

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

**CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

For the Years Ended September 30, 2021 and 2020



ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
For the Years Ended September 30, 2021 and 2020

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ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
For the Years Ended September 30, 2021 and 2020

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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, 2021 and 2020, 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.

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, 2021 and 2020, 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 17, 2022 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.
Eugene, Oregon
February 17, 2022

CONSOLIDATED FINANCIAL STATEMENTS

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
September 30, 2021 and 2020

	2021	2020
Assets		
Current assets		
Unrestricted cash and cash equivalents	\$ 5,895,513	\$ 3,989,519
Restricted cash and cash equivalents (Note 2)	7,990,982	6,913,169
Total cash and cash equivalents	13,886,495	10,902,688
Accounts receivable, net	2,153,367	1,571,740
Accounts receivable, related parties, net	299,931	302,762
Current portion of development fee receivable, related parties (Note 8)	760,000	-
Prepaid expenses and deposits	364,307	198,908
Inventory	5,128,582	5,550,165
Current portion of interest receivable, related parties (Note 8)	72,044	59,684
Total current assets	22,664,726	18,585,947
Fixed assets, net (Note 4)	67,168,872	68,302,908
Other assets		
Notes receivable, Rural Housing Rehabilitation Program (RHRP), net (Note 5)	2,936,270	2,907,522
Notes receivable, Self-help Homeownership Opportunity Program (SHOP)	399,356	392,574
Notes receivable, related parties (Note 8)	5,430,716	5,502,759
Notes receivable, other	30,000	40,000
Long-term portion of interest receivable, related parties, net (Note 8)	317,018	366,742
Long-term portion of development fees receivable, related parties (Note 8)	111,280	101,630
Investments (Note 3)	5,034,720	5,032,234
Beneficial interest in the net assets of related organization	4,893,789	4,893,789
Total other assets	19,153,149	19,237,250
Total assets	\$ 108,986,747	\$ 106,126,105

	<u>2021</u>	<u>2020</u>
Liabilities and Net Assets		
Current liabilities		
Accounts payable and accrued expenses	\$ 841,996	\$ 851,222
Payroll and related accruals	1,103,044	866,676
Security deposits payable	492,555	475,897
Deferred revenue	352,014	336,107
Accrued interest	73,011	112,071
Lines of credit (Note 6)	167,613	-
Current portion of long-term debt (Note 7)	<u>1,818,713</u>	<u>2,620,655</u>
Total current liabilities	4,848,946	5,262,628
Long-term liabilities		
Long-term debt, net of current portion and unamortized deferred financing costs (Note 7)	<u>41,024,638</u>	<u>42,095,577</u>
Total liabilities	<u>45,873,584</u>	<u>47,358,205</u>
Net assets		
Without donor restrictions	21,866,527	18,857,663
With donor restrictions (Note 12)	<u>41,246,636</u>	<u>39,910,237</u>
Total net assets	<u>63,113,163</u>	<u>58,767,900</u>
Total liabilities and net assets	<u>\$ 108,986,747</u>	<u>\$ 106,126,105</u>

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 ACTIVITIES
For the Year Ended September 30, 2021

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Revenues, gains, and other support			
Contributions	\$ 448,793	\$ 1,234,186	\$ 1,682,979
Contributions, in-kind	1,291,257	-	1,291,257
Grants	-	14,147,986	14,147,986
Retail sales, net	22,344,051	-	22,344,051
Contract services	4,854,595	-	4,854,595
Management fees and partnership reimbursements	883,718	-	883,718
Developer fee income	785,840	-	785,840
Rent income, net	6,940,433	-	6,940,433
Interest income on notes receivable	280,382	-	280,382
Gain on investments	14,035	-	14,035
Gain on sale of property	288,549	-	288,549
Other	735,305	-	735,305
Net assets released from restrictions:			
Satisfaction of program restrictions	<u>14,045,773</u>	<u>(14,045,773)</u>	<u>-</u>
 Total revenues, gains, and other support	 <u>52,912,731</u>	 <u>1,336,399</u>	 <u>54,249,130</u>
 Expenses			
Program services:			
General, manufacturing, retail, warehouses, and recycling	22,776,045	-	22,776,045
Housing	13,144,003	-	13,144,003
Emergency services and shelter assistance	10,727,688	-	10,727,688
Support services:			
Development	237,970	-	237,970
Management and general	<u>3,018,161</u>	<u>-</u>	<u>3,018,161</u>
 Total expenses	 <u>49,903,867</u>	 <u>-</u>	 <u>49,903,867</u>
 Change in net assets	 3,008,864	 1,336,399	 4,345,263
Net assets, beginning of year	<u>18,857,663</u>	<u>39,910,237</u>	<u>58,767,900</u>
Net assets, end of year	<u>\$ 21,866,527</u>	<u>\$ 41,246,636</u>	<u>\$ 63,113,163</u>

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 ACTIVITIES
For the Year Ended September 30, 2020

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Revenues, gains, and other support			
Contributions	\$ 657,437	\$ 2,410,640	\$ 3,068,077
Contributions, in-kind	2,419,294	-	2,419,294
Grants	-	8,831,195	8,831,195
Retail sales, net	17,780,423	-	17,780,423
Contract services	4,771,070	-	4,771,070
Management fees and partnership reimbursements	880,770	-	880,770
Developer fee income	275,440	-	275,440
Rent income, net	6,713,290	-	6,713,290
Interest income on notes receivable	289,037	-	289,037
Loss on investments	(1,943)	-	(1,943)
Gain on sale of property	806,450	-	806,450
Other	664,024	-	664,024
Net assets released from restrictions:			
Satisfaction of program restrictions	<u>11,075,067</u>	<u>(11,075,067)</u>	<u>-</u>
 Total revenues, gains, and other support	 <u>46,330,359</u>	 <u>166,768</u>	 <u>46,497,127</u>
Expenses			
Program services:			
General, manufacturing, retail, warehouses, and recycling	21,271,335	-	21,271,335
Housing	12,592,439	-	12,592,439
Emergency services and shelter assistance	6,674,715	-	6,674,715
Support services:			
Development	340,031	-	340,031
Management and general	<u>2,672,079</u>	<u>-</u>	<u>2,672,079</u>
 Total expenses	 <u>43,550,599</u>	 <u>-</u>	 <u>43,550,599</u>
 Change in net assets	 <u>2,779,760</u>	 <u>166,768</u>	 <u>2,946,528</u>
Net assets, beginning of year	<u>16,077,903</u>	<u>39,743,469</u>	<u>55,821,372</u>
Net assets, end of year	<u>\$ 18,857,663</u>	<u>\$ 39,910,237</u>	<u>\$ 58,767,900</u>

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, 2021

	Program Services			Total Program Services	Support Services		Total Expenses
	General, Manufacturing, Retail, Warehouses, and Recycling	Housing	Emergency Services and Shelter Assistance		Development	Management and General	
Payroll	\$ 10,568,534	\$ 3,924,677	\$ 4,226,979	\$ 18,720,190	\$ 164,283	\$ 2,174,939	\$ 21,059,412
Payroll taxes and benefits	1,996,256	645,978	702,212	3,344,446	26,759	388,264	3,759,469
Purchases, freight and handling	1,855,535	-	-	1,855,535	-	-	1,855,535
Utilities	935,882	1,094,342	495,371	2,525,595	1,440	98,128	2,625,163
Client assistance	136,416	2,222,186	3,464,359	5,822,961	170	-	5,823,131
Client assistance, in-kind food	-	-	788,675	788,675	-	-	788,675
Telephone	163,110	117,131	53,130	333,371	2,665	9,370	345,406
Repairs and maintenance	502,174	1,171,033	96,597	1,769,804	-	-	1,769,804
Supplies and office expenses	746,444	154,037	396,970	1,297,451	27,359	42,295	1,367,105
Rent	2,233,283	111,070	23,823	2,368,176	-	-	2,368,176
Insurance	258,986	246,354	72,034	577,374	-	19,708	597,082
Professional services	157,948	179,583	19,322	356,853	-	48,662	405,515
Licenses, taxes, and fees	823,121	252,122	16,579	1,091,822	8,102	78,064	1,177,988
Interest expense	584,999	560,405	1,083	1,146,487	-	130,453	1,276,940
Provision for loan loss and bad debt	-	118,261	-	118,261	-	-	118,261
Advertising	143,609	6,563	4,272	154,444	-	-	154,444
Travel, conferences, and meetings	281,170	34,762	14,358	330,290	1,325	-	331,615
Vehicles	443,381	38,094	14,999	496,474	-	-	496,474
Special events	-	-	-	-	5,867	-	5,867
Grants to others	-	-	-	-	-	-	-
Other costs	41,168	446,679	107,727	595,574	-	-	595,574
Contracted services and labor	153,512	-	-	153,512	-	-	153,512
Total functional expenses before depreciation	22,025,528	11,323,277	10,498,490	43,847,295	237,970	2,989,883	47,075,148
Depreciation	750,517	1,820,726	229,198	2,800,441	-	28,278	2,828,719
Total functional expenses	<u>\$ 22,776,045</u>	<u>\$ 13,144,003</u>	<u>\$ 10,727,688</u>	<u>\$ 46,647,736</u>	<u>\$ 237,970</u>	<u>\$ 3,018,161</u>	<u>\$ 49,903,867</u>

