible notes receivable and interest receivable due from related parties. The allowances are based upon expected ability for the respective limited partnerships to pay the debt before or at the time of assumption of the limited partner interest by the Organization which is to occur at some future point in accordance with the respective partnership agreements. This evaluation is inherently subjective as it requires significant estimates that are susceptible to future revisions.

1. Nature of Operations and Summary of Significant Accounting Policies, continued

Beneficial Interest in the Net Assets of Related Organization

During the year ended September 30, 2015, the Organization contributed $4,888,900 to a related organization, SVDP Leverage Lender (a non-profit organization), which was organized exclusively for the support and benefit of the Organization. The bylaws of SVDP Leverage Lender state that the majority of the board of directors must be individuals who are not then members of the board of directors of the Organization. Due to this stipulation, the Organization is not deemed to have control over SVDP Leverage Lender and, therefore, SVDP Leverage Lender is not required to be consolidated with the Organization for financial reporting under US GAAP. The Organization recognizes its interest in the net assets of the related organization as a beneficial interest in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 958-20-25-2. The amount of the beneficial interest is based on the amount contributed to the related organization and is adjusted annually for the Organization's share of the change in the net assets of the related organization, which is included with gains (losses) on investments on the consolidated statements of activities.

Income Tax Status

The Organization qualifies as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code (IRC). The Organization has also been classified as an entity that is not a private foundation within the meaning of Section 509(a) and qualifies for deductible contributions as provided in Section 170(b)(1)(A)(vi). The wholly owned subsidiaries of the Organization have various income tax statuses as follows: De Paul RE Services, Inc. and D, Lamb, Inc. – tax-exempt under IRC Section 501(c)(2); De Paul Property Management, LLC and Linn County Affordable Housing Acquisition, LLC - disregarded entities; Marion County Elderly, Inc. – taxable corporation; and Society of St. Vincent de Paul of Lane Count – tax-exempt under IRC Section 501(c)(3). The Organization and its subsidiaries file applicable tax forms in the U.S. federal jurisdiction, the state of Oregon, and the state of California. The returns are generally subject to examination by taxing authorities for a period of three years after filing.

Revenue recognition

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. Donor-restricted support is recorded as an increase in temporarily or permanently restricted net assets depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statements of activities as a release from restriction.

Grant revenue for expense reimbursement based grants is recognized as qualified expenses are incurred, subject to the amount authorized in the grant agreement. Unreimbursed grant expenses due from grantor agencies are reflected in the consolidated financial statements as receivables and revenues.

Retail sales revenue is recorded when sales are made and is presented net of returns.

Fee for services revenue, including contract services, management fees and partnership reimbursements, and developer fee income, is recognized when the respective service is performed.

1. Nature of Operations and Summary of Significant Accounting Policies, continued

Donated Services and Materials

The Organization records the value of donated goods and use of facilities using the estimated fair market value of the donated good at the date of donation. The Organization records the value of donated services when the services meet the criteria for recognition in accordance with U.S. GAAP and there is an objective basis available to measure their value. The donated services included in the consolidated financial statements were valued at the fair market value of similar services. The Organization also receives donated services from a variety of unpaid volunteers who assist with programs in nonspecialized roles. Approximately 25,000 hours were donated by unpaid volunteers in 2016 and 2015. No amounts have been reflected in the consolidated financial statements for these donated hours. Donated materials and supplies are reflected as contributions, in-kind and are valued at the estimated fair market value as of the date the item is received.

Derivative Financial Instrument Policy – Interest Rate Swap

The Organization entered into an interest rate swap agreement to manage its interest rate exposure. Interest rate swaps are agreements to exchange interest rate payment streams based on the principal amount. Organization policy requires settlement accounting principles for interest rate swaps in which net interest rate differentials to be paid or received are recorded currently as adjustments to interest expense.

Advertising Costs

The Organization's advertising costs are expensed as incurred.

2. Cash and Cash Equivalents and Concentration of Credit Risk

Under the terms of grant agreements, the Organization is required to maintain restricted cash accounts and in some cases segregated bank accounts. The restricted accounts are typically restricted to pay operating expenses of the related programs or as reserves for repairs and replacements on housing projects.

	2016	2015
Unrestricted cash and cash equivalents	$ 1,013,105	$ 1,254,734
Restricted cash and cash equivalents	3,695,945	3,046,473
Total cash and cash equivalents	$ 4,709,050	$ 4,301,207

Deposits with financial institutions include bank demand deposits, money market accounts, and certificates of deposit. Deposits held at financial institutions are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 at each financial institution. Balances held may from time to time exceed federally insured limits. The total bank balance of these accounts were $4,770,337 and $4,448,057 for the years ended September 30, 2016 and 2015, respectively. Of these deposits, $2,834,456 and $2,666,771 were covered by federal depository insurance at September 30, 2016 and 2015, respectively. Balances of $1,935,881 and $1,781,286 as of September 30, 2016 and 2015, respectively, were not insured.

3. Investments

Investments consist primarily of capital contributed to the entities the Organization and its subsidiaries have formed to construct and operate affordable housing developments for eligible tenants in Oregon. The Organization or one of its subsidiaries is the General Partner and acts as manager of the developments.

