

# **Siena Francis House and Subsidiaries**

**Financial Statements  
December 31, 2020 and 2019**

**Together with Independent Auditor's Report**

# Siena Francis House and Subsidiaries

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## Independent Auditor's Report

To the Board of Directors of Siena Francis House  
Omaha, Nebraska:

### Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of Siena Francis House and Subsidiaries, which comprise the consolidating statement of financial position as of December 31, 2020, 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 (collectively the financial statements).

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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 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 financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 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 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 financial statements referred to above present fairly, in all material respects, the financial position of Siena Francis House and Subsidiaries as of December 31, 2020, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matter**

The financial statements of Siena Francis House and Subsidiaries, as of and for the year ended December 31, 2019, were audited by other auditors, whose report, dated October 5, 2020, expressed an unmodified opinion on those statements.

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The consolidating information in Exhibits 1 - 4 are presented for purposes of additional analysis rather than to present the financial position, changes in net assets and cash flows of the individual entities and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The schedules have been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Omaha, Nebraska,  
\_\_\_\_\_.

## Siena Francis House and Subsidiaries

### Consolidated Statements of Financial Position December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 6,113,322	4,431,822
Restricted cash	979,698	988,855
Tenant receivables and other	3,358	--
Grants receivable	415,639	360,869
Investments	496,758	465,774
Prepaid expenses and other	50,979	39,610
Property and equipment, net	31,428,845	22,559,013
Other assets, net	3,445	5,323
Beneficial interest in assets held by others	3,236,187	11,358,043
	<u>42,728,231</u>	<u>40,209,309</u>
Total assets	\$ <u>42,728,231</u>	<u>40,209,309</u>
<b>LIABILITIES AND NET ASSETS</b>		
Liabilities:		
Accounts payable and accrued expenses	\$ 487,180	528,166
AHP note payable	400,000	400,000
Paycheck Protection Program loan	490,000	--
Tenant security deposits	4,836	5,082
	<u>1,382,016</u>	<u>933,248</u>
Total liabilities	1,382,016	933,248
Net assets:		
Without donor restrictions		
Undesignated	31,812,822	22,359,515
Designated by board	2,750,000	1,127,472
Non-controlling interest in L.P.	3,177,872	3,384,285
	<u>37,740,694</u>	<u>26,871,272</u>
Total net assets without donor restrictions	37,740,694	26,871,272
With donor restrictions	<u>3,605,521</u>	<u>12,404,789</u>
Total net assets	41,346,215	39,276,061
Total liabilities and net assets	\$ <u>42,728,231</u>	<u>40,209,309</u>

See notes to consolidated financial statements

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## Siena Francis House and Subsidiaries

### Consolidated Statement of Activities For the Year Ended December 31, 2020

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUE, GAINS (LOSSES) AND OTHER SUPPORT:			
Contributions and other grants	\$ 6,237,145	2,286,425	8,523,570
Government grants	425,143	814,570	1,239,713
Non-cash donations	3,215,798	--	3,215,798
Special events	48,425	--	48,425
Rental, net	167,821	--	167,821
Net investment income	69,206	65,564	134,770
Loss on disposal of property and equipment	(2,404)	--	(2,404)
Loss on uncollectible promises to give	(21,480)	--	(21,480)
Other	67,316	--	67,316
Net assets released from restrictions	<u>11,965,827</u>	<u>(11,965,827)</u>	<u>--</u>
Total revenue, gains (losses) and other support	<u>22,172,797</u>	<u>(8,799,268)</u>	<u>13,373,529</u>
EXPENSES:			
Program	9,843,280	--	9,843,280
Management and general	745,681	--	745,681
Fundraising	<u>714,414</u>	<u>--</u>	<u>714,414</u>
Total expenses	<u>11,303,375</u>	<u>--</u>	<u>11,303,375</u>
CHANGE IN NET ASSETS	10,869,422	(8,799,268)	2,070,154
NET ASSETS, Beginning of year	<u>26,871,272</u>	<u>12,404,789</u>	<u>39,276,061</u>
NET ASSETS, End of year	<u>\$ 37,740,694</u>	<u>3,605,521</u>	<u>41,346,215</u>

See notes to consolidated financial statements

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## Siena Francis House and Subsidiaries

### Consolidated Statement of Activities For the Year Ended December 31, 2019

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUE, GAINS (LOSSES) AND OTHER SUPPORT:			
Contributions and other grants	\$ 5,775,150	5,847,818	11,622,968
Government grants	711,485	71,947	783,432
Non-cash donations	3,437,306	--	3,437,306
Special events	71,774	--	71,774
Rental, net	119,602	--	119,602
Net investment income	32,284	130,103	162,387
Loss on disposal of property and equipment	(64,302)	--	(64,302)
Other	37,370	--	37,370
Net assets released from restrictions	<u>16,049,825</u>	<u>(16,049,825)</u>	<u>--</u>
Total revenue, gains (losses) and other support	<u>26,170,494</u>	<u>(9,999,957)</u>	<u>16,170,537</u>
EXPENSES:			
Program	8,165,288	--	8,165,288
Management and general	523,289	--	523,289
Fundraising	<u>948,152</u>	<u>--</u>	<u>948,152</u>
Total expenses	<u>9,636,729</u>	<u>--</u>	<u>9,636,729</u>
CHANGE IN NET ASSETS	16,533,765	(9,999,957)	6,533,808
NET ASSETS, Beginning of year	<u>10,337,507</u>	<u>22,404,746</u>	<u>32,742,253</u>
NET ASSETS, End of year	<u>\$ 26,871,272</u>	<u>12,404,789</u>	<u>39,276,061</u>

See notes to consolidated financial statements

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## Siena Francis House and Subsidiaries