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, 2020

	Program Services				Support Services		Total Expenses
	General, Manufacturing, Retail, Warehouses, and Recycling	Housing	Emergency Services and Shelter Assistance	Total Program Services	Development	Management and General	
Payroll	\$ 9,976,189	\$ 3,554,201	\$ 2,987,784	\$ 16,518,174	\$ 194,758	\$ 1,839,566	\$ 18,552,498
Payroll taxes and benefits	2,283,469	651,715	561,981	3,497,165	58,805	391,399	3,947,369
Purchases and handling	1,196,344	-	-	1,196,344	-	-	1,196,344
Utilities	986,333	1,031,558	391,156	2,409,047	1,184	94,271	2,504,502
Client assistance	116,100	1,633,595	920,925	2,670,620	545	-	2,671,165
Client assistance, in-kind food	-	-	1,039,826	1,039,826	-	-	1,039,826
Telephone	156,910	113,752	56,737	327,399	3,941	9,100	340,440
Repairs and maintenance	437,180	1,280,917	59,673	1,777,770	-	-	1,777,770
Supplies and office expenses	607,854	115,834	226,656	950,344	16,620	36,329	1,003,293
Rent	2,141,400	123,375	30,492	2,295,267	-	-	2,295,267
Insurance	263,942	239,520	75,132	578,594	-	19,120	597,714
Professional services	58,041	251,843	22,983	332,867	-	45,391	378,258
Licenses, taxes, and fees	898,405	323,142	20,702	1,242,249	7,036	70,616	1,319,901
Interest expense	515,546	695,028	-	1,210,574	-	138,009	1,348,583
Provision for loan loss and bad debt	14,346	209,181	2,405	225,932	-	-	225,932
Advertising	143,373	5,414	5,871	154,658	-	-	154,658
Travel, conferences, and meetings	268,455	63,544	17,671	349,670	349	-	350,019
Vehicles	389,303	33,919	12,332	435,554	-	-	435,554
Special events	-	-	-	-	53,278	-	53,278
Grants to others	600	-	-	600	-	-	600
Other costs	37,228	451,662	44,337	533,227	3,515	-	536,742
Contracted services and labor	21,423	-	-	21,423	-	-	21,423
Total functional expenses before depreciation	20,512,441	10,778,200	6,476,663	37,767,304	340,031	2,643,801	40,751,136
Depreciation	758,894	1,814,239	198,052	2,771,185	-	28,278	2,799,463
Total functional expenses	\$ 21,271,335	\$ 12,592,439	\$ 6,674,715	\$ 40,538,489	\$ 340,031	\$ 2,672,079	\$ 43,550,599

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, 2021 and 2020

	2021	2020
Cash flows from operating activities		
Change in net assets	\$ 4,345,263	\$ 2,946,528
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	2,828,719	2,799,463
Amortization of deferred financing costs	64,614	65,653
Noncash donations of investments, land and fixed assets	-	(802,212)
Net change in allowance for receivables	118,088	183,940
Net gain on disposal of fixed assets	(288,549)	(806,450)
Unrealized (gain) loss on investments	2,269	1,943
Unrealized (gain) loss on unemployment deposit account	(16,304)	-
(Increase) decrease in:		
Accounts receivable	(581,627)	305,149
Accounts receivable, related parties	2,831	(78,205)
Prepaid expenses and deposits	(149,095)	249,226
Inventory	421,583	(319,145)
Development fee receivable, related parties	(769,650)	(59,080)
Interest receivable, related parties	(87,649)	(93,423)
Increase (decrease) in:		
Accounts payable and accrued expenses	(9,226)	(669,237)
Payroll and related accruals	236,368	50,565
Other liabilities	(6,495)	251,872
	<u>6,111,140</u>	<u>4,026,587</u>
Net cash provided by operating activities		
Cash flows from investing activities		
Purchase of fixed assets	(1,799,134)	(584,958)
Proceeds from sale of fixed assets	393,000	935,000
Purchase of investments	(16,190)	-
Proceeds from sale of investments	11,435	-
Proceeds from notes receivable, Rural Rehabilitation	224,188	208,636
Issuance of notes receivable, Rural Rehabilitation	(246,011)	(361,396)
Proceeds from notes receivable, SHOP	-	53,598
Issuance of notes receivable, SHOP	(6,782)	(7,727)
Proceeds from notes receivable, related parties	75,375	40,351
Issuance of notes receivable, related parties	(3,332)	(626,668)
Proceeds from notes receivable, other	10,000	-
Proceeds from sale of assets held for sale	-	38,131
	<u>(1,357,451)</u>	<u>(305,033)</u>
Net cash used by investing activities		

	<u>2021</u>	<u>2020</u>
Cash flows from financing activities		
Payments on long-term debt	(3,392,176)	(3,558,579)
Proceeds from issuance of long-term debt	1,500,000	3,513,927
Net draws (payments) on line of credit	167,613	(1,173,975)
Payments of loan fees	<u>(45,319)</u>	<u>(39,506)</u>
Net cash used by financing activities	<u>(1,769,882)</u>	<u>(1,258,133)</u>
Net increase in cash and cash equivalents	2,983,807	2,463,421
Cash and cash equivalents, beginning of year	<u>10,902,688</u>	<u>8,439,267</u>
Cash and cash equivalents, end of year	<u>\$ 13,886,495</u>	<u>\$ 10,902,688</u>
Supplemental disclosure of cash flow information		
Cash paid for interest	<u>\$ 1,397,408</u>	<u>\$ 1,471,250</u>
Supplemental disclosure of noncash investing transactions		
Total increases to investments	\$ 2,486	\$ 800,269
Donated land contributed to limited partnership	-	(802,212)
Proceeds from sale of investments	11,435	-
Unrealized (gain) loss on investments	<u>2,269</u>	<u>1,943</u>
Net cash paid for purchase of investments	<u>\$ 16,190</u>	<u>\$ -</u>

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

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

St. Vincent de Paul Society of Lane County, Inc. 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. St. Vincent de Paul Society of Lane County, Inc. has formed a sustainable community model that attacks the root causes of poverty and funds these activities with not-for-profit entrepreneurial business ventures.

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of St. Vincent de Paul Society of Lane County, Inc. 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, collectively referred to hereafter as “the Organization.” Inter-company transactions and balances have been eliminated.

Recent Accounting Standard Adopted

During the year ended September 30, 2021, the Organization adopted Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) No. 2014-09 *Revenue from Contracts with Customers* (Topic 606) and related subsequently issued clarifying ASUs. Topic 606 and related ASUs supersede previous revenue recognition principles for exchange transactions and establish a core principle requiring the recognition of revenue to depict that transfer of promised goods or services to customers in an amount that reflects consideration to which the entity expects to be entitled to goods or services. The Organization adopted the new standard effective October 1, 2020 using the full retrospective approach. Based on the Organization’s evaluation process and revenue of its contracts with customers, the timing and amount of revenue recognized previously are consistent with how revenue is recognized under the new standard. No change to previously reported net assets was required due to the adoption of the standard, and the adoption has not resulted in the recognition of additional assets or liabilities.

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:

Net assets without donor restrictions – Net assets are not subject to donor-imposed stipulations.

Net assets with donor restrictions – 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, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. As of September 30, 2021 and 2020, the Organization had \$41,246,636 and \$39,910,237, respectively, of net assets with donor restrictions due to action or passage of time. Net assets with donor restrictions also include amounts perpetually restricted by the donor; however, the Organization has no net assets with perpetual donor restrictions.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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 affordable housing projects are primarily funded by federal grant programs and rent income.

Emergency services and shelter assistance - The Organization operates emergency day and night shelters for the homeless. The Organization also provides emergency medical, food, and other services for the indigent.

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.

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. The carrying amount approximates fair value.

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, if any, is composed of amounts due from former tenants that management has deemed potentially uncollectible. At September 30, 2021 and 2020, management considered the amounts receivable fully collectible; therefore, no allowance was recorded. The carrying amount of the accounts receivable approximates fair value. Accounts receivable are considered current.

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, if any, is composed of amounts due where ultimate collectability is uncertain due to the limited available cash flow from those entities. At September 30, 2021 and 2020, management considered the amounts receivable fully collectible; therefore, no allowance was recorded. The carrying amount of the accounts receivable, related parties approximates fair value.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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

Inventory

Inventory is comprised primarily of donated and purchased goods for re-sale in thrift stores and mattresses for recycling operations. 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 an average estimated value of donated inventory received throughout the year.

Fixed Assets

Purchased land, buildings, equipment, and leasehold improvements 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. Assets constructed by the Organization are stated at cost, which includes direct costs of construction including interest during the construction period and other carrying costs. When assets are disposed, 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 has formed various limited partnerships some of which are owned 100 percent directly or indirectly by the Organization. The partnerships were formed to construct and operate affordable housing complexes.