At September 30, the Organization and its subsidiaries' equity (deficit) in the limited partnerships and other investments were as follows:

	2016	2015
Alona Place Limited Partnership	$ -	$ -
Ash Meadows Limited Partnership	247,781	247,787
Aurora Housing Limited Partnership	1,330,730	1,330,753
Bascom Village Limited Partnership	1,246,919	1,205,864
Corey Commons Limited Partnership	187,355	187,372
Four Oaks Limited Partnership	116,682	116,699
Hazel Court Limited Partnership	184,361	102,850
Heather Glen Limited Partnership	(33)	(15)
Lamb Building Limited Partnership	1,117,286	1,117,605
Royal Building Limited Partnership	158,445	158,462
Santa Clara Limited Partnership	537,224	537,245
Spruce Terrace Limited Partnership	661,733	661,745
Stayton Manor Limited Partnership	204,812	96,767
Stellar Apartments Limited Partnership	745,914	690,107
Wallerwood Limited Partnership	168,729	129,269
Other investments	92,859	163,219
Total investments	$ 7,000,797	$ 6,745,729

The Organization has .01 percent interest in Alona Place Limited Partnership, but as of September 30, 2016 and 2015, the Organization had not yet made a capital contribution.

The Organization and its subsidiaries' interests in the limited partnerships ranges from .01 percent to .10 percent. The limited partnerships have calendar year ends. The summarized financial information for the above named limited partnerships at December 31, 2015 and 2014 were as follows:

	2015	2014
Total assets	$ 60,815,129	$ 52,969,479
Total liabilities	27,971,647	21,680,195
Net loss	(1,740,405)	(1,513,314)

4. Fixed Assets and Intangibles

At September 30, a summary of fixed assets and intangibles was as follows:

	2016	2015
Land	$ 9,926,448	$ 8,031,513
Buildings	37,031,820	36,857,443
Equipment	3,804,909	3,529,166
Construction in progress and assets in development	50,084	32,716
Intangible assets – loan and financing fees	1,203,840	1,192,956
	52,017,101	49,643,794
Accumulated depreciation	(13,026,775)	(11,409,542)
Fixed assets and intangibles, net	$ 38,990,326	$ 38,234,252

5. Assets Held for Sale

During 2009, the Organization purchased land from the city of Lowell, Oregon and land located in Veneta, Oregon with the purpose of developing the land and selling it to qualified homebuyers in accordance with grants received for that purpose. Costs associated with readying the land for sale are capitalized as land costs. The amounts are included as assets held for sale and is stated at the lower of its carrying amount or fair value, less costs to sell.

6. Notes Receivable, Rural Rehabilitation Program

In 2002, the Organization began the Rural Rehabilitation Program for Lane County which provides loans to eligible homeowners to improve the structure of their homes, and create a safer and healthier environment in which to live. They have subsequently added loans from the cities of Cottage Grove, Florence, Lowell, and Oakridge, Oregon. The loans generally accrue interest annually at 1 to 3 percent for the first 5 to 7 years of the loan. The loans are secured by real estate. Each loan has a 20-year term and can be renewed in 5-year increments after the first 20 years. At September 30, 2016 and 2015, the total amount of notes receivable for this program was $2,795,933 and $2,671,607, respectively. Amounts are net of an allowance for uncollectible accounts of $228,291 and $89,580, for the years ended September 30, 2016 and 2015, respectively. All loans are considered to be long-term.

7. Lines of Credit

The Organization has three revolving lines of credit totaling $1,350,000 with Banner Bank that mature July 5, 2017. Interest is payable monthly based on a variable rate index and is subject to minimum and maximum rate limitations (effective rate of 3.625 percent and 3.375 percent at September 30, 2016 and 2015, respectively). Collateral is provided by accounts receivable, inventory, and equipment. At September 30, 2016 and 2015, outstanding borrowings on the revolving lines of credit were $240,268 and $253,129, respectively, and the amount available on the lines of credit was $1,109,732 and $1,096,871, respectively. The credit agreement requires the Organization to maintain specified reporting requirements and financial covenants which are measured periodically. Management believes the Organization was in compliance with the financial covenants required by the credit agreement as of September 30, 2016 and 2015.

8. Long-term Debt

As of September 30, long-term debt consisted of the following:

	2016	2015
Notes payable, Wells Fargo Community Development Corp., with monthly payments of $8,993, including interest at 4.60%, monthly payments of interest only at 2.00%, and quarterly payments of interest only at 1.02%, due at various dates through December 2044, secured by real estate.	$ 9,200,109	$ 9,261,988
Notes payable, Umpqua Bank, with monthly payments of $418 to $19,679, including interest at 4.35% to 5.25% and variable rates from 3.45% to 5.5% at September 30, 2016 and 2015, due at various dates through May 2032, secured by real estate.	4,116,677	4,293,555
Notes payable, state of Oregon, OFA Bond, with monthly payments of $18,018, including interest at 3.40%, due November 2039, secured by real estate.	3,393,200	3,492,403
Notes payable, city of Eugene, with monthly payments of $-0- to $2,245, including interest at 0.00% to 5.00%, due at various dates through July 2038 or when the underlying property is sold, secured by real estate.	1,991,388	2,063,136
Note payable, state of Oregon, OECD, with annual payments of $14,070, including interest at 5.35%, due December 2029, secured by real estate.	1,600,096	1,681,138
Notes payable, Banner Bank, with monthly payments of $531 to $6,167, including interest at 2.25% to 6.95%, due at various dates through January 2036, secured by real estate, other assets, and assignment of rents.	2,533,798	1,655,158
Notes payable, Bank of America, with monthly payments of $3,109 to $4,153, including interest at 3.72% to 4.64%, due at various dates through February 2031, secured by real estate.	1,523,597	1,609,732
Notes payable, Network of Affordable Housing (NOAH), with monthly payments of $-0- to $3,539, including interest at 2.00% to 5.00%, due at various dates through June 2033, secured by real estate.	1,133,359	1,077,187
Notes payable, USDA Rural Development, with monthly payments of $584 to $1,705, including interest at 5.38% to 5.63%, due at various dates through June 2040, secured by real estate.	760,537	776,357