### Consolidated Statement of Functional Expenses For the Year Ended December 31, 2020

	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
Salaries and wages	\$ 3,163,115	377,346	264,142	3,804,603
Assistance to guests	2,468,272	--	--	2,468,272
Auto repair and gas	21,081	--	--	21,081
Depreciation and amortization	1,361,653	24,994	24,994	1,411,641
Employee benefits	381,813	46,002	32,201	460,016
Food	806,215	--	--	806,215
Direct mail appeal	--	--	328,603	328,603
Special events	--	--	6,543	6,543
Administration	--	8,226	--	8,226
Insurance	189,369	12,475	6,717	208,561
Miscellaneous	29,886	3,700	2,435	36,021
Office supplies	47,662	5,223	3,656	56,541
Security	133,575	16,093	11,265	160,933
COVID-19 related expenses	364,109	--	--	364,109
Program supplies	78,232	--	--	78,232
Shelter trust reimbursable expenses	12,511	--	--	12,511
Information systems	83,039	9,426	6,598	99,063
Real estate taxes	--	16,948	--	16,948
Payroll taxes	199,306	24,013	16,809	240,128
Professional fees	--	170,938	--	170,938
Management fees	--	5,500	--	5,500
Compliance fees	--	12,528	--	12,528
Repairs and maintenance	180,440	3,200	3,200	186,840
Stipends	66,680	--	--	66,680
Telephone	59,744	6,061	4,243	70,048
Utilities	196,578	3,008	3,008	202,594
	<u>9,843,280</u>	<u>745,681</u>	<u>714,414</u>	<u>11,303,375</u>
Total expenses	\$	<u>9,843,280</u>	<u>745,681</u>	<u>714,414</u>
				<u>11,303,375</u>

See notes to consolidated financial statements

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## Siena Francis House and Subsidiaries

### Consolidated Statement of Functional Expenses For the Year Ended December 31, 2019

	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
Salaries and wages	\$ 2,290,591	220,711	275,888	2,787,190
Other employee expenses	4,982	250	28	5,260
Assistance to guests	2,473,056	--	--	2,473,056
Auto repair and gas	29,519	--	--	29,519
Depreciation and amortization	439,930	12,558	1,401	453,889
Employee benefits	351,505	34,272	42,839	428,616
Food	1,001,418	--	--	1,001,418
Direct mail appeal	--	--	356,344	356,344
Omaha Shelter Trust	--	--	212,500	212,500
Special events	--	--	33,965	33,965
Administration	--	15,085	--	15,085
Insurance	140,782	5,725	639	147,146
Miscellaneous	40,703	4,581	327	45,611
Office supplies	41,125	1,841	205	43,171
Security	151,316	7,587	845	159,748
Program supplies	163,386	--	--	163,386
Shelter trust reimbursable expenses	201,960	--	--	201,960
Information systems	88,950	4,461	498	93,909
Payroll taxes	170,379	16,572	20,714	207,665
Professional fees	--	159,005	--	159,005
Management fees	--	10,560	--	10,560
Compliance fees	--	12,528	--	12,528
Repairs and maintenance	163,216	7,108	793	171,117
Stipends	140,232	--	--	140,232
Telephone	81,845	3,617	404	85,866
Utilities	190,393	6,828	762	197,983
	<u>8,165,288</u>	<u>523,289</u>	<u>948,152</u>	<u>9,636,729</u>
Total expenses	\$			

See notes to consolidated financial statements

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## Siena Francis House and Subsidiaries

### Consolidated Statements of Cash Flows For the Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	\$ 2,070,153	6,533,810
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	1,411,641	453,889
Loss on disposal of assets	2,404	64,302
Stock donations	(21,839)	(309,892)
Proceeds from sale of stock donations	18,016	--
Beneficial interest in Omaha Shelter for the Homeless Trust	(1,976,710)	(4,945,842)
Beneficial interest in Omaha Community Foundation	(65,564)	(96,445)
Net realized and unrealized gain on investments	(17,097)	(16,512)
(Increase) decrease in assets:		
Tenant receivables and other	(3,358)	3,085
Grants receivable	(54,770)	(67,321)
Prepaid expenses and other	(11,369)	(3,199)
Other assets, net	--	1,879
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	(40,985)	146,944
Tenant security deposits	(246)	--
Net cash provided by operating activities	<u>1,310,276</u>	<u>1,764,698</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of property and equipment	(117,869)	(21,100)
Purchases of investments	(12,064)	(9,814)
Proceeds from sale of investments	<u>2,000</u>	<u>297,397</u>
Net cash provided by (used in) investing activities	<u>(127,933)</u>	<u>266,483</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from Paycheck Protection Program loan	<u>490,000</u>	<u>--</u>
NET INCREASE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	1,672,343	2,031,181
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - Beginning of year	<u>5,420,677</u>	<u>3,389,496</u>
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - End of year	<u>\$ 7,093,020</u>	<u>5,420,677</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH TRANSACTIONS:		
Activity with beneficial interest in Omaha Shelter for the Homeless Trust:		
Pledges, net of discount and allowance	\$ 2,023,420	5,430,915
Property capitalized	10,164,130	11,783,395
Construction in progress transferred to Siena	--	880,146
Fundraising costs paid on behalf of Siena	--	212,500
Other costs paid on behalf of Siena	46,710	272,573
RECONCILIATION OF CASH, CASH EQUIVALENTS, AND RESTRICTED CASH TO BALANCE SHEETS:		
Cash and cash equivalents	\$ 6,113,322	4,431,822
Restricted cash	<u>979,698</u>	<u>988,855</u>
Total cash, cash equivalents, and restricted cash	<u>\$ 7,093,020</u>	<u>5,420,677</u>

See notes to consolidated financial statements

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## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### (1) Description of Organization and Principles of Consolidation

The Siena Francis House (Siena), located in Omaha, Nebraska, welcomes, shelters, and empowers individuals experiencing homelessness to navigate their own path to safe and appropriate housing.