Investments owned 100 percent directly or indirectly by the Organization are accounted for using the consolidation method of accounting under which inter-company transactions are eliminated.

As of September 30, 2021 and 2020, the Organization was the General Partner for 9 limited partnerships, in which the Organization owned a less than 50 percent interest (Note 3). Investments in partnerships for which there is a less than 50 percent interest held by the Organization as General Partner are accounted for using the equity method and are carried at cost adjusted annually for the Organization's proportionate share of earnings or losses, less impairment, if any. It is not practical to estimate the fair value of the partnership interests held by the Organization. Management considers possible impairment of the investment if there are identified events or changes in circumstances that may have significant adverse effect on the value of the investment. There were no such identified events or change in circumstances for the years ended September 30, 2021 and 2020.

Notes Receivable, Rural Housing Rehabilitation Program

Notes receivable are stated at their unpaid principal balance plus accrued interest earned. Interest on notes is typically recognized for the first 5 to 7 years of the loan. Interest earned on notes associated with the Rural Housing Rehabilitation Program (RHRP) is calculated using the compound interest method on principal and interest amounts outstanding. The notes receivable are secured by real estate.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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

Notes Receivable, Rural Housing Rehabilitation Program, continued

Management has elected to provide an allowance for uncollectible notes receivable for the RHRP 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. It is not practical to estimate the fair value of the notes; the carrying amount of the notes approximates fair value.

Notes Receivable, Related Parties and Interest Receivable, Related Parties

Notes receivable, related parties, include notes due from the limited partnerships for which the Organization is 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. It is not practical to estimate the fair value of the notes; the carrying amount of the notes approximates fair value.

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 U.S. 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.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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

Income Tax Status

St. Vincent de Paul Society of Lane County, Inc. 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 County – 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 – Contribution revenue is recognized when the contribution or promise to contribute is made. Contributions are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the absence or existence and/or nature of any donor restrictions. Donor-restricted support is recorded as an increase in net assets with donor restrictions as either restricted by action or passage of time, or perpetually, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified (released) to net assets without donor restrictions and reported in the consolidated statements of activities as a release from restriction. 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 with donor restrictions. For such contributions where donors stipulate how long those long-lived assets must be maintained, the net assets are released from restriction over the period of time the asset is restricted or its estimated useful life, if shorter.

Donated Services and Materials – The Organization records the value of donated goods and use of facilities (contributions, in-kind) using the estimated fair market value of the donated good/use of facilities 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 12,854 hours and 20,545 hours were donated by unpaid volunteers in 2021 and 2020, respectively. No amounts have been reflected in the consolidated financial statements for these donated hours.

Grants – Grant revenue is primarily from expense reimbursement based grants for which grant revenue is recognized as qualified expenses are incurred, subject to the amount authorized in the grant agreement. Earned, but not yet reimbursed grant expenses due from grantor agencies are reflected in the consolidated financial statements as receivables and revenues. Other grant revenue, that is not contingent on expenses, is recognized when grants are awarded (promised) by the grantor.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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

Revenue Recognition, continued

Retail sales – Retail sales revenue is recognized at the point in time in which the sale is made, which is considered satisfaction of the performance obligation, and is presented net of returns. There are no elements of variable consideration in the implied contract for retail sales.

Contract services – Contract service revenue is primarily comprised of revenue earned from mattress recycling services and related transportation. The underlying contract outlines the performance obligations and allocates a set price to those obligations. Revenue is recognized for recycling services on a per-unit basis at the per-unit price per the contract, and is recognized at the time the recycling service is completed for the unit, which is considered satisfaction of the performance obligation. The contract also includes compensation for transportation services for the mattresses. Revenue from transportation services is recognized on a per-trailer basis at the price set in the contract, and is recognized at the time the transportation service is completed, which is considered satisfaction of the performance obligation. There are no elements of variable consideration in the recycling service contract.

Management fees and partnership reimbursements – Revenue from property management fees is earned as the property management services, as outlined in the underlying property management agreements, are provided, which is considered satisfaction of the performance obligation. Revenue is generally considered earned and is recognized on a monthly basis. Reimbursement revenue is recognized when the expense, which is to be reimbursed, is incurred. There are no elements of variable consideration in the property management agreements.

Developer fee income – Developer fee income is earned as certain benchmarks, as outlined in the underlying development services agreement, are accomplished, which is considered satisfaction of the performance obligation. The development services agreements detail the separate performance obligations and outline how the total fee should be allocated to those separate performance obligations. There are no elements of variable consideration in the development services agreements.

Rent income – Rent income is recognized in the month in which the space is rented by residential and/or commercial tenants.

Advertising Costs

The Organization's advertising costs are expensed as incurred.

Functional Allocations 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. For facilities related expenses, amounts are allocated based on the estimated relative square footage used for program and support services. Other expenses are allocated based on actual time incurred by employees for program and support services.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

2. Cash and Cash Equivalents and Concentrations of Deposit Risk and 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.

	<u>2021</u>	<u>2020</u>
Unrestricted cash and cash equivalents	\$ 5,895,513	\$ 3,989,519
Restricted cash and cash equivalents	<u>7,990,982</u>	<u>6,913,169</u>
Total cash and cash equivalents	<u>\$ 13,886,495</u>	<u>\$ 10,902,688</u>

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 \$14,303,169 and \$11,047,614 for the years ended September 30, 2021 and 2020, respectively. Of these deposits, \$3,613,061 and \$3,376,760 were covered by federal depository insurance at September 30, 2021 and 2020, respectively. Balances of \$10,690,108 and \$7,670,854 as of September 30, 2021 and 2020, respectively, were not insured.

As of September 30, 2021 and 2020, approximately 56 percent and 58 percent, respectively, of total accounts receivable were due from two agencies. Amounts are not collateralized. Given the nature of the underlying agreements, the amounts are considered fully collectible by management.

3. Investments

Investments consist primarily of capital contributed to the entities the Organization has formed to construct and operate affordable housing developments for eligible tenants in Oregon. The Organization serves as the General Partner and acts as manager of the developments.

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

	<u>2021</u>	<u>2020</u>
Alona Place Limited Partnership	\$ 100,648	\$ 100,670
Bascom Village Limited Partnership	1,246,820	1,246,838
Heather Glen Limited Partnership	(115)	(101)
Iris Place Limited Partnership	802,212	802,212
Lamb Building Limited Partnership	1,132,698	1,116,674
Myrtlewood Limited Partnership	114,617	114,640
Royal Building Limited Partnership	324,187	324,204
Santa Clara Limited Partnership	537,099	537,119
Stellar Apartments Limited Partnership	745,808	745,826
Other investments	<u>30,746</u>	<u>44,152</u>
Total investments	<u>\$ 5,034,720</u>	<u>\$ 5,032,234</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

3. Investments, continued

The Organization's 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, were as follows:

	<u>2020</u>	<u>2019</u>
Total assets	\$ 51,172,973	\$ 52,351,991
Total liabilities	15,226,789	13,247,516
Net loss	(1,506,500)	(1,766,301)

4. Fixed Assets

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

	<u>2021</u>	<u>2020</u>
Land	\$ 24,158,125	\$ 24,158,125
Buildings and improvements	61,342,369	60,339,533
Equipment	5,542,104	4,922,152
Landscaping	64,474	64,473
Construction in progress and assets in development	<u>182,334</u>	<u>162,061</u>
	91,289,406	89,646,344
Accumulated depreciation	<u>(24,120,534)</u>	<u>(21,343,436)</u>
Fixed assets, net	<u>\$ 67,168,872</u>	<u>\$ 68,302,908</u>

5. Notes Receivable, Rural Housing Rehabilitation Program (RHRP)

In 2002, the Organization began the RHRP 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 percent 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. The notes receivable are presented net of an allowance for uncollectible accounts of \$216,630 and \$223,555, as of September 30, 2021 and 2020, respectively. All loans are considered to be long-term.