8. Long-term Debt, continued

	2016	2015
Note payable, city of Eugene, non-interest bearing, paid in full in October 2015, secured by real estate.	-	750,000
Notes payable, Anita B. Stelling, interest only payments with interest at 3.50% to 4.00%, through April 2019 or when underlying property is sold, secured by real estate.	684,000	684,000
Note payable, state of California, with monthly payments of $5,797, including interest at 4.00%, due January 2026, secured by real estate.	546,192	-
Note payable, KeyBank, with monthly payments of $3,303, including interest at 5.15%, due September 2028, secured by vehicles, equipment, and real estate.	367,970	387,858
Notes payable, Community Frameworks, non-interest bearing, forgivable after various dates through August, 2020, secured by real estate.	300,000	300,000
Notes payable, city of Springfield, with monthly payments of $106 to $519, non-interest bearing, due at various dates through March 2030 or when underlying property is sold, secured by real estate.	122,515	132,124
Notes payable to various individuals or trusts, with monthly payments of $-0- to $679, including interest at 0.00% to 5.28%, due at various dates through December 2026, secured by real estate.	106,499	111,054
Note payable, Lane County, interest-only payments at 6.00%, paid in full in June 2016, secured by real estate.	-	94,500
Note payable, Pacific Continental Bank, with monthly payments of $2,829, including interest at 3.99%, due August 2019, secured by real property.	90,553	-
Note payable, city of Salem, with monthly payments of $417, non-interest bearing, due January 2034, secured by real estate.	86,388	91,388
Note payable, Summit Bank, with monthly payments of $766, including interest at 4.21%, due September 2026, secured by real estate.	75,000	-
Note payable, Liguori, interest-only payments at 6.00% with lump sum due December 2016, secured by real estate.	50,000	50,000
	28,681,878	28,511,578
Current portion	(990,237)	(2,323,567)
Long-term debt, net of current portion	$ 27,691,641	$ 26,188,011

8. Long-term Debt, continued

Maturities of long-term debt for each of the next five years and thereafter are as follows:

For the Year Ending September 30,	
2017	$ 990,237
2018	954,118
2019	1,803,025
2020	913,511
2021	2,267,381
Thereafter	21,753,606
Total	$ 28,681,878

The notes payable require certain covenants related to cash flow, debt service coverage, and financial reporting to the lending institutions. As of September 30, 2016 and 2015, the Organization's management believes the Organization was in compliance with all such covenants.

9. Related Party Transactions

Notes Receivable, Related Parties

At September 30, notes receivable, related parties consisted of the following:

	2016	2015
Notes receivable, Ash Meadows Limited Partnership, payable with interest only at 0.00% to 6.49% to the extent of available cash flow, due December 2029, secured by real estate.	$ 323,271	$ 323,271
Notes receivable, Aurora Housing Limited Partnership, payable with interest only at 3.00% to 5.72% in quarterly installments from available cash flow, due September 2034, secured by real estate.	849,667	849,667
Note receivable, Bascom Village Limited Partnership, payable in monthly installments of interest at 0.33% to the extent of available cash flow, due July 1, 2044, secured by real estate.	410,274	390,902
Note receivable, Corey Commons Limited Partnership, payable with interest at 5.46% to the extent of available cash flow, due July 2033, secured by real estate.	275,000	275,000
Notes receivable, Four Oaks Limited Partnership, payable with interest at 1.00% to 3.00% to the extent of available cash flow, due at various dates through June 2053, secured by real estate.	190,567	190,567

9. Related Party Transactions, continued

Notes Receivable, Related Parties, continued

	2016	2015
Note receivable, Hazel Court Limited Partnership, does not accrue interest, secured by real estate, paid in full in December 2015.	-	81,526
Notes receivable, Heather Glen Limited Partnership, payable with interest only at 5.40% to the extent of available cash flow, due December 2059, secured by real estate.	1,168,578	1,168,576
Notes receivable, Lamb Building Limited Partnership, payable with interest only at 0.05% to the extent of available cash flow, due August 2039, secured by real estate.	560,000	560,000
Notes receivable, Royal Building Limited Partnership, payable with interest only at 3.00% to the extent of available cash flow, due at various dates through September 2036, secured by real estate.	1,250,650	1,250,650
Notes receivable, Santa Clara Limited Partnership, payable with interest only at 1.00% to 5.46% to the extent of available cash flow, due at various dates through July 2034, secured by real estate.	562,230	562,230
Note receivable, Spruce Terrace Limited Partnership, payable in monthly installments of interest at 3.00% to the extent of available cash flow, due July 2031, secured by real estate.	696,696	696,696
Note receivable, Stayton Manor Limited Partnership, accrues interest at 4.00%, secured by real estate, paid in full in December 2015.	-	71,895
Note receivable, Stellar Apartments Limited Partnership, payable in monthly installments of interest at 2.89% beginning August 1, 2013 to the extent of available cash flow, due December 2062, secured by real estate.	832,508	965,354
Notes receivable, Wallerwood Limited Partnership, payable with interest at 1.00% to 3.00% to the extent of available cash flow, due at various dates through June 2053, secured by real estate.	190,267	229,728
	7,309,708	7,616,062
Allowance for uncollectible notes receivable	-	(153,421)
Notes receivable, related parties, net	$ 7,309,708	$ 7,462,641

9. Related Party Transactions, continued

Notes Receivable, Related Parties, continued

Total interest income from these notes was $127,400 and $150,640 for the years ended September 30, 2016 and 2015, respectively. Total net accrued interest on the notes receivable was $685,170 and $784,169 for the years ended September 30, 2016 and 2015, respectively. Total accrued interest is reported net of allowance of $1,116,540 and $848,979 for the years ended September 30, 2016 and 2015, respectively.