Siena Francis House Permanent Supportive Housing, Limited Partnership (the L.P.) consists of forty-eight apartment units which house homeless men and women who have a disabling condition, and a community services facility which contains offices for Siena employees and employees of partnering agencies, classrooms, meeting rooms and nursing stations, both located in Omaha, Nebraska.

The consolidated financial statements include the accounts of Siena, Siena Francis General Partner, LLC, and the L.P. (collectively, the Organization). Siena is the general partner of the L.P. It has been determined that the limited partner of the L.P. does not have substantive participating or protective rights. As such, Siena is presumed to control the L.P. and has consolidated the L.P.'s financial statements with its own financial statements. All significant inter-entity transactions are eliminated from the consolidated financial statements.

#### (2) Summary of Significant Accounting Policies

The following is a summary of significant accounting policies of the Organization. These policies are in accordance with accounting principles generally accepted in the United States of America (GAAP).

##### A. *Method of Accounting*

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with GAAP. Revenues are recognized when earned and expenses are recognized when incurred.

##### B. *Cash, Cash Equivalents, and Restricted Cash*

Cash and cash equivalents are defined as all highly liquid investments with an original maturity of three months or less at the date of purchase that are not restricted. See Note 3 for a detail of restricted cash.

##### C. *Grants Receivable*

Siena considers the grants receivable to be fully collectible. Accordingly, no allowance is deemed necessary.

##### D. *Investments*

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the consolidated statements of financial position. Realized and unrealized gains and losses are included in the consolidated statements of activities. Donated securities are recorded as contributions equal to the fair market value of the securities at the date of gift.

##### E. *Fair Value of Financial Instruments*

The Organization applies the provisions included in Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 820 for fair value measurements of financial assets and financial liabilities and for fair value measurements of nonfinancial items that are recognized or disclosed at fair value in the consolidated financial statements. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. At December 31, 2020 and 2019, there were no nonfinancial items recognized or disclosed at fair value and there were no financial assets or liabilities measured at fair value in the consolidated financial statements on a nonrecurring basis.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### F. *Property and Equipment*

Property and equipment are carried at cost, if purchased, and at fair market value at the date of contribution, if donated, less accumulated depreciation. Depreciation is computed using the straight-line method. It is the Organization's policy to capitalize property and equipment over \$1,000. Lesser amounts are expensed. Property and equipment are depreciated over the following estimated useful lives:

Building	3 to 40 years
Equipment	5 to 7 years
Vehicles	5 years
Land Improvements	15 years

The cost for maintenance and repairs are charged to operations as incurred. Major renewals and betterments are capitalized. When property and equipment is retired or sold, its costs and related accumulated depreciation is written off and the resulting gain or loss is included in other income (loss).

#### G. *Net Asset Classification*

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net assets without donor restrictions are those net assets available for use in general operations and not subject to donor or grantor restrictions. Net assets without donor restrictions include undesignated net assets and net assets subject to designation by the Board. The Board has designated, from net assets without donor restrictions, net assets for an operating reserve.

Net assets with donor restrictions are net assets subject donor- or grantor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Gifts of long-lived assets and gifts of cash restricted for acquisition of long-lived assets are recognized as revenue when the assets are placed in service. Donor imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both, and are reported in the consolidated statements of activities as net assets released from restrictions.

#### H. *Revenue Recognition*

##### Contributions

In accordance with Financial Accounting Standards Board FASB ASC Topic 958, contributions received are being recorded as with donor restrictions and without donor restrictions support depending on the existence and/or nature of any donor restrictions. From time to time, Siena receives contributions of marketable securities which are subsequently converted to cash. However, during the holding period, gains and losses are recognized and are not considered restricted unless otherwise specified by the donor.

##### Promises to Give

Contributions are recognized when the donor makes a promise to give that is, in substance, unconditional. Unconditional promises to give that are expected to be collected or paid in more than one year are recognized at the present value of estimated future cash flows. Management estimated uncollectible amounts of the unconditional promises to give. The estimate of the uncollectible amounts will be assessed throughout the periods of scheduled receipts and adjusted accordingly. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### In-Kind Donations

In-kind donations are recorded as contributions at their estimated fair values at the date of donation. Donated services are recognized as contributions if the services (a) create or enhance non-financial assets or (b) require specialized skills, are performed by people with those skills, and would have otherwise been purchased by the Organization. A substantial number of volunteers contribute significant amounts of time to the activities of Siena, but these services do not meet the criteria for recognition.

#### Rental Income, Net

Rent revenue reflects the gross rent potential based on the approved contract rent amount. The approved contract rent amount is based on the applicable area median income in accordance with the Land Use Restriction Agreement with the Nebraska Investment Finance Authority. Tenants sign an initial one-year lease agreement which converts to a month to month lease thereafter. Tenant rent payments based on tenant income levels are due on the first of the month for that month. Tenant assistance payments are received for each applicable month for up to 30 units under an agreement with Siena which provides assistance to designated tenants to ensure monthly rental payments do not exceed 30% of their monthly income. In addition, certain tenants have agreements with Douglas County General Assistance to provide an additional rental subsidy. Apartment vacancies are recognized for rent revenue lost through vacancy of an apartment unit.

#### *I. Advertising Costs*

The Organization expenses all advertising costs as incurred. The Organization had \$131,698 and \$44,634 in advertising expenses during the years ended December 31, 2020 and 2019, respectively.

#### *J. Income Taxes*

Siena is exempt from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code. As such, income earned in the performance of their exempt purpose is not subject to income tax. Any income earned through activities not related to their exempt purpose is subject to income tax at normal corporate rates.

The L.P. is not a tax paying entity for federal income tax purposes, and thus no income tax expense has been recorded in the consolidated financial statements. Income from the L.P. is taxed to the partners in their appropriate tax returns.