6. Lines of Credit

At September 30, 2021, the Organization has three revolving lines of credit totaling \$2,900,000 with Banner Bank that mature July 2022. 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 at September 30, 2021 and 2020). Collateral is provided by accounts receivable, inventory, and equipment. At September 30, 2021 and 2020, outstanding borrowings on the revolving lines of credit were \$167,613 and \$-0-, respectively, and the amount available on the lines of credit was \$2,732,387 and \$2,900,000, 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, 2021 and 2020.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

7. Long-term Debt

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

	2021	2020
Notes payable, Wells Fargo Community Development Corp., with quarterly payments of interest only at 2.00%, due January 2027, secured by real estate.	\$ 250,000	\$ 250,000
Notes payable, Enhanced Capital New Market Development Fund 52, LLC, with quarterly payments of interest only at 1.0175%, due December 2044, secured by real estate. See Note 16.	8,000,000	8,000,000
Note payable, Umpqua Bank, with monthly payments of \$418, including interest at 4.35%, due April 2031, secured by real estate.	40,354	43,523
Notes payable, Umpqua Bank, with monthly payments of \$2,714 to \$3,032 including interest at 5.25% to 5.50%, due at various dates from July 2021 through September 2021, secured by real estate. Paid in full via refinance with Banner Bank in 2021.	-	1,057,238
Note payable, state of Oregon, OFA Bond, with monthly payments of \$18,018, including interest at 3.40%, due November 2025, secured by real estate.	2,862,472	2,977,909
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 from October 2029 through March 2039 or when the underlying property is sold, secured by real estate.	1,680,469	1,757,059
Note payable, state of Oregon, OECD, with annual payments of \$14,070, including interest at 5.35%, due December 2029, secured by real estate.	1,162,324	1,271,518
Notes payable, Banner Bank, with monthly payments of \$1,906 to \$43,403, including interest at 2.25% to 4.50%, due at various dates from December 2027 through April 2043, secured by real estate, other assets, and assignment of rents.	14,576,912	13,951,543
Notes payable, Bank of America, with monthly payments of \$1,714 to \$4,278, including interest at 3.72% to 4.68%, due at various dates from March 2027 through May 2030, secured by real estate.	1,028,315	1,135,871
Notes payable, Network of Affordable Housing (NOAH), with monthly payments of \$-0- to \$19,726, including interest at 1.50% to 5.00%, due at various dates from June 2025 through September 2040, secured by real estate.	8,391,636	8,982,757

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

7. Long-term Debt, continued

	<u>2021</u>	<u>2020</u>
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 from April 2035 through December 2035, secured by real estate.	666,727	687,653
Notes payable, Anita B. Stelling, interest only payments with interest at 3.50% to 4.00%, through April 2022 or when underlying property is sold, secured by real estate.	584,000	584,000
Note payable, state of California, with monthly payments of \$5,797, including interest at 4.00%, due January 2026, secured by real estate.	180,037	241,180
Note payable, KeyBank, with monthly payments of \$3,303, including interest at 5.15%, due September 2028, secured by vehicles, equipment, and real estate.	251,698	278,471
Note payable, KeyBank, with monthly payments of \$1,803, including interest at 5.16%, due August 2021, secured by vehicles, equipment, and real estate. Paid in full in 2021.	-	178,715
Notes payable, Community Frameworks, non-interest bearing, forgivable loan, secured by real estate.	18,930	123,930
Notes payable, city of Springfield, with monthly payments of \$106 to \$519, non-interest bearing, due at various dates September 2025 through March 2030 or when underlying property is sold, secured by real estate.	77,068	86,549
Notes payable to various individuals or trusts, with monthly payments of \$-0- to \$669, including interest at 0.00% to 5.28%, due at various dates from November 2021 through December 2026, secured by real estate.	60,407	66,010
Note payable, city of Salem, with monthly payments of \$417, non-interest bearing, due January 2034, secured by real estate.	61,388	68,888
Note payable, Summit Bank, with monthly payments of \$5,789, including interest at 3.75%, due July 2034, secured by real estate.	706,763	748,862
Note payable, city of Portland, no monthly payments, non-interest bearing, due November 2079, secured by real estate.	3,213,319	3,213,319
Note payable, U.S. Small Business Administration, with monthly payments of \$282 in deferment until 2022, including interest at 2.75%, due May 2050, secured by real estate.	<u>150,000</u>	<u>150,000</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

7. Long-term Debt, continued

	2021	2020
Total notes payable	43,962,819	45,854,995
Unamortized deferred financing costs	(1,119,468)	(1,138,763)
Current portion	(1,818,713)	(2,620,655)
Long-term debt, net of current portion and unamortized deferred financing costs	\$ 41,024,638	\$ 42,095,577

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

For the Year Ending September 30,

2022	\$ 1,818,713
2023	1,778,295
2024	1,830,791
2025	1,825,214
2026	4,099,400
Thereafter	32,610,406
Total	\$ 43,962,819

The notes payable require certain covenants related to cash flow, debt service coverage, and financial reporting to the lending institutions. As of September 30, 2021 and 2020, the Organization's management believes the Organization was in compliance with all such covenants.

8. Related Party Transactions

Development Fees Receivable, Related Parties

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

	2021	2020
Lamb Building Limited Partnership, payments are subject to the partnership having available cash flow. Paid in full.	\$ -	16,190
Iris Place Limited Partnership, total developer fee of \$1,100,000, of which \$1,061,280 had been earned, and \$871,280 was receivable, as of September 30, 2021. Of the total fee, \$950,000 is expected to be paid from designated capital proceeds and is considered current; the remaining \$150,000 is expected to be paid from available cash flow. No interest yet accruing per the terms of the agreement.	871,280	85,440
Total development fees receivable, related parties	871,280	101,630
Current portion	(760,000)	-
Development fees receivable, net of current portion	\$ 111,280	\$ 101,630

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

8. Related Party Transactions, continued

Notes Receivable, Related Parties

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

	<u>2021</u>	<u>2020</u>
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.	\$ 153,808	\$ 202,462
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	1,168,578
Note receivable, Iris Place Limited Partnership, payable with interest at 2.50% to the extent of available cash flow, due December 2050, secured by real estate. Maximum amount up to \$700,000.	630,000	626,668
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
Note receivable, Myrtlewood Limited Partnership, payable with interest at 3.35% to the extent of available cash flow, due March 2059, secured by real estate.	400,000	400,000
Notes receivable, Royal Building Limited Partnership, payable with interest only at 2.00% 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 3.00% 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, 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.	<u>705,450</u>	<u>732,171</u>
Notes receivable, related parties	<u>\$ 5,430,716</u>	<u>\$ 5,502,759</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

8. Related Party Transactions, continued

Notes Receivable, Related Parties, continued

Total interest income from these notes was \$153,836 and \$139,681 for the years ended September 30, 2021 and 2020, respectively. Total accrued interest on the notes receivable, net of the allowance, was \$389,063 and \$426,425 for the years ended September 30, 2021 and 2020, respectively. Total accrued interest is reported net of allowance of \$902,886 and \$777,873 for the years ended September 30, 2021 and 2020, respectively.

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, 2021 and 2020, there were 9 and 8 limited partnerships, respectively, for which the Organization acted as property manager. Income from property management and reimbursements totaled \$883,718 and \$880,770 for the years ended September 30, 2021 and 2020, respectively.

9. Lease Obligations

The Organization leases, as lessee, buildings for store operations, the Interfaith Emergency Shelter System, and manufacturing facilities under non-cancelable operating leases expiring at various dates through August 2036. Total rent expense for the years ended September 30, 2021 and 2020 was \$2,368,176 and \$2,295,267, including \$1,960,352 and \$1,681,312 respectively, for all facilities under non-cancelable operating leases.

At September 30, 2021, future minimum lease payments under such leases were as follows:

<u>For the Year Ending September 30,</u>	
2022	\$ 2,139,042
2023	1,973,771
2024	2,030,767
2025	1,831,916
2026	1,138,225
Thereafter	<u>2,447,854</u>
Total	<u>\$ 11,561,575</u>

10. 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.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

11. 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, 2021 and 2020, noncash donations were comprised of the following:

	<u>2021</u>	<u>2020</u>
Land	\$ -	\$ 518,999
Food	788,675	1,040,479
Cars	361,479	293,752
Other goods	120,103	545,064
Use of facilities	<u>21,000</u>	<u>21,000</u>
Contributions, in-kind	<u>\$ 1,291,257</u>	<u>\$ 2,419,294</u>

12. Net Assets With Donor Restrictions

Net assets with donor restrictions are available for the following purposes:

	<u>2021</u>	<u>2020</u>
Emergency services and shelter assistance:		
General	\$ 811,404	\$ 293,242
Buildings and equipment	<u>5,173,168</u>	<u>4,216,033</u>
Total emergency services and shelter assistance	<u>5,984,572</u>	<u>4,509,275</u>
Housing program:		
General	6,029,504	5,704,277
Buildings and equipment	20,856,438	21,358,836
Notes receivable – RHRP	2,936,270	2,907,522
Notes receivable – SHOP	399,356	392,574
Investments in low income housing projects	<u>5,034,720</u>	<u>5,032,234</u>
Total housing program	<u>35,256,288</u>	<u>35,395,443</u>
Other program:		
General – maintenance reserve	<u>5,776</u>	<u>5,519</u>
Total net assets with donor restrictions	<u>\$ 41,246,636</u>	<u>\$ 39,910,237</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

13. 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:

	<u>2021</u>	<u>2020</u>
Cash and reserves	\$ 364,295	\$ 343,797
Accounts receivable	484	615
Prepaid expenses	4,602	4,674
Land, building, and leasehold improvements, net of accumulated depreciation of \$2,011,972 in 2021 and \$1,866,645 in 2020	<u>4,295,746</u>	<u>4,441,073</u>
Total assets	<u>\$ 4,665,127</u>	<u>\$ 4,790,159</u>
Accounts payable and other liabilities	\$ 33,419	\$ 33,957
Net assets	<u>4,631,708</u>	<u>4,756,202</u>
Total liabilities and net assets	<u>\$ 4,665,127</u>	<u>\$ 4,790,159</u>