Advance Receivable, Related Party

During the year ended September 30, 2015, the Organization advanced $750,000 to Bascom Village Limited Partnership, a related party, as short term financing for construction related costs. There was no interest charged on the advance. The advance was paid in full during the year ended September 30, 2016.

Development Fees Receivable, Related Parties

At September 30, development fees receivable, related parties consisted of the following:

	2016	2015
Heather Glen Limited Partnership, payments are subject to the partnership having available cash flow; however, the fee is to be paid in full no later than December 31, 2021.	$ 32,594	$ 43,901
Royal Building Limited Partnership, payments are subject to the partnership having available cash flow; however, the fee is to be paid in full no later than December 31, 2019.	165,829	169,829
Bascom Village Limited Partnership, $507,000 is due upon the partnership's receipt of the investor limited partner capital contribution which occurred in 2016 and the remainder of the payments are subject to the partnership having available cash flow.	16,942	561,307
Alona Place Limited Partnership, $515,000 is due in 2017 and the remainder of the payments are subject to the partnership having available cash flow.	565,000	76,000
Lamb Building Limited Partnership, payments are subject to the partnership having available cash flow.	16,190	22,416
	796,555	873,453
Allowance for uncollectible developer fees	(145,829)	-
Current portion	(515,000)	(583,436)
Development fees receivable, related parties, net of current portion and allowance for doubtful collections	$ 135,726	$ 290,017

9. Related Party Transactions, continued

Case Management, Property Management, and Accounting Fees

The Organization acts as property manager for multiple limited partnerships and performs various management and accounting duties for the partnerships. For the years ended September 30, 2016 and 2015, there were 15 limited partnerships. Income from property management totaled $778,984 and $811,582 for the years ended September 30, 2016 and 2015, respectively.

Beneficial Interest in the Net Assets of Related Organization

During the year ended September 30, 2015, the Organization contributed $4,888,900 to SVDP Leverage Lender, a related non-profit organization. The Organization recognizes the contribution as a beneficial interest in the net assets of SVDP Leverage Lender. The beneficial interest will be adjusted annually for the Organization's share of SVDP Leverage Lenders change in net assets.

10. Lease Obligations

The Organization leases buildings for store operations, the Interfaith Emergency Shelter System, and manufacturing facilities under non-cancelable operating leases expiring at various dates through 2034. Total rent expense for the years ended September 30, 2016 and 2015 was $1,343,727 and $1,190,796, including $1,064,707 and $918,204, respectively, for all facilities under non-cancelable operating leases.

At September 30, 2016, future minimum lease payments under such leases were as follows:

For the Year Ending September 30,	
2017	$ 1,251,536
2018	1,192,152
2019	992,065
2020	810,790
2021	643,572
Thereafter	2,473,828
Total	$ 7,363,943

11. Contingencies

Grants and bequests require the fulfillment of certain conditions as set forth in the instrument of the grant. Failure to fulfill the conditions could result in a request by grantors to return the funds. The Organization's management considers this contingency to be a remote possibility, since the Board could modify the objectives of the Organization to the provision of the grantor, if necessary.

12. Functional Allocation of Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the consolidated statements of functional expenses. Accordingly, certain costs have been allocated among the programs and support services benefited.

13. Contributions, In-Kind

The Organization receives noncash donations throughout the year including food from Food for Lane County, donated cars, donated use of facilities, and other donated goods. The food received is distributed as direct aid to individuals. For the years ended September 30, 2016 and 2015, noncash donations were comprised of the following:

	2016	2015
Food	$ 1,241,893	$ 1,294,684
Cars	305,366	342,995
Other goods	493,057	305,519
Use of facilities	21,000	21,000
Contributions, in-kind	$ 2,061,316	$ 1,964,198

14. Derivative Financial Instrument – Interest-Rate Swap

The Organization entered into an interest-rate swap agreement related to the bond issuance. The Organization will pay a fixed interest rate of 4.48 percent to KeyBank. KeyBank has agreed to pay a variable rate on the principal amount of the bonds. During 2009, the bonds associated with the interest-rate swap were paid in full. However, the interest-rate swap agreement is still in effect until March 1, 2019. The loss on the interest-rate swap was $37,394 and $47,441 as of September 30, 2016 and 2015, and is included in interest expense.

15. Temporarily Restricted Net Assets

Temporarily restricted net assets are available for the following purposes:

	2016	2015
Services and Training program:		
General	$ 264,474	$ 358,021
Buildings and equipment	786,288	669,118
Total Services and Training program	1,050,762	1,027,139
Housing program:		
General	2,969,387	2,284,121
Buildings and equipment	12,113,584	11,229,910
Assets held for sale	414,502	414,502
Notes receivable – Rural Rehabilitation	2,567,642	2,582,027
Notes receivable – Self-help Homeownership Opportunity Program	296,972	287,525
Investments in low income housing projects	6,973,653	6,649,673
Total Housing program	25,335,740	23,447,758
Other program:		
General	423,917	443,742
Total temporarily restricted net assets	$ 26,810,419	$ 24,918,639

16. Contribution to Related Party - Aster, Inc.

During 2008, the Organization contributed $1,168,914 for the formation of Aster, Inc., a 501(c)(3) nonprofit organization. Aster, Inc. was formed for the purpose of constructing and operating an affordable housing project. Aster, Inc. is a related party that shares some management and board members with the Organization, but Aster, Inc. is not controlled by the Organization. As of September 30, assets, liabilities, and net assets of Aster, Inc. consisted of the following:

	2016	2015
Cash and reserves	$ 262,639	$ 293,510
Accounts receivable	23,827	-
Prepaid expenses	2,995	2,941
Note receivable	-	27,031
Land, building and leasehold improvements, net of accumulated depreciation of $1,292,756 in 2016 and $1,137,536 in 2015	5,014,962	5,170,183
Total assets	$ 5,304,423	$ 5,493,665
Accounts payable and other liabilities	$ 129,923	$ 33,939
Net assets	5,174,500	5,459,726
Total liabilities and net assets	$ 5,304,423	$ 5,493,665

17. Assumption of Limited Partnerships

During the year ended September 30, 2015, De Paul PM, LLC, a wholly owned subsidiary of the Organization, was assigned the exiting limited partners' ownership interest in Hilyard Terrace Limited Partnership. At the time the interest was assigned, the partnership became wholly owned by the Organization and subsidiaries. At the time of the assignment, the assets and liabilities of the limited partnership were transferred to the Organization and subsidiaries in satisfaction of the amounts due to the Organization. The assets were recorded at their estimated fair market value based on the restricted rents cash flow at the date of the assignment. At the time of the transfer, the Organization had amounts due from the limited partnership classified as investments in the partnerships and various receivables due from the partnerships which approximated the fair value of the net assets received at the time of the transfer; therefore, no gain or loss was recognized on the transaction.

18. Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation. Such reclassifications have no effect on previously stated net assets or change in net assets.

19. Subsequent Events

Management evaluates events and transactions that occur after the consolidated statement of financial position date as potential subsequent events. Management has performed this evaluation through the date of the independent auditor's report.

Subsequent to year end, in December 2016, the Investor Limited Partner in Ash Meadows Limited Partnership exited the partnership at which time the limited partner's interest was transferred by the exiting investor to De Paul Property Management, LLC, a wholly owned subsidiary of St. Vincent de Paul Society of Lane County, Inc.

SINGLE AUDIT

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended September 30, 2016

Federal Grantor/Pass-through Grantor/Program Title	Contract Number	Federal CFDA Number	Expenditures	Passed Through to Subrecipients
U.S. Department of Agriculture				
SNAP Cluster				
Passed-through Oregon Department of Human Services:				
State Administrative Matching Grants for the Supplemental Nutrition Assistance Program	146937	10.561	$ 790	$ -
Food Distribution Cluster				
Passed-through Food for Lane County, Inc.:				
Emergency Food Assistance Program		10.569	116,411	-
Passed-through Oregon Department of Human Services:				
Supplemental Nutrition Assistance Program, Process and Technology Improvement Grants	146939	10.580	6,525	-
Total U.S. Department of Agriculture			123,726	-
U.S. Department of Housing and Urban Development				
CDBG - Entitlement Grants Cluster				
Passed-through Lane County:				
Community Development Block Grant/Entitlement Grants	51274, 51307	14.218*	68,639	-
Passed-through city of Eugene:				
Community Development Block Grant/Entitlement Grants	2015-02150	14.218*	160,273	-
Total CDBG - Entitlement Grants Cluster			228,912	-
Passed-through city of Cottage Grove:				
Community Development Block Grant	CG1	14.228	114,375	-
Passed-through city of Florence:				
Community Development Block Grant	HR505	14.228	408	-
Passed-through city of Lowell:				
Community Development Block Grant	HR020021	14.228	906	-
Passed-through city of Junction City:				
Community Development Block Grant	HR805	14.228	1,721	-
Passed-through city of Oakridge:				
Community Development Block Grant	H010007, HR608	14.228	1,827	-
Passed-through Community Frameworks:				
Self-Help Homeownership Opportunity Program	SVDP-07-01, SVDP-08-01	14.247	6,487	-
Self-Help Homeownership Opportunity Program	SVDP-07-01, SVDP-08-01	14.247	300,000	-
Passed-through Lane County:				
Emergency Solutions Grant Program	51274, 51307	14.231	168,676	-
Homeless Prevention Emergency Solutions Grant	51307	14.231	12,039	-
Passed-through city of Eugene:				
Home Investment Partnerships Program - Bascom	2013-02080	14.239	19,373	-
Home Investment Partnerships Program - CHDO	4317	14.239	50,000	-
Passed-through Oregon Housing and Community Services:				
Home Investment Partnerships Program - CHDO	2016-02193	14.239	15,907	-

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS, Continued
For the Year Ended September 30, 2016