For the years ended December 31, 2020 and 2019, the Organization had no tax liability on unrelated business activity. The Organization believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the consolidated financial statements.

The Organization's federal Returns of Organization Exempt from Income Tax (Form 990) for the years ended December 31, 2020, 2019, and 2018 are subject to examination by the IRS, generally for three years after they were filed.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### K. *Allocation of Functional Expenses*

The consolidated financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include occupancy, depreciation, and amortization, which are allocated on a square footage basis, as well as salaries and wages, benefits, payroll taxes, professional services, office expenses, information technology, interest, insurance, and other, which are allocated on the basis of estimates of time and effort.

#### L. *Estimates*

The presentation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts and disclosures reported in the consolidated financial statements. Actual results could differ from those estimates.

#### M. *Reclassification*

Certain amounts in the 2019 consolidated financial statements have been reclassified to conform to the 2020 reporting format.

#### N. *Subsequent Events*

The Organization considered events occurring through \_\_\_\_\_ for recognition or disclosure in the consolidated financial statements as subsequent events. That date is the date the consolidated financial statements were available to be issued.

### (3) **Restricted Cash**

The Organization's restricted cash balance is comprised of the following at December 31, 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Collateral security funds	\$ 507,357	507,090
Tenant security deposits held in trust	5,354	4,803
Replacement reserve	18,189	28,377
Operating reserve	98,801	98,789
Supplemental operating reserve	<u>349,997</u>	<u>349,796</u>
	<u>\$ 979,698</u>	<u>988,855</u>

#### Collateral Security Funds

In accordance with the limited partnership agreement, Siena is required to maintain a pledge account of at least \$500,000 as collateral security for its obligations under the agreement. This account is for the benefit of the limited partner, and disbursements from and termination of the account requires the approval of the limited partner.

#### Replacement Reserve

The L.P. is required to maintain a reserve to fund repairs, capital expenditures and other costs approved by the Limited Partner. The replacement reserve is to be funded in the original amount of \$250 per apartment unit per year and shall increase by ten percent on each fifth anniversary. The per unit amount increased to \$275 on April 1, 2018. At December 31, 2020 and 2019, all such required contributions had been made.

#### Operating Reserve

The L.P. is required to fund an operating reserve of at least \$98,333. Withdrawals must be approved by the Limited Partner. As of December 31, 2020 and 2019, the Operating Reserve had been fully funded.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### Supplemental Operating Reserve

The L.P. is required to fund a supplemental operating reserve account of at least \$346,047. Withdrawals must be approved by the Limited Partner and can only be used to supplement lost annual rental subsidy. As of December 31, 2020 and 2019, the Supplemental Operating Reserve has been fully funded.

#### (4) **Grants Receivable**

The Organization receives grants from various entities. The detail of the grants receivable and the respective granting agencies at December 31, 2020 and 2019 is listed below.

	<u>2020</u>	<u>2019</u>
United Way	\$ 78,500	99,300
Department of Housing and Urban Development	--	170,185
Department of Veterans' Affairs	8,875	14,308
Nebraska Homeless Assistance Program	46,257	39,238
Nebraska Department of Health and Human Services	261,921	--
Other	<u>20,086</u>	<u>37,838</u>
	<u>\$ 415,639</u>	<u>360,869</u>

The Organization expects to collect all grants within the next year.

#### (5) **Fair Value Measurements**

FASB ASC Topic 820 establishes a fair value hierarchy that prioritizes inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (level 3 measurements). The level in the fair value hierarchy within which a fair value measurement in its entirety falls is based on the lowest level input that is significant to the fair value measurement in its entirety. The three levels of the fair value hierarchy are as follows:

- Level 1** Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Organization has the ability to access at the measurement date.
- Level 2** Inputs to the valuation methodology include:
- Quoted prices for similar assets or liabilities in active markets;
  - Quoted prices for identical or similar assets or liabilities in inactive markets;
  - Inputs other than quoted prices that are observable for the asset or liability;
  - Inputs that are derived principally from, or corroborated by, observable market data by correlation or other means.
- If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.
- Level 3** Inputs are unobservable for the asset or liability.

For the years ended December 31, 2020 and 2019, the application of valuation techniques applied to similar assets and liabilities has been consistent. The following methods and assumptions were used to estimate the fair value for each class of financial instrument measured at fair value:

*Mutual funds:* Value determined by the closing price in the actively traded market.

*Beneficial interest in assets held by others:* Valued at the fair value of the Organization's share of the Omaha Community Foundation's investment pool, which is unobservable to market participants, as of the measurement date.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following tables set forth the balances of assets and liabilities measured at fair value on a recurring basis as of December 31, 2020 and 2019:

		<b>2020</b>			
		<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Mutual funds	\$	496,758	496,758	--	--
Beneficial interest in assets held by others		<u>909,956</u>	<u>--</u>	<u>--</u>	<u>909,956</u>
	\$	<u>1,406,714</u>	<u>496,758</u>	<u>--</u>	<u>909,956</u>
		<b>2019</b>			
		<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Mutual funds	\$	465,774	465,774	--	--
Beneficial interest in assets held by others		<u>844,392</u>	<u>--</u>	<u>--</u>	<u>844,392</u>
	\$	<u>1,310,166</u>	<u>465,774</u>	<u>--</u>	<u>844,392</u>

There were no transfers between the levels during the years ended December 31, 2020 and 2019.