14. Liquidity and Availability of Resources

The Organization has a policy to manage its liquidity and reserves in order to meet its needs to fund operating expenditures. At September 30, the Organization's financial assets, reduced by amounts not available for general expenditures within one year, are comprised of the following:

	<u>2021</u>	<u>2020</u>
Unrestricted cash and cash equivalents	\$ 5,895,513	3,989,519
Receivables:		
Accounts receivable, net	2,153,367	1,571,740
Accounts receivable, related parties, net	299,931	302,762
Current portion of development fee receivable, related parties	760,000	-
Current portion of interest receivable, related parties	<u>72,044</u>	<u>59,684</u>
Financial assets available for general expenditure	<u>\$ 9,180,855</u>	<u>\$ 5,923,705</u>

As noted in Note 6, the Organization has access to lines of credit up to \$2,900,000 in total that could be drawn on in the event additional liquid financial assets were needed for operations.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

15. Economic Uncertainties

As a result of the COVID-19 coronavirus pandemic, during the year ended September 30, 2020, the Organization was required to close several retail locations for a portion of the fiscal year. Three retail locations were closed permanently. During the years ended September 30, 2021 and 2020, the Organization received several new grants as a result of the pandemic to provide expanded services and assistance to the community. As of the date of the independent auditor's report, there still exists certain economic uncertainties related to the COVID-19 coronavirus pandemic. These continuing uncertainties could negatively impact the Organization's future financial condition and operating results. However, the related financial impact and duration cannot be reasonably estimated at this time.

16. 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.

In November 2014, St. Vincent de Paul Society of Lane County, Inc., Society of St. Vincent de Paul of Lane County, and SVDP Leverage Lender, entered into agreements with unrelated third parties to facilitate obtaining an allocation of new market tax credits for the improvements made to the Organization's administrative and program services building. As a result of that transaction, Society of St. Vincent de Paul of Lane County entered into loan agreements with Enhanced Capital New Market Development Fund 52, LLC, an unrelated organization, for a total of \$8,000,000. Additionally, as part of the transaction, St. Vincent de Paul Society of Lane County, Inc. contributed \$4,888,900 to SVDP Leverage Lender. SVDP Leverage Lender then lent those funds to St. Vincent de Paul Investment Fund, LLC, an unrelated organization. Subsequent to year end, on December 1, 2021, Wells Fargo Community Investment Holdings, LLC exercised its put option which required St. Vincent de Paul Society of Lane County, Inc. to purchase the entire LLC interest in St. Vincent de Paul Investment Fund, LLC for \$1,000. St. Vincent de Paul Investment Fund, LLC was the sole member of Enhanced Capital New Market Development Fund 52, LLC. As a result of the assignment of member interest, St. Vincent de Paul Society of Lane County, Inc. became the holder of the note owed by Society of St. Vincent de Paul of Lane County for \$8,000,000 and St. Vincent de Paul Society of Lane County, Inc. became the holder of the note owed to SVDP Leverage Lender for \$4,888,900. Additionally, there was board action taken to merge SVDP Leverage Lender with St. Vincent de Paul Society of Lane County, Inc. At that time, the inter-organization debts were forgiven. As a result of the dissolution of the new market tax credit transaction, merger between St. Vincent de Paul Society of Lane County, Inc. and SVDP Leverage Lender and board actions for debt forgiveness, there will be approximately \$3,111,100 of debt forgiveness income and \$27,500 of fees and professional service expenses which will be recognized in the consolidated statement of activities for the year ended September 30, 2022.

17. Reclassification

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

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, 2021

Federal Grantor/Pass-through Grantor/Program Title	Contract / Loan Number	Assistance Listing Number	Expenditures
U.S. Department of Agriculture			
Food Distribution Cluster			
Passed-through Food for Lane County, Inc.: Emergency Food Assistance Program		10.569	\$ <u>202,729</u>
U.S. Department of Housing and Urban Development			
CDBG - Entitlement Grants Cluster			
Passed-through Lane County: COVID-19 Community Development Block Grant/ Entitlement Grants	55562	14.218	61,292
Community Development Block Grant/Entitlement Grants	53451, 53454, 54859, 55561, 55562, 56222, 56223	14.218	583,315
Passed-through city of Portland: Community Development Block Grant/Entitlement Grants	3110285	14.218	<u>3,213,319</u>
Total CDBG - Entitlement Grants Cluster			3,857,926
Passed-through city of Cottage Grove: Community Development Block Grants / State's program and Non-Entitlement Grants in Hawaii	CG1	14.228	82
Passed-through city of Florence: Community Development Block Grants / State's program and Non-Entitlement Grants in Hawaii	HR505	14.228	650
Passed-through city of Junction City: Community Development Block Grants / State's program and Non-Entitlement Grants in Hawaii	HR805	14.228	1,401
Passed-through city of Veneta: Community Development Block Grants / State's program and Non-Entitlement Grants in Hawaii	H16013	14.228	30
Passed-through city of Creswell: Community Development Block Grants / State's program and Non-Entitlement Grants in Hawaii	H19011	14.228	189,127
Passed-through Lane County: Emergency Solutions Grant Program	53454, 55592	14.231	192,628
COVID-19 Emergency Solutions Grant Program	55833	14.231	1,145,266
Passed-through city of Eugene: Home Investment Partnerships Program	2019-02171/2021-02199, 2016- 02187, NG 2017002166000 D8	14.239	128,330
Passed-through Community Frameworks: Self-Help Homeownership Opportunity Program	SVDP-07-01, SVDP-08-01	14.247	123,930
Direct Awards -			
Continuum of Care Program - Connections	OR0003L0E001912, OR0003L0E002013	14.267	227,820
Continuum of Care Program - LIFT	OR0009L0E001912, OR0009L0E002013	14.267	298,699
Continuum of Care Program - Vet LIFT	OR0015L0E001912, OR0015L0E002013	14.267	<u>199,317</u>
Total U.S. Department of Housing and Urban Development			<u>6,365,206</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS, Continued
For the Year Ended September 30, 2021

Federal Grantor/Pass-through Grantor/Program Title	Contract / Loan Number	Federal CFDA Number	Expenditures
U.S. Department of the Treasury			
Passed-through Lane County:			
COVID-19 Coronavirus Relief Fund	54859, 55561, 55562, 55902, 55938	21.019	1,566,638
Passed-through City of Roseburg			
COVID-19 Coronavirus Relief Fund		21.019	40,000
Passed-through Network for Oregon Affordable Housing:			
Community Development Financial Institutions Program	1003226, 1003233 1003241, 1003345	21.020	1,003,473
Passed-through Lane County:			
COVID-19 Emergency Rental Assistance Program	55561	21.023	1,276,205
Passed-through City of Eugene			
COVID-19 Coronavirus State and Local Fiscal Recovery Funds		21.027	<u>14,734</u>
Total U.S. Department of the Treasury			<u>3,901,050</u>
General Services Administration			
Direct Award - Donation of Federal Surplus Personal Property		39.003	<u>23,777</u>
U.S. Small Business Administration			
Direct Awards -			
Disaster Assistance Loans	1998937805	59.008	<u>150,000</u>
U.S. Department of Veterans Affairs			
Direct Award - Veteran Rehabilitation - Alcohol and Drug Dependence			
	36C26019D0003	64.019	118,969
Direct Award - VA Homeless Providers Grant and Per Diem Program			
	SSVC786--1505-653-PD-21	64.024	533,516
Direct Award - VA Supportive Services for Veteran Families			
	18-OR-066	64.033	244,289
Direct Award - COVID-19 VA Supportive Services for Veteran Families			
	18-ORR-066CA	64.033	<u>1,622,671</u>
Total U.S. Department of Veteran Affairs			<u>2,519,445</u>
U.S. Department of Homeland Security			
Direct Award - Emergency Food and Shelter National Board Program			
		97.024	5,750
Passed-through Lane County:			
Disaster Grants - Public Assistance	55902	97.036	<u>36,066</u>
Total U.S. Department of Homeland Security			<u>41,816</u>
Total federal awards			<u>\$ 13,204,023</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended September 30, 2021

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, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) 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.

St. Vincent de Paul Society of Lane County, Inc. and subsidiaries did not pass any federal funds through to sub-recipients for the year ended September 30, 2021.

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.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS, Continued
For the Year Ended September 30, 2021

3. Loans and Loan Guarantee Programs, continued

The Organization has loans due to federal agencies or pass-through agencies for which there are continuing compliance requirements. As of September 30, 2021, the outstanding loan balances on such loans were as follows:

<u>Federal Agency</u>	<u>Program Title</u>	<u>Assistance Listing Number</u>	<u>Outstanding Balance</u>
U.S. Department of Housing and Urban Development: Passed-through city of Portland	Community Development Block Grant	14.218	\$ 3,213,319
U.S. Department of Housing and Urban Development: Passed-through Community Frameworks	Self-Help Home Ownership Opportunity Program	14.247	18,930
U.S. Department of the Treasury: Passed-through Network for Oregon Affordable Housing	Community Development Financial Institutions Program	21.020	694,154
U.S. Department of the Treasury:	Economic Injury Disaster Disaster Loan	59.008	<u>150,000</u>
			<u>\$ 4,076,403</u>

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, 2021 and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated February 17, 2022.