Federal Grantor/Pass-through Grantor/Program Title	Contract Number	Federal CFDA Number	Expenditures	Passed Through to Subrecipients
U.S. Department of Housing and Urban Development, continued				
Direct Award -				
Continuum of Care Program - Connections	OR0003L0E001407/ OR0003L0E001508	14.267	223,581	-
Continuum of Care Program - LIFT	OR0009L0E001407/ OR0009L0E001508	14.267	267,710	-
Continuum of Care Program - Vet LIFT	OR0015L0E001407/ OR0015L0E001508	14.267	161,009	-
Continuum of Care Program - First Place Family Center	OR0180L08001401/ OR0180L0E001502	14.267	32,977	-
Passed-through Mainstream Housing Inc.:				
Continuum of Care Program		14.267	24,470	-
Total U.S. Department of Housing and Urban Development			1,630,378	-
U.S. Department of Labor				
Direct Award - Homeless Veterans Reintegration Program	HV-25967-14-60-5-41/HV-29052-16-60-5-41	17.805	211,813	-
General Services Administration				
Direct Award - Donation of Federal Surplus Personal Property		39.003	37,276	-
U.S. Department of Veterans Affairs				
Direct Award - Veteran Rehabilitation - Alcohol and Drug Dependence	VA260-14-C-0121	64.019	114,718	-
Direct Award - VA Homeless Providers Grant and Per Diem Program	60-30-OR	64.024	186,103	-
Direct Award - VA Supportive Services for Veteran Families	12-OR-066/ C15-OR-500A	64.033*	1,362,900	343,406
Total U.S. Department of Veteran Affairs			1,663,721	343,406
U.S. Department of Education				
Passed-through Oregon Department of Human Services Rehabilitation Services - Vocational Rehabilitation	149585	84.126	4,000	-
U.S. Department of Health and Human Services				
Passed-through Lane County:				
Low-Income Home Energy Assistance	51502	93.568	7,118	-
TANF Cluster				
Passed-through Oregon Department of Human Services:				
Temporary Assistance for Needy Families	148353	93.558	174,282	-
Total U.S. Department of Health and Human Services			181,400	-
Total federal awards			$ 3,852,314	

* Denotes major program

1. Organization of the Schedule

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of St. Vincent de Paul Society of Lane County, Inc. and subsidiaries under programs of the federal government for the year ended September 30, 2016. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the consolidated financial statements. The Schedule is not intended to and does not present the financial position, changes in net assets, or cash flows of the Organization.

2. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Expenditures reported on the Schedule include non-monetary assistance in the form of food and other commodities received. The amount expended is determined based on the values provided by the grantor.

For revolving loan programs, loans of such funds to eligible recipients and eligible administrative costs are considered expenditures.

The Organization has elected to use the ten percent de minimis indirect cost rate as allowed under the Uniform Guidance.

3. Loans and Loan Guarantee Programs

For loan and loan guarantee programs for which there are continuing federal compliance requirements, the amount of expenditures reported on the Schedule is the sum of the loan balance at the beginning of the year, the value of new loans made during the year, and cash or administrative cost allowance received during the year.

The Organization has loans due to federal agencies or pass-through agencies for which there are continuing compliance requirements. As of September 30, 2016, the outstanding loan balances on such loans were as follows:

Federal Agency	Program Title	CFDA Number	Outstanding Balance
U.S. Department of Housing and Urban Development: Passed-through Community Frameworks	Self-Help Home Ownership Opportunity Program	14.247	$ 300,000

The proceeds of loans that were received and expended in prior years are not considered federal awards expended when the laws, regulations, and the provisions of contracts or grant agreements pertaining to such loans impose no continuing compliance requirements other than to repay the loans and have been excluded from the Schedule and the notes to the Schedule.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
St. Vincent de Paul Society of Lane County, Inc. and Subsidiaries
Eugene, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of St. Vincent de Paul Society of Lane County, Inc. (a nonprofit organization) and subsidiaries (the Organization), which comprise the consolidated statement of financial position as of September 30, 2016 and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 13, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered the Organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's consolidated 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 may exist that have not been identified.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's consolidated financial statements are free from material misstatement, we performed tests of their compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests did not disclose 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.

Jones & Roth, P.C.

Jones & Roth, P.C.
Eugene, Oregon
February 13, 2017

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Directors
St. Vincent de Paul Society of Lane County, Inc. and Subsidiaries
Eugene, Oregon

Report on Compliance for Each Major Federal Program

We have audited St. Vincent de Paul Society of Lane County, Inc. and subsidiaries' (the Organization) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Organization's major federal programs for the year ended September 30, 2016. The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Organization's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Organization's compliance.

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Opinion on Each Major Federal Program

In our opinion, St. Vincent de Paul Society of Lane County, Inc. and subsidiaries complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2016.

Report on Internal Control Over Compliance

Management of the Organization is responsible for establishing and maintaining effective internal control over compliance with the types of compliances requirements referred to above. In planning and performing our audit of compliance, we considered the Organization's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Organization's 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 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 first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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.

Jones & Roth, P.C.

Jones & Roth, P.C.
Eugene, Oregon
February 13, 2017

Summary of Auditor's Results

- The independent auditor's report expresses an unmodified opinion on the consolidated financial statements of St. Vincent de Paul Society of Lane County, Inc. and subsidiaries (the Organization) for the year ended September 30, 2016.

- No significant deficiencies and no material weaknesses in internal control were disclosed by the audit of the consolidated financial statements.

- No instances of noncompliance material to the consolidated financial statements of the Organization, which would be required to be reported in accordance with *Government Auditing* Standards, were disclosed during the audit.

- No significant deficiencies and no material weaknesses were disclosed during the audit of the major federal award programs.

- The independent auditor's report on compliance for the major federal award programs for the Organization expresses an unmodified opinion on all major federal programs.

- There are no audit findings or questioned costs that are required to be reported in this schedule in accordance with the Uniform Guidance.

- The programs tested as major programs were:

CFDA # 14.218	CDBG – Entitlement Grants Cluster: Community Development Block Grants
CFDA # 64.033	Supportive Services for Veteran Families

- The threshold for distinguishing between Type A and Type B programs was $750,000.

- The Organization did not qualify as a low-risk auditee.

Findings – Consolidated Financial Statement Audit

None.

Findings and Questioned Costs – Major Federal Award Programs Audit

None.