The following table summarizes the Organization's Level 3 beneficial interests in assets held by others during the year ended December 31, 2020:

	<u>2020</u>	<u>2019</u>
Balance at beginning of year	\$ 844,392	747,947
Withdrawals	(34,561)	(33,658)
Share of appreciation of funds	<u>100,125</u>	<u>130,103</u>
Balance at end of year	<u>\$ 909,956</u>	<u>844,392</u>

#### (6) Property and Equipment, Net

Property and equipment at December 31, 2020 and 2019 consists of the following:

	<u>2020</u>	<u>2019</u>
Land	\$ 1,577,449	1,577,449
Land improvements	149,811	29,199
Buildings	32,901,857	22,637,789
Equipment	2,081,405	1,379,091
Vehicles	295,182	285,527
Construction in progress	<u>--</u>	<u>880,146</u>
	37,005,704	26,789,201
Less accumulated depreciation	<u>(5,576,859)</u>	<u>(4,230,188)</u>
	<u>\$ 31,428,845</u>	<u>22,559,013</u>



## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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The consolidated financial statements include depreciation expense of \$1,409,763 and \$452,010 and amortization expense of \$1,878 and \$1,879 for the years ended December 31, 2020 and 2019, respectively.

#### (7) Grant and Loan Agreements

Siena and the L.P. are parties to agreements with the U.S. Department of Housing and Urban Development (HUD) and the Federal Home Loan Bank of Topeka (the FHLB) related to the funding of the permanent supportive housing facilities.

##### Supportive Housing Program (SHP) Grant and Loan Agreements

The SHP grant and loan agreement indicates that Siena is the lender and the L.P. is the borrower. The interest rate is 3.45% per annum. Annual payments are based on available cash flow (as defined in the agreement), with all unpaid principal and interest due on October 31, 2057. This note has been eliminated upon consolidation.

The loan amount of \$640,117 was funded by two grants awarded in 2011 to Siena from HUD. Additional grants for operating expenses are also available under annual renewals of the SHP grant with HUD. The L.P. received \$50,000 of grant proceeds in 2020 and 2019, for operating expenses. Starting in 2020, these funds were granted to the L.P. by Siena (and eliminated upon consolidation). Siena has provided HUD a deed restriction to secure HUD's repayment of the grants if a default of the grant agreements should occur. The L.P. has provided Siena a second deed of trust on the property.

##### Affordable Housing Program (AHP) Loan Agreement

The agreements with FHLB consist of: (1) an AHP Loan Agreement; (2) two separate promissory notes between Siena and the L.P. totaling \$400,000; and (3) two separate promissory notes between Siena and American National Bank (ANB) totaling \$400,000. The loan agreement indicates that ANB is the member bank for the FHLB, the L.P. is the owner and Siena is the sponsor. Siena loaned an additional \$400,000 to the L.P. under the same terms after expected AHP funding changed.

The promissory notes between Siena and the L.P. are non-interest bearing. The notes are due upon the date which the property is sold or refinanced; or, December 31, 2058. These notes have been eliminated upon consolidation.

The notes are secured by a deed of trust on the related property.

The promissory notes between Siena and ANB state that Siena promises to pay ANB the principal sum without interest, except upon an event of default. If no default occurs, the notes shall be forgiven if the FHLB's AHP requirements are met upon the 15-year anniversary (October 24, 2027). The notes are secured by a deed of trust on the related property. The balance of the notes is \$400,000 at December 31, 2020 and 2019.

The carrying value of the buildings funded by these loans was \$4.3 million at December 31, 2020.

#### (8) Paycheck Protection Program (PPP) Loan

The Organization received loan proceeds of \$490,000 under the Coronavirus Aid, Relief and Economic Security (CARES) Act Paycheck Protection (PPP) Loan Program. The loan can be forgiven in whole, or partially, if the Organization meets certain requirements of the loan program. Any unforgiven portion of the loan accrues interest at 1% and is payable in monthly installments of \$27,772 beginning July 2021 through December 2022. The advance will be reported on the consolidated statement of financial position as a liability until the forgiveness application is submitted and approved.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

Maturities on the PPP loan for the years following December 31, 2020 are as follows:

<u>Year Ending December 31,</u>	
2021	\$ 241,299
2022	<u>248,701</u>
	<u>\$ 490,000</u>

#### (9) Net Assets

##### Without Donor Restrictions

The Board of Directors has designated funds for an operating reserve with the annual income available for current operations. The amount of designated net assets at December 31, 2020 and 2019 was \$2,750,000 and \$1,127,472, respectively.

##### With Donor Restrictions

Donor-imposed restrictions on net assets are considered temporary restrictions with the exception of the beneficial interest in assets held by others. Such net assets are available at December 31, 2020 and 2019, with the following restrictions:

	<u>2020</u>	<u>2019</u>
Purpose restrictions	\$ 2,617,065	11,439,617
Time restrictions	78,500	120,780
Beneficial interest restricted in perpetuity	<u>909,956</u>	<u>844,392</u>
	<u>\$ 3,605,521</u>	<u>12,404,789</u>

##### Releases From Restrictions

During the years ended December 31, 2020 and 2019, net assets with donor restrictions were released for the following purposes:

	<u>2020</u>	<u>2019</u>
Purpose restrictions:		
Omaha Shelter for Homeless Trust	\$ 11,090,986	15,540,557
Rehousing and reintegration	162,028	131,967
CARES Act	277,431	--
Supportive Housing Project A	49,190	68,804
Other	<u>265,412</u>	<u>109,897</u>
	11,845,047	15,851,225
Time restrictions	<u>120,780</u>	<u>198,600</u>
	<u>\$ 11,965,827</u>	<u>16,049,825</u>

#### (10) Change in Net Assets

Per FASB ASC Topic 958-810-50-4 and 50-5, consolidated financial statements are required to provide a schedule of changes in consolidated net assets reconciling beginning and ending balances attributable to the parent and to the non-controlling interest.