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) as a basis for designing 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.

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 its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Jones & Roth P.C.".

Jones & Roth, P.C.
Eugene, Oregon
February 17, 2022

**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, 2021. 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* (CFR) 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.

Opinion on Each Major Federal Program

In our opinion, the Organization 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, 2021.

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.
Eugene, Oregon
February 17, 2022

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended September 30, 2021

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, 2021.
- 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 disclosed during the audit that are required to be reported in this schedule in accordance with the Uniform Guidance.
- The programs tested as major programs were:

U.S. Department of Housing & Urban Development Emergency Solutions Grant Program	Assistance Listing # 14.231
U.S. Department of Housing & Urban Development Continuum of Care Program	Assistance Listing # 14.267
U.S. Department of the Treasury Coronavirus Relief Fund	Assistance Listing # 21.019
U.S. Department of the Treasury Emergency Rental Assistance Program	Assistance Listing # 21.023

- The threshold for distinguishing between Type A and Type B programs was \$750,000.
- The Organization qualified as a low-risk auditee.

Findings – Consolidated Financial Statement Audit

None.

Findings and Questioned Costs – Major Federal Award Programs Audit

None.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended September 30, 2021

Prior Year Findings – Consolidated Financial Statement Audit

None.

Findings and Questioned Costs – Major Federal Award Programs Audit

None.

SUPPLEMENTARY INFORMATION

OAKWOOD MANOR LIMITED PARTNERSHIP
SCHEDULE OF ASSETS, LIABILITIES, AND PARTNERS' CAPITAL
September 30, 2021

Assets

Current assets

Cash in bank	\$	42,501
Prepaid insurance		6,732
Tenant accounts receivable		<u>17,205</u>

Total current assets		<u>66,438</u>
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Restricted cash - funded reserves

Tenant security deposits		46,841
Reserve held by others - housing		200,000
Replacement reserve		36,663
Insurance reserve		<u>10,519</u>

Total restricted cash - funded reserves		<u>294,023</u>
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Rental property

Building and improvements		2,098,071
Furniture and fixtures		7,801
Landscaping		<u>1,827</u>

2,107,699

Accumulated depreciation		<u>(1,302,946)</u>
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804,753

Land		<u>412,300</u>
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Rental property, net		<u>1,217,053</u>
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Total assets	\$	<u>1,577,514</u>
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Liabilities and Partners' Capital

Current liabilities

Deferred rent revenue	\$ 7,334
Accrued interest	2,556
Due to General Partner, current portion	<u>340,364</u>

Total current liabilities 350,254

Notes payable

Note payable, State of Oregon Housing and Community Services	1,162,324
Note payable, city of Eugene	328,393
Unamortized deferred financing costs, net of accumulated amortization	<u>(32,142)</u>

Total notes payable, net of unamortized deferred financing costs 1,458,575

Other liabilities

Due to General Partner, net of current portion	189,724
Tenant security deposits	<u>46,841</u>

Total other liabilities 236,565

Total liabilities 2,045,394

Partners' capital (deficit) (467,880)

Total liabilities and partners' capital \$ 1,577,514

OAKWOOD MANOR LIMITED PARTNERSHIP
SCHEDULE OF OPERATIONS AND PARTNERS' CAPITAL
For the Year Ended September 30, 2021

Revenue	
Net rental income	\$ 455,218
Interest income	13
Laundry fees	5,535
Other income	<u>13,595</u>
 Total revenue	 <u>474,361</u>
Operating expenses	
Depreciation	140,787
Insurance	17,130
Interest, including \$4,103 of amortization of deferred financing costs	77,579
Licenses and fees	11,572
Miscellaneous	-
Professional services	16,714
Property management	25,001
Repairs and maintenance	152,292
Salaries and related payroll taxes and benefits	94,015
Telephone	5,567
Trash removal	24,674
Utilities	<u>50,189</u>
 Total operating expenses	 <u>615,520</u>
 Net loss before non-operating revenue and expenses	 <u>(141,159)</u>
Non-operating revenue and expenses	
Insurance proceeds from casualty event	200,000
Repairs expenses from casualty event	<u>(200,000)</u>
 Total non-operating revenue and expenses	 <u>-</u>
 Net loss	 <u>(141,159)</u>
Partners' capital (deficit), beginning of year	<u>(326,721)</u>
Partners' capital (deficit), end of year	<u>\$ (467,880)</u>

OAKWOOD MANOR LIMITED PARTNERSHIP
SCHEDULE OF CASH FLOWS
For the Year Ended September 30, 2021

Cash flows from operating activities

Net loss	\$ (141,159)
Noncash items included in net loss:	
Depreciation	140,787
Amortization of deferred financing costs	4,103
Adjustments to reconcile net loss to net cash provided by operating activities:	
(Increase) decrease in:	
Prepaid insurance	(1,823)
Tenant accounts receivable	(4,840)
Increase (decrease) in:	
Deferred rent revenue	2,169
Accrued interest	(240)
Deferred insurance proceeds from casualty event	(200,000)
Due to General Partner	340,364
Tenant security deposits liability	<u>1,865</u>
Net cash provided by operating activities	141,226

Cash flows from financing activities

Payments on notes payable	<u>(107,588)</u>
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Net increase in cash and restricted cash

33,638

Cash and restricted cash, beginning of year

302,886

Cash and restricted cash, end of year

\$ 336,524

Reconciliation of cash and restricted cash from schedule of cash flows to schedule of assets, liabilities, and partners' capital

Cash	\$ 42,501
Tenant security deposits	46,841
Reserve held by others - housing	200,000
Replacement reserve	36,663
Insurance reserve	<u>10,519</u>

Total cash and restricted cash as reported on the schedule of assets, liabilities, and partners' capital

\$ 336,524

OAKWOOD MANOR LIMITED PARTNERSHIP
COMPUTATION OF SURPLUS CASH
For the Year Ended September 30, 2021

Cash

Cash on hand	\$ 42,501
Resident security deposits	46,841
Approved replacement reserve requests	5,712
Reserve held by others - housing	<u>200,000</u>

Total cash 295,054

Current obligations

Accrued interest	2,556
Prepaid rents	7,334
Resident security deposit liability	46,841
Other: Due to General Partner, short-term	<u>340,364</u>

Total current obligations 397,095

Surplus cash (deficiency) \$ (102,041)

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF REVENUES AND EXPENSES FOR SELECT RENTAL PROPERTIES
For the Year Ended September 30, 2021

	Skinner Butte	Hope Circle	Mac McDonald	Ross Lane
Revenues				
Rental income, net of vacancies	\$ 219,322	\$ 79,446	\$ 138,068	\$ 230,106
Laundry income	551	-	-	3,501
Grants and donations	-	-	-	-
Other income	2,655	204	906	2,202
Interest income	-	-	-	-
	<u>222,528</u>	<u>79,650</u>	<u>138,974</u>	<u>235,809</u>
Expenses				
Advertising	-	-	-	-
Office	-	-	-	638
Property management fees	17,219	6,331	11,572	19,005
Manager rent free unit	-	-	4,300	-
Accounting and legal	8,399	2,500	-	10,606
Telecommunications/phone	2,541	-	-	3,956
Other administrative	-	-	-	-
Utilities	25,477	229	500	26,437
Salaries, payroll taxes and benefits	39,860	13,186	13,735	57,497
Contract services - other	-	-	-	-
Contract services - grounds	-	-	1,000	3,313
Contract services - repairs and maintenance	5,719	15,474	13,789	34,828
Garbage	2,797	-	-	13,879
Security service fee	-	-	-	-
Other operating and maintenance	-	-	-	110
Insurance	3,595	3,634	6,902	8,715
Fees, licenses, and taxes	2,571	1,194	1,610	2,967
Interest expense	-	-	-	12,762
Depreciation	29,627	37,218	69,264	114,321
	<u>137,805</u>	<u>79,766</u>	<u>122,672</u>	<u>309,034</u>
Operating net income (loss)	84,723	(116)	16,302	(73,225)
Non-operating revenue (expense)				
Insurance proceeds - casualty event	-	-	-	-
Repairs expense - casualty event	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income (loss)	<u>\$ 84,723</u>	<u>\$ (116)</u>	<u>\$ 16,302</u>	<u>\$ (73,225)</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF REVENUES AND EXPENSES FOR SELECT RENTAL PROPERTIES, Continued
For the Year Ended September 30, 2021