Prior Year Findings – Consolidated Financial Statement Audit

Finding 2015-001

Type of Finding: Material weakness in internal controls over financial reporting

Condition: While performing audit procedures, we identified numerous accounts that required adjustment in order to be properly recorded in accordance with U.S. GAAP. Due to the number of audit adjustments required and the dollar amount of some of the adjustments, we are considering this deficiency to be a material weakness in internal control over financial reporting. The misstatements that were discovered as a result of audit procedures that were corrected would have materially misstated the consolidated financial statements if left uncorrected.

Current Status: Corrected.

Findings and Questioned Costs – Major Federal Award Programs Audit

Finding 2015-002

Type of Finding: Material weakness in internal control over compliance
Federal Program: All federal programs
Questioned Costs: None.

Condition: While performing audit procedures on the schedule of expenditures of federal awards (SEFA), we noted the internal controls that are currently in place with the intent to identify federal awards and to capture all relevant information for federal awards are not well designed and have not been fully implemented. We also noted a material federal award was not included on the SEFA provided at the commencement of the audit.

Current Status: Corrected.

SUPPLEMENTARY INFORMATION

OAKWOOD MANOR LIMITED PARTNERSHIP
SCHEDULE OF ASSETS, LIABILITIES, AND PARTNERS' CAPITAL
September 30, 2016

Assets

Current assets		
Cash in bank	$	22,490
Petty cash		50
		22,540
Prepaid insurance		2,798
Tenant accounts receivable		1,474
Other receivables - operating receivable from General Partner		7,381
Total current assets		34,193
Funded reserves		
Tenant security deposits		47,555
Replacement reserve		94,393
Insurance reserve		12,838
Total funded reserves		154,786
Rental property		
Building and improvements		2,098,073
Furniture and fixtures		7,801
Landscaping		1,827
		2,107,701
Accumulated depreciation		(597,708)
		1,509,993
Land		412,300
Rental property, net		1,922,293
Other assets		
Loan fees, net of accumulated amortization of $17,097		52,657
Total assets	$	2,163,929

Liabilities and Partners' Capital

Current liabilities		
Deferred revenue	$	1,660
Liabilities applicable to investment in real estate		
Note payable, State of Oregon Housing and Community Services		1,600,157
Note payable, city of Eugene		344,440
Total liabilities applicable to investment in real estate		1,944,597
Other liabilities		
Tenant security deposits		47,555
Total liabilities		1,993,812
Partners' capital		170,117
Total liabilities and partners' capital	$	2,163,929

OAKWOOD MANOR LIMITED PARTNERSHIP
SCHEDULE OF OPERATIONS AND PARTNERS' CAPITAL
For the Year Ended September 30, 2016

Revenue		
Net rental income	$	437,897
Interest income		177
Laundry fees		7,628
Other income		3,605
Total revenue		449,307
Operating expenses		
Amortization		4,103
Depreciation		142,348
Insurance		32,552
Interest		99,979
Licenses and fees		8,003
Miscellaneous		1,769
Professional services		268
Property management		22,277
Repairs and maintenance		98,570
Salaries and related payroll taxes and benefits		58,424
Telephone		3,835
Trash removal		17,474
Utilities		51,773
Total operating expenses		541,375
Net loss		(92,068)
Partners' capital, beginning of year		262,185
Partners' capital, end of year	$	170,117

OAKWOOD MANOR LIMITED PARTNERSHIP
SCHEDULE OF CASH FLOWS
For the Year Ended September 30, 2016

Cash flows from operating activities	
Net loss	$ (92,068)
Noncash items included in net loss:	
Depreciation and amortization	146,451
Adjustments to reconcile net loss to net cash provided by operating activities:	
(Increase) decrease in:	
Prepaid insurance	(2,798)
Tenant accounts receivable	(1,474)
Other receivables - operating receivable from General Partner	37,577
(Decrease) increase in:	
Deferred revenue	1,660
Tenant security deposits liability	(1,904)
Net cash provided by operating activities	87,444
Cash flows from investing activities	
Change in security deposits reserve	1,904
Deposits to funded reserves	(31,474)
Withdrawals from funded reserves	60,467
Net cash provided by investing activities	30,897
Cash flows from financing activities	
Payments on notes payable	(95,801)
Net increase in cash	22,540
Cash, beginning of year	-
Cash, end of year	$ 22,540

OAKWOOD MANOR LIMITED PARTNERSHIP
COMPUTATION OF SURPLUS CASH
For the Year Ended September 30, 2016

Cash		
Cash on hand	$	22,540
Resident security deposits		47,555
Rent receivable		1,474
Other - operating receivable due from General Partner		7,381
Total cash		78,950
Current obligations		
Accrued mortgage interest payable		-
Accounts payable		-
Accrued expenses		-
Short term notes due within 30 days		-
Prepaid rents		1,660
Resident security deposit liability		47,555
Mortgage tax and insurance reserve deficiency		-
Delinquent mortgage principal payments		-
Delinquent deposits to reserve for replacements		-
Total current obligations		49,215
Surplus cash	$	29,735

SOMMERVILLE APARTMENTS
SCHEDULE OF ASSETS, LIABILITIES, AND OWNER'S EQUITY
September 30, 2016

Assets

Rental property	
Building and improvements	$ 1,226,056
Accumulated depreciation	(57,471)
	1,168,585
Land	129,070
Rental property, net	1,297,655
Funded reserves	
Operating reserve	44,128
Replacement reserve	30,336
Insurance and tax reserve	20,033
Total funded reserves	94,497
Other assets	
Loan fees, net of accumulated amortization of $406	7,094
Total assets	$ 1,399,246