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## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

The detail of the changes in net assets at December 31, 2020 for Siena and the non-controlling interest in the L.P. are as follows:

	<u>Siena</u>	<u>Non-Controlling Interest in L.P.</u>	<u>Total</u>
Net assets without donor restrictions at December 31, 2019	\$ 23,486,987	3,384,285	26,871,272
Increase (decrease) in net assets	<u>11,075,835</u>	<u>(206,413)</u>	<u>10,869,422</u>
Net assets without donor restrictions at December 31, 2020	<u>34,562,822</u>	<u>3,177,872</u>	<u>37,740,694</u>
Net assets with donor restrictions at December 31, 2019	12,404,789	--	12,404,789
Increase (decrease) in net assets	<u>(8,799,268)</u>	<u>--</u>	<u>(8,799,268)</u>
Net assets with donor restrictions at December 31, 2020	<u>3,605,521</u>	<u>--</u>	<u>3,605,521</u>
Total net assets at December 31, 2020	<u>\$ 38,168,343</u>	<u>3,177,872</u>	<u>41,346,215</u>

The detail of the changes in net assets at December 31, 2019 for Siena and the non-controlling interest in the L.P. are as follows:

	<u>Siena</u>	<u>Non-Controlling Interest in L.P.</u>	<u>Total</u>
Net assets without donor restrictions at December 31, 2018	\$ 6,722,702	3,614,805	10,337,507
Increase (decrease) in net assets	<u>16,764,285</u>	<u>(230,520)</u>	<u>16,533,765</u>
Net assets without donor restrictions at December 31, 2019	<u>23,486,987</u>	<u>3,384,285</u>	<u>26,871,272</u>
Net assets with donor restrictions at December 31, 2018	22,404,746	--	22,404,746
Increase (decrease) in net assets	<u>(9,999,957)</u>	<u>--</u>	<u>(9,999,957)</u>
Net assets with donor restrictions at December 31, 2019	<u>12,404,789</u>	<u>--</u>	<u>12,404,789</u>
Total net assets at December 31, 2019	<u>\$ 35,891,776</u>	<u>3,384,285</u>	<u>39,276,061</u>

#### (11) Retirement Plan

Siena sponsors a SIMPLE IRA plan for all employees who meet plan criteria. Siena is required to make matching contributions up to 3% of employee compensation for eligible participants. Siena's contributions were \$53,035 and \$38,026 for the years ended December 31, 2020 and 2019, respectively. These amounts are included in employee benefits expense on the consolidated statements of functional expenses.

#### (12) Concentrations, Risks, and Uncertainties

The Organization maintains cash in demand deposit and money market accounts with federally insured banks. At times, the balances in these accounts may be in excess of federally insured limits. The Organization also maintains cash in money market funds at a brokerage firm that is a member of the SIPC (Securities Investor Protection Corporation). These accounts are insured subject to applicable limits which include "excess SIPC" insurance, however at times, the balances in these accounts may be in excess of federally insured and SIPC limits. Management believes the risk relating to these deposits are minimal.

The COVID-19 (coronavirus) outbreak continues to prompt global health concerns. Consequently, it is possible the Organization could be impacted by the resulting volatility in the economy beyond the consolidated financial statement date. Specifically, the Organization could experience decreases in contributions and increases in expenses.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### (13) Contingencies

Siena participates in federal grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources is generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditures of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of Siena.

The L.P. has received an allocation from the Nebraska Investment Finance Authority (NIFA) anticipated to generate \$6,262,300 of low-income housing tax credits. Generally, these tax credits become available for use by its partners, pro-rata, over a ten-year period that began in 2013. Because these tax credits are subject to complying with federal and state regulatory requirements, there can be no assurance that the aggregate amount of the tax credits will be realized. Failure to meet all requirements may result in generating a lesser amount of tax credits than the expected amount. Also, failure to maintain compliance with occupant eligibility conditions, unit gross rent conditions, or corrections to noncompliance could result in recapture of previously taken tax credits plus interest. In addition, such potential non-compliance may require an adjustment to the capital contributed by the limited partner. Repayment of the tax credits is not considered probable therefore no liability has been reflected in the consolidated statements of financial position.

A Declaration of Restrictive Covenants between the United States Department of Housing and Urban Development (HUD) and Siena binds Siena to use the project for supportive housing for low-income persons for 20 years. If the project fails to comply within 10 years, Siena is obligated to repay HUD up to the \$753,246 of assistance it received from the Supportive Housing Grants. After the initial ten-year period, HUD shall reduce the percentage required to be repaid by 10 percentage points for each year Siena is in compliance.

The Organization is subject to lawsuits and claims arising in the normal course of business. In the opinion of management and legal counsel, the ultimate disposition of any claims currently pending will not have a material adverse effect on the consolidated financial position or results from operations of the Organization.

#### (14) Liquidity and Availability of Resources

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the consolidated statements of financial position dates, comprise the following:

	<u>2020</u>	<u>2019</u>
Cash and cash equivalents	\$ 6,113,322	4,431,822
Restricted cash	979,698	988,855
Tenant receivables and other	3,358	--
Grants receivable	415,639	360,869
Investments	<u>496,758</u>	<u>465,774</u>
Total financial assets	<u>\$ 8,008,775</u>	<u>6,247,320</u>
Less: those unavailable for general expenditures within one year due to:		
Restricted cash	(979,698)	(988,855)
Donor restrictions subject to expenditure for specific purpose	<u>(290,834)</u>	<u>(45,820)</u>
Total financial assets available within one year	<u>\$ 6,738,243</u>	<u>5,212,645</u>

As of December 31, 2020 and 2019, a \$2,750,000 and 1,127,472, respectively, balance in the Union Bank and Trust account was designated as an operating reserve by the Board of Directors. This balance is included above as it could be accessed with board approval if needed.

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

The organization receives significant contributions and promises to give restricted by donors, and considers contributions restricted for programs which are ongoing, major, and central to its annual operations to be available to meet cash needs for general expenditures. The organization manages its liquidity and reserves following three guiding principles: operating within a prudent range of financial soundness and stability, maintaining adequate liquid assets to fund near-term operating needs, and maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged.