	Blue Belle I	Blue Belle II	Hilyard Terrace	Oak Terrace
Revenues				
Rental income, net of vacancies	\$ 64,617	\$ 19,388	\$ 133,657	\$ 305,890
Laundry income	-	-	1,018	4,547
Grants and donations	-	-	-	-
Other income	-	-	447	2,714
Interest income	-	-	8	22
	<u>64,617</u>	<u>19,388</u>	<u>135,130</u>	<u>313,173</u>
Expenses				
Advertising	-	-	-	-
Office	-	-	241	286
Property management fees	5,294	1,589	10,749	24,671
Manager rent free unit	-	-	-	6,908
Accounting and legal	2,191	657	4,408	8,549
Telecommunications/phone	-	-	-	2,722
Other administrative	-	-	-	1,259
Utilities	2,801	840	5,918	38,818
Salaries, payroll taxes and benefits	18,898	5,670	22,255	62,709
Contract services - other	-	-	80	3,726
Contract services - grounds	308	92	6,053	-
Contract services - repairs and maintenance	14,866	4,460	1,391	7,738
Garbage	2,803	841	4,063	19,000
Security service fee	-	-	-	-
Other operating and maintenance	196	59	1,322	-
Insurance	2,788	836	6,290	9,787
Fees, licenses, and taxes	1,308	393	2,361	4,859
Interest expense	-	-	3,964	12,538
Depreciation	25,040	7,513	48,225	66,074
	<u>76,493</u>	<u>22,950</u>	<u>117,320</u>	<u>269,644</u>
Operating net income (loss)	(11,876)	(3,562)	17,810	43,529
Non-operating revenue (expense)				
Insurance proceeds - casualty event	-	-	-	72,921
Repairs expense - casualty event	-	-	-	(69,709)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>(69,709)</u>
Net income (loss)	<u>\$ (11,876)</u>	<u>\$ (3,562)</u>	<u>\$ 17,810</u>	<u>\$ 46,741</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF REVENUES AND EXPENSES FOR SELECT RENTAL PROPERTIES, Continued
For the Year Ended September 30, 2021

	Stayton <u>Family</u>	Ash <u>Meadows</u>	Spruce <u>Terrace</u>	Aurora <u>Housing</u>
Revenues				
Rental income, net of vacancies	\$ 322,258	\$ 130,607	\$ 222,790	\$ 330,376
Laundry income	539	-	3,602	3,576
Grants and donations	-	-	-	-
Other income	2,587	1,058	5,349	2,579
Interest income	<u>11</u>	<u>7</u>	<u>202</u>	<u>59</u>
Total revenues	<u>325,395</u>	<u>131,672</u>	<u>231,943</u>	<u>336,590</u>
Expenses				
Advertising	-	-	-	-
Office	1,231	-	154	316
Property management fees	35,309	14,062	30,673	31,584
Manager rent free unit	2,908	-	6,477	3,543
Accounting and legal	16,765	5,891	6,262	13,752
Telecommunications/phone	2,650	-	1,619	3,909
Other administrative	2,044	-	-	206
Utilities	53,226	998	45,281	36,244
Salaries, payroll taxes and benefits	47,893	19,397	53,145	73,280
Contract services - other	13,652	186	-	4,351
Contract services - grounds	-	10,747	12,734	-
Contract services - repairs and maintenance	56,876	6,895	42,612	36,742
Garbage	19,151	-	13,157	6,447
Security service fee	-	-	-	11,914
Other operating and maintenance	1,519	1,242	1,577	4,475
Insurance	13,049	5,165	13,715	13,742
Fees, licenses, and taxes	14,973	13,498	11,923	5,827
Interest expense	27,935	9,501	12,831	27,364
Depreciation	<u>71,853</u>	<u>26,890</u>	<u>55,778</u>	<u>174,566</u>
Total expenses	<u>381,034</u>	<u>114,472</u>	<u>307,938</u>	<u>448,262</u>
Operating net income (loss)	(55,639)	17,200	(75,995)	(111,672)
Non-operating revenue (expense)				
Insurance proceeds - casualty event	-	-	-	-
Repairs expense - casualty event	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income (loss)	<u>\$ (55,639)</u>	<u>\$ 17,200</u>	<u>\$ (75,995)</u>	<u>\$ (111,672)</u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
SCHEDULE OF REVENUES AND EXPENSES FOR SELECT RENTAL PROPERTIES, Continued
For the Year Ended September 30, 2021

	<u>Corey Commons</u>	<u>Saginaw</u>	<u>Oak Leaf</u>	<u>Arbor</u>
Revenues				
Rental income, net of vacancies	\$ 141,292	\$ 199,945	\$ 146,516	\$ 722,403
Laundry income	1,473	1,387	59	-
Grants and donations	-	15,700	-	-
Other income	-	987	10,109	19,144
Interest income	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>142,766</u>	<u>218,019</u>	<u>156,684</u>	<u>741,547</u>
Expenses				
Advertising	-	-	-	-
Office	-	163	761	8,159
Property management fees	12,405	20,368	14,368	86,740
Manager rent free unit	-	-	-	-
Accounting and legal	3,382	13,040	10,188	12,396
Telecommunications/phone	2,668	543	4,902	3,284
Other administrative	1,571	1,439	2,467	3,491
Utilities	24,618	4,953	30,296	64,029
Salaries, payroll taxes and benefits	21,243	51,841	20,382	48,681
Contract services - other	460	-	-	-
Contract services - grounds	6,942	-	-	1,586
Contract services - repairs and maintenance	14,290	55,111	7,918	66,133
Garbage	6,016	13,212	11,395	74,158
Security service fee	-	-	-	5,910
Other operating and maintenance	112	-	-	93
Insurance	7,216	3,534	4,896	9,728
Fees, licenses, and taxes	6,903	5,132	3,703	44,361
Interest expense	5,545	15,217	9,750	78,610
Depreciation	<u>59,247</u>	<u>65,528</u>	<u>106,599</u>	<u>146,208</u>
Total expenses	<u>172,618</u>	<u>250,081</u>	<u>227,625</u>	<u>653,567</u>
Operating net income (loss)	(29,852)	(32,062)	(70,941)	87,980
Non-operating revenue (expense)				
Insurance proceeds - casualty event	-	-	-	-
Repairs expense - casualty event	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income (loss)	<u><u>\$ (29,852)</u></u>	<u><u>\$ (32,062)</u></u>	<u><u>\$ (70,941)</u></u>	<u><u>\$ 87,980</u></u>

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC. AND SUBSIDIARIES
 SCHEDULE OF REVENUES AND EXPENSES FOR SELECT RENTAL PROPERTIES, Continued
 For the Year Ended September 30, 2021

	<u>Four Oaks</u>	<u>Hazel Court</u>	<u>Stayton Manor</u>	<u>Wallerwood</u>
Revenues				
Rental income, net of vacancies	\$ 249,913	\$ 144,919	\$ 148,396	\$ 239,113
Laundry income	1,111	541	953	2,051
Grants and donations	-	-	-	-
Other income	3,230	1	-	-
Interest income	<u>24</u>	<u>13</u>	<u>9</u>	<u>15</u>
Total revenues	<u>254,278</u>	<u>145,474</u>	<u>149,358</u>	<u>241,179</u>
Expenses				
Advertising	1,004	-	-	1,115
Office	30	-	241	-
Property management fees	14,654	9,590	9,591	15,159
Manager rent free unit	-	-	-	-
Accounting and legal	5,026	3,172	3,172	7,162
Telecommunications/phone	1,542	706	810	1,226
Other administrative	-	-	-	-
Utilities	38,681	29,959	28,897	36,963
Salaries, payroll taxes and benefits	8,971	6,143	6,318	25,683
Contract services - other	118	301	-	330
Contract services - grounds	5,085	3,607	3,540	3,540
Contract services - repairs and maintenance	9,966	7,471	13,018	19,843
Garbage	2,186	2,181	2,210	3,681
Security service fee	3,339	-	-	3,339
Other operating and maintenance	1,105	1,660	646	2,407
Insurance	4,892	2,837	3,272	4,061
Fees, licenses, and taxes	2,631	4,001	4,678	3,007
Interest expense	15,215	6,927	11,011	17,199
Depreciation	<u>49,490</u>	<u>36,681</u>	<u>14,470</u>	<u>21,492</u>
Total expenses	<u>163,935</u>	<u>115,236</u>	<u>101,874</u>	<u>166,207</u>
Operating net income (loss)	90,343	30,238	47,484	74,972
Non-operating revenue (expense)				
Insurance proceeds - casualty event	101,785	-	-	-
Repairs expense - casualty event	<u>(106,785)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income (loss)	<u>\$ 85,343</u>	<u>\$ 30,238</u>	<u>\$ 47,484</u>	<u>\$ 74,972</u>

FOUR OAKS LIMITED PARTNERSHIP
COMPUTATION OF SURPLUS CASH
For the Year Ended September 30, 2021

Cash

Cash on hand	\$	99,887
Resident security deposits		<u>4,118</u>
Total cash		<u>104,005</u>

Current obligations

Accounts payable		2,877
Accounts payable, affiliate		316
Deferred revenue		63
Tenants' security deposits		<u>4,118</u>
Total current obligations		<u>7,374</u>