Liabilities and Owner's Equity

Liabilities applicable to investment in real estate	
Note payable, Network for Oregon Affordable Housing	$ 593,877
Other liabilities	
Due to owner	811,710
Accounts payable	-
Tenant security deposits	16,272
Deferred rent	-
Total other liabilities	827,982
Total liabilities	1,421,859
Owner's equity (deficit)	(22,613)
Total liabilities and owner's equity	$ 1,399,246

SOMMERVILLE APARTMENTS
SCHEDULE OF OPERATIONS AND OWNER'S EQUITY
For the Year Ended September 30, 2016

Revenue	
Net rental income	$ 182,076
Interest income	60
Other income	9,485
Total revenue	191,621
Operating expenses	
Amortization	375
Bad debt expense	3,502
Depreciation	29,694
Insurance	11,731
Interest	17,891
Licenses and fees	18,288
Miscellaneous	131
Professional services	8,212
Repairs and maintenance	59,954
Salaries and related payroll taxes and benefits	30,108
Telephone	1,566
Utilities	35,277
Total operating expenses	216,729
Net loss	(25,108)
Owner's equity, beginning of year	2,495
Owner's equity (deficit), end of year	$ (22,613)

LINN COUNTY AFFORDABLE HOUSING, LLC
IRONWOOD VILLAGE APARTMENTS
SCHEDULE OF ASSETS, LIABILITIES, AND MEMBER'S EQUITY
September 30, 2016

Assets

Current assets		
General operating account	$	32,752
Tax and insurance reserve		8,368
Replacement reserve		90,316
Tenant security deposits		11,634
Accounts receivable (0-30 days), net of allowance of $-0-		2,162
Total current assets		145,232
Capital assets		
Land		261,206
Building and improvements		1,117,773
		1,378,979
Accumulated depreciation		(302,743)
Total capital assets, net		1,076,236
Total assets	$	1,221,468

Liabilities and Member's Equity

Current liabilities		
Accounts payable (0-30 days)	$	5,953
Unearned revenues		404
Tenant security deposits		11,871
Total current liabilities		18,228
Notes payable-USDA RD		760,536
Total liabilities		778,764
Member's equity		442,704
Total liabilities and member's equity	$	1,221,468

LINN COUNTY AFFORDABLE HOUSING, LLC
IRONWOOD VILLAGE APARTMENTS
SCHEDULE OF REVENUES AND EXPENSES
For the Year Ended September 30, 2016

Operating revenue		
Rents	$	62,771
Rental assistance received		100,980
Interest subsidy		27,958
Laundry and vending		501
Interest		64
Tenant charges		5,375
Other		5,035
Total operating revenue		202,684
Operating expenses		
Operating and maintenance:		
Maintenance and repairs		34,528
Payroll		35,581
Payroll taxes and benefits		7,116
Utilities:		
Electricity		4,226
Water		4,734
Sewer		9,188
Garbage and trash removal		4,222
Administrative:		
Management fee		15,097
Advertising		44
Telephone and internet		3,313
Office supplies		1,992
Training		370
Taxes and Insurance		9,920
Other taxes, licenses, and permits		
RD debt payments		15,820
Interest		43,283
Manager's rent free unit		8,400
Legal		159
Bad debt		-
Miscellaneous		1,178
Total operating expenses		199,171
Net operating income		3,513

LINN COUNTY AFFORDABLE HOUSING, LLC
IRONWOOD VILLAGE APARTMENTS
SCHEDULE OF REVENUES AND EXPENSES, Continued
For the Year Ended September 30, 2016

Non-operating revenues (expenses)	
Other debt payments for non-USDA debt	-
Total non-operating revenues (expenses)	-
Net income before GAAP reconciliation	3,513
Reconciliation to GAAP	
Depreciation/amortization	32,960
Principal debt payments	(15,820)
Net loss	$ (13,627)

SOCIETY OF ST. VINCENT DE PAUL OF LANE COUNTY
SCHEDULE OF ASSETS, LIABILITIES, AND NET ASSETS
September 30, 2016

Assets

Current assets		
Cash	$	118,191
Accounts receivable		124,715
Inventory		334,705
Prepaid expenses		9,079
Total current assets		586,690
Fixed assets		
Buildings and improvements		6,984,710
Equipment and fixtures		622,239
		7,606,949
Accumulated depreciation		(490,920)
Fixed assets, net		7,116,029
Other assets		
NMTC fees, net of accumulated amortization of $40,175		584,732
NMTC sub-allocation fee, net of accumulated amortization of $20,194		299,806
Total other assets		884,538
Total assets	$	8,587,257

Liabilities and Net Assets

Current liabilities		
Accounts payable	$	27,148
Accrued payroll and related liabilities		48,634
Accrued interest		6,783
Due to related organization		403,578
Total current liabilities		486,143
Long-term liabilities		
Notes payable		8,000,000
Total liabilities		8,486,143
Net assets, unrestricted		101,114
Total liabilities and net assets	$	8,587,257

SOCIETY OF ST. VINCENT DE PAUL OF LANE COUNTY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
For the Year Ended September 30, 2016

Unrestricted revenue	
Retail sales	$ 3,261,167
Other income	53,917
Total unrestricted revenue	3,315,084
Expenses	
Payroll, benefits, and taxes	2,479,251
Purchases	344,292
Utilities	207,034
Telephone	10,512
Repairs and maintenance	87,125
Operating supplies	35,863
Professional services	41,299
Taxes, licenses, and fees	62,693
Interest expense	88,183
Vehicle expenses	18,681
Other expenses	1,935
Depreciation and amortization	309,096
Total expenses	3,685,964
Change in net assets, unrestricted	(370,880)
Net assets, unrestricted, beginning of year	471,994
Net assets, unrestricted, end of year	$ 101,114