#### (15) Beneficial Interests

Beneficial interest in assets held by others at December 31, 2020 and 2019 consist of the following:

	<u>2020</u>	<u>2019</u>
Omaha Shelter for Homeless Trust	\$ 2,326,231	10,513,651
Omaha Community Foundation	909,956	844,392
	<u>\$ 3,236,187</u>	<u>11,358,043</u>

#### Omaha Shelter for Homeless Trust

During 2018, Siena signed a development agreement (the agreement) with the Omaha Shelter for Homeless Trust (the Trust), a 501(c)(3) organization, whereby the Trust will assist Siena in the development of new shelters on Siena's campus (the Project). The agreement between the parties indicates the Project is owned by Siena and calls for the Trust to raise funds, manage construction and perform other duties required to complete the shelters.

The donor pledges shown as beneficial interest to Siena represent the amounts pledged that will inure to the benefit of Siena. These pledges are commitments that have been obtained by the Trust. The beneficial interests that will be transferred to Siena amount to \$2,326,231 as of December 31, 2020, and are recorded at an amount that reflects adjustments for the present value of the total amounts pledged.

Phase I of the Project (the main shelter) was completed in 2019. Phase II of the Project was started in 2019 and completed in 2020. The costs incurred have been transferred from the original amount of the beneficial interest and included in property and equipment, net in the consolidated statements of financial position.

The Trust incurred fundraising costs of \$-0- and 212,500 during the years ended December 31, 2020 and 2019, respectively. In addition, the Trust incurred other expenses of \$46,710 and \$272,573 during the years ended December 31, 2020 and 2019. These costs have been transferred from the original amount of the beneficial interest and recorded as an expense by Siena.

The beneficial interest recorded by Siena, in excess of the cost of the shelter currently under construction and the fundraising expenses, will be used for additional enhancements to Siena's campus.

The beneficial interests, net of the transfer to construction in progress and the fundraising expenses, are scheduled to be received in the following periods:

<u>Year Ending December 31,</u>	
2021	\$ --
2022	1,169,266
2023	<u>1,250,000</u>
	2,419,266
Less: net present value discount	<u>(93,035)</u>
	<u>\$ 2,326,231</u>

## Siena Francis House and Subsidiaries

### Notes to Consolidated Financial Statements December 31, 2020 and 2019

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#### Omaha Community Foundation

Siena established the Siena Francis House Endowment Fund (the Fund) under an Agency Endowment Agreement (Agreement) at the Omaha Community Foundation (OCF) to support the charitable purpose of Siena. At the time of the transfer, Siena granted variance power to OCF. That power gives OCF the right to distribute the assets of the Fund and investment income to another not-for-profit entity of its choice if Siena ceases to exist or if the governing board of OCF votes that support for Siena (a) is no longer necessary or (b) is inconsistent with the needs of the Foundation. Under the terms of the Agreement, Siena may request distributions from the Fund in an amount not to exceed the current OCF endowment annual fund net asset spending percentage. The annual spending percentage is set from time to time by the Board of Directors of OCF. The current annual spending percentage is 4.5%. At December 31, 2020 and 2019 the Fund had a value of \$909,956 and \$844,392, respectively, which is reported in the consolidated statements of financial position as beneficial interest in assets held by others.

#### (16) **Subsequent Events**

Siena is working with Arch Icon Development on a possible joint project of building "tiny houses" called The Cottages. The Omaha City Council has approved the plan. Siena is waiting on approval that The Cottages will qualify for low-income tax credits. If the low-income tax credits are approved, platting and construction would start in 2022.

**Consolidating Statements of Financial Position**  
**December 31, 2020**

	Siena Francis House	Siena Francis House Permanent Supportive Housing L.P.	Eliminations	Totals
<b>ASSETS</b>				
Cash and cash equivalents	\$ 6,105,535	7,787	--	6,113,322
Restricted cash	507,357	472,341	--	979,698
Tenant receivables and other	--	3,358	--	3,358
Grants receivable	415,639	--	--	415,639
Due from Siena Francis House Permanent Supportive Housing L.P.	1,663,886	--	(1,663,886)	--
Due from Siena Francis House	--	24,448	(24,448)	--
Investments	496,758	--	--	496,758
Investments in limited partnership	312	--	(312)	--
Prepaid expenses and other	50,979	--	--	50,979
Property and equipment, net	27,375,191	4,379,754	(326,100)	31,428,845
Accounts receivable, master lease	--	29,656	(29,656)	--
Other assets, net	--	3,445	--	3,445
Beneficial interest in assets held by others	3,236,187	--	--	3,236,187
	<u>\$ 39,851,844</u>	<u>4,920,789</u>	<u>(2,044,402)</u>	<u>42,728,231</u>
Total assets				
<b>LIABILITIES AND NET ASSETS</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 442,953	73,883	(29,656)	487,180
Due to Siena Francis House Permanent Supportive Housing L.P.	24,448	--	(24,448)	--
Due to Siena Francis House	--	1,663,886	(1,663,886)	--
AHP note payable	400,000	--	--	400,000
Paycheck Protection Program loan	490,000	--	--	490,000
Tenant security deposits	--	4,836	--	4,836
	<u>1,357,401</u>	<u>1,742,605</u>	<u>(1,717,990)</u>	<u>1,382,016</u>
Total liabilities				
Net assets:				
Without donor restrictions				
Undesignated	32,138,922	--	(326,100)	31,812,822
Designated by board	2,750,000	--	--	2,750,000
Non-controlling interest in L.P.	--	3,178,184	(312)	3,177,872
	<u>34,888,922</u>	<u>3,178,184</u>	<u>(326,412)</u>	<u>37,740,694</u>
Total net assets without donor restrictions				
With donor restrictions	<u>3,605,521</u>	<u>--</u>	<u>--</u>	<u>3,605,521</u>
Total net assets	<u>\$ 38,494,443</u>	<u>3,178,184</u>	<u>(326,412)</u>	<u>41,346,215</u>
Total liabilities and net assets	<u>\$ 39,851,844</u>	<u>4,920,789</u>	<u>(2,044,402)</u>	<u>42,728,231</u>