Surplus cash

\$ 96,631

HAZEL COURT LIMITED PARTNERSHIP
COMPUTATION OF SURPLUS CASH
For the Year Ended September 30, 2021

Cash

Cash on hand	\$ 74,382
Resident security deposits	<u>3,516</u>

Total cash	<u>77,898</u>
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Current obligations

Accounts payable	4,318
Accounts payable, affiliate	2,892
Deferred revenue	879
Tenants' security deposits	<u>3,516</u>

Total current obligations	<u>11,605</u>
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Surplus cash

	<u><u>\$ 66,293</u></u>
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STAYTON MANOR LIMITED PARTNERSHIP
COMPUTATION OF SURPLUS CASH
For the Year Ended September 30, 2021

Cash

Cash on hand	\$ 60,224
Resident security deposits	<u>3,207</u>

Total cash	<u>63,431</u>
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Current obligations

Accounts payable	2,034
Accounts payable, affiliate	87
Deferred revenue	569
Tenants' security deposits	<u>3,207</u>

Total current obligations	<u>5,897</u>
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Surplus cash

	<u><u>\$ 57,534</u></u>
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WALLERWOOD LIMITED PARTNERSHIP
COMPUTATION OF SURPLUS CASH
For the Year Ended September 30, 2021

Cash

Cash on hand	\$ 7,296
Resident security deposits	<u>5,311</u>

Total cash	<u>12,607</u>
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Current obligations

Accounts payable	4,497
Accounts payable, affiliate	14,136
Deferred revenue	528
Tenants' security deposits	<u>5,311</u>

Total current obligations	<u>24,472</u>
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Surplus cash (deficiency)	<u><u>\$ (11,865)</u></u>
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SOMMERVILLE APARTMENTS
SCHEDULE OF ASSETS, LIABILITIES, AND OWNER'S EQUITY
September 30, 2021

Assets

Rental property	
Building and improvements	\$ 1,226,056
Accumulated depreciation	<u>(205,939)</u>
	1,020,117
Land	<u>129,070</u>
Rental property, net	<u>1,149,187</u>
Restricted cash - funded reserves	
Tenant security deposits	18,070
Operating reserve	44,263
Replacement reserve	68,894
Insurance and tax reserve	<u>33,431</u>
Total restricted cash - funded reserves	<u>164,658</u>
Other assets	
Accounts receivable	<u>2,246</u>
Total assets	<u><u>\$ 1,316,091</u></u>

Liabilities and Owner's Equity

Note payable	
Note payable, Network for Oregon Affordable Housing	\$ 552,453
Unamortized deferred financing costs, net of accumulated amortization	<u>(5,219)</u>
Note payable, net of unamortized deferred financing costs	<u>547,234</u>
Other liabilities	
Due to owner	808,928
Tenant security deposits	18,070
Deferred rent	<u>6,478</u>
Total other liabilities	<u>833,476</u>
Total liabilities	1,380,710
Owner's equity (deficit)	<u>(64,619)</u>
Total liabilities and owner's equity	<u><u>\$ 1,316,091</u></u>

SOMMERVILLE APARTMENTS
SCHEDULE OF OPERATIONS AND OWNER'S EQUITY
For the Year Ended September 30, 2021

Revenue	
Net rental income	\$ 188,242
Interest income	7
Other income	<u>13,082</u>
 Total revenue	 <u>201,331</u>
Operating expenses	
Depreciation	29,694
Insurance	7,042
Interest, including \$375 of amortization of deferred financing costs	11,124
Licenses and fees	18,229
Professional services	2,258
Repairs and maintenance	50,158
Property management	16,116
Salaries and related payroll taxes and benefits	34,785
Telephone	1,708
Utilities	<u>38,529</u>
 Total operating expenses	 <u>209,643</u>
 Net loss	 <u>(8,312)</u>
 Owner's equity (deficit), beginning of year	 <u>(56,307)</u>
 Owner's equity (deficit), end of year	 <u><u>\$ (64,619)</u></u>

LINN COUNTY AFFORDABLE HOUSING, LLC
 IRONWOOD VILLAGE APARTMENTS
 SCHEDULE OF ASSETS, LIABILITIES, AND MEMBER'S EQUITY
 September 30, 2021

Assets

Current assets

General operating account	\$	13,673
Tax and insurance reserve		6,312
Replacement reserve		93,611
Tenant security deposits		11,966
Accounts receivable (0-30 days), net of allowance of \$-0-		<u>1,384</u>
 Total current assets		 <u>126,946</u>

Fixed assets

Land		261,206
Building and improvements		<u>1,117,773</u>
		1,378,979
Accumulated depreciation		<u>(470,396)</u>
 Fixed assets, net		 <u>908,583</u>

Total assets	\$	<u>1,035,529</u>
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Liabilities and Member's Equity

Current liabilities

Accounts payable (0-30 days)	\$	4,587
Unearned revenues		37
Tenant security deposits		<u>11,966</u>
 Total current liabilities		 16,590

Notes payable - USDA Rural Development		<u>666,727</u>
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Total liabilities		683,317
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Member's equity		<u>352,212</u>
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Total liabilities and member's equity	\$	<u>1,035,529</u>
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LINN COUNTY AFFORDABLE HOUSING, LLC
 IRONWOOD VILLAGE APARTMENTS
 SCHEDULE OF REVENUES AND EXPENSES
 For the Year Ended September 30, 2021

Rental income

Tenant rent payments	\$ 97,258
Tenant rental assistance payments	97,568
Total potential rental income	194,826
Vacancies	(5,780)
Total rental income	189,046

Other income

Interest income	30
Laundry and vending	2,263
Tenant charges	114
Other income	1,150
Total other income	3,557
Total income	192,603

Operating expenses

Maintenance and operating:	
Maintenance and repairs	34,379
Payroll	49,418
Payroll taxes and benefits	10,343
Utilities:	
Electricity	3,855
Water	7,532
Sewer	10,315
Garbage and trash removal	4,563
Administrative:	
Site management - manager's rent free unit	9,124
Management fee	18,149
Telephone and internet	4,171
Office supplies	8,107
Training	1,200
Accounting	1,796
Miscellaneous	283
Taxes and insurance:	
Property and liability insurance	5,802
Other taxes, licenses, and permits	1,174
Total operating expenses	170,211
Income from operations	22,392

LINN COUNTY AFFORDABLE HOUSING, LLC
IRONWOOD VILLAGE APARTMENTS
SCHEDULE OF REVENUES AND EXPENSES, Continued
For the Year Ended September 30, 2021

Non-operating income (expenses)

Interest subsidy income	27,958
Interest expense	(37,946)
Depreciation expense	<u>(33,531)</u>

Total non-operating income (expenses) (43,519)

Net loss \$ (21,127)

SOCIETY OF ST. VINCENT DE PAUL OF LANE COUNTY
SCHEDULE OF ASSETS, LIABILITIES, AND NET ASSETS
September 30, 2021

Assets

Current assets

Cash	\$ 286,932
Accounts receivable	175,717
Inventory	<u>345,706</u>
Total current assets	<u>808,355</u>

Fixed assets

Buildings and improvements	7,013,805
Equipment and fixtures	<u>616,539</u>
	7,630,344
Accumulated depreciation	<u>(1,843,273)</u>
Fixed assets, net	<u>5,787,071</u>

Other assets

Due from related organization	<u>1,932,887</u>
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Total assets

\$ 8,528,313

Liabilities and Net Assets

Current liabilities

Accounts payable	\$ 68,685
Accrued payroll and related liabilities	<u>72,666</u>
Total current liabilities	<u>141,351</u>

Notes payable

Notes payable	8,000,000
Unamortized deferred financing costs	<u>(727,053)</u>
Notes payable, net of unamortized deferred financing costs	<u>7,272,947</u>

Total liabilities	7,414,298
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Net assets without donor restrictions

1,114,015

Total liabilities and net assets

\$ 8,528,313

SOCIETY OF ST. VINCENT DE PAUL OF LANE COUNTY
 SCHEDULE OF REVENUE, EXPENSES, AND CHANGE IN NET ASSETS
 For the Year Ended September 30, 2021

Unrestricted revenue	
Retail sales	\$ 4,269,353
Donations	123
Other income	<u>32,115</u>
 Total unrestricted revenue	 <u>4,301,591</u>
Expenses	
Payroll, benefits, and taxes	2,256,166
Purchases	413,101
Utilities	209,736
Telephone	12,315
Repairs and maintenance	47,981
Operating supplies	54,161
Equipment rental	150
Taxes, licenses, and fees	80,921
Interest expense	144,394
Advertising	620
Travel, conferences, and meetings	19,003
Vehicle expenses	63,282
Other expenses	21,448
Depreciation	<u>256,174</u>
 Total expenses	 <u>3,579,452</u>
 Change in net assets without donor restrictions	 722,139
Net assets without donor restrictions, beginning of year	<u>391,876</u>
Net assets without donor restrictions, end of year	<u><u>\$ 1,114,015</u></u>