See accompanying independent auditor's report

**Consolidating Statements of Activities  
For the Year Ended December 31, 2020**

	Siena Francis House	Siena Francis House Permanent Supportive Housing L.P.	Eliminations	Totals
REVENUE, GAINS AND OTHER SUPPORT:				
Contributions and other grants	\$ 8,523,570	--	--	8,523,570
Government grants	1,239,713	50,000	(50,000)	1,239,713
Non-cash donations	3,215,798	--	--	3,215,798
Special events	48,425	--	--	48,425
Rental, net	--	178,107	(10,286)	167,821
Net investment income	134,526	244	--	134,770
Loss from L.P.	(26)	--	26	--
Loss on disposal of property and equipment	(2,404)	--	--	(2,404)
Loss on uncollectible promise to give	(21,480)	--	--	(21,480)
Other	101,828	39,115	(73,627)	67,316
Total revenue, gains (losses) and other support	<u>13,239,950</u>	<u>267,466</u>	<u>(133,887)</u>	<u>13,373,529</u>
EXPENSES:				
Program services	9,569,292	385,963	(111,975)	9,843,280
Management and general	692,380	87,942	(34,641)	745,681
Fundraising	714,414	--	--	714,414
Total expenses	<u>10,976,086</u>	<u>473,905</u>	<u>(146,616)</u>	<u>11,303,375</u>
CHANGE IN NET ASSETS	2,263,864	(206,439)	12,729	2,070,154
NET ASSETS, Beginning of year	<u>36,230,579</u>	<u>3,384,623</u>	<u>(339,141)</u>	<u>39,276,061</u>
NET ASSETS, End of year	<u>\$ 38,494,443</u>	<u>3,178,184</u>	<u>(326,412)</u>	<u>41,346,215</u>

See accompanying independent auditor's report



**Consolidating Statements of Financial Position**  
**December 31, 2019**

	Siena Francis House	Siena Francis House Permanent Supportive Housing L.P.	Eliminations	Totals
<b>ASSETS</b>				
Cash and cash equivalents	\$ 4,403,627	28,195	--	4,431,822
Restricted cash	507,090	481,765	--	988,855
Tenant receivables and other	--	--	--	--
Grants receivable	360,869	--	--	360,869
Due from Siena Francis House Permanent Supportive Housing L.P.	1,647,447	--	(1,647,447)	--
Due from Siena Francis House	--	--	--	--
Investments	465,774	--	--	465,774
Investments in limited partnership	338	--	(338)	--
Prepaid expenses and other	39,610	--	--	39,610
Property and equipment, net	18,352,832	4,544,984	(338,803)	22,559,013
Accounts receivable, master lease	--	28,232	(28,232)	--
Other assets, net	--	5,323	--	5,323
Beneficial interest in assets held by others	11,358,043	--	--	11,358,043
	<u>\$ 37,135,630</u>	<u>5,088,499</u>	<u>(2,014,820)</u>	<u>40,209,309</u>
<b>LIABILITIES AND NET ASSETS</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 505,051	51,347	(28,232)	528,166
Due to Siena Francis House Permanent Supportive Housing L.P.	--	--	--	--
Due to Siena Francis House	--	1,647,447	(1,647,447)	--
AHP note payable	400,000	--	--	400,000
Tenant security deposits	--	5,082	--	5,082
	<u>905,051</u>	<u>1,703,876</u>	<u>(1,675,679)</u>	<u>933,248</u>
Net assets:				
Without donor restrictions				
Undesignated	22,698,318	--	(338,803)	22,359,515
Designated by board	1,127,472	--	--	1,127,472
Non-controlling interest in L.P.	--	3,384,623	(338)	3,384,285
	<u>23,825,790</u>	<u>3,384,623</u>	<u>(339,141)</u>	<u>26,871,272</u>
With donor restrictions	<u>12,404,789</u>	<u>--</u>	<u>--</u>	<u>12,404,789</u>
	<u>36,230,579</u>	<u>3,384,623</u>	<u>(339,141)</u>	<u>39,276,061</u>
Total liabilities and net assets	<u>\$ 37,135,630</u>	<u>5,088,499</u>	<u>(2,014,820)</u>	<u>40,209,309</u>

*See accompanying independent auditor's report*

**Consolidating Statements of Activities  
For the Year Ended December 31, 2019**

	Siena Francis House	Siena Francis House Permanent Supportive Housing L.P.	Eliminations	Totals
REVENUE, GAINS (LOSSES) AND OTHER SUPPORT:				
Contributions and other grants	\$ 11,622,968	--	--	11,622,968
Government grants	733,411	50,021	--	783,432
Non-cash donations	3,437,306	--	--	3,437,306
Special events	71,774	--	--	71,774
Rental, net	--	138,870	(19,268)	119,602
Net investment income	161,081	1,306	--	162,387
Loss from L.P.	(23)	--	23	--
Loss on disposal of property and equipment	(64,302)	--	--	(64,302)
Other	64,283	40,100	(67,013)	37,370
	<u>16,026,498</u>	<u>230,297</u>	<u>(86,258)</u>	<u>16,170,537</u>
Total revenue, gains (losses) and other support				
EXPENSES:				
Program services	7,857,452	378,772	(70,936)	8,165,288
Management and general	469,247	82,068	(28,026)	523,289
Fundraising	948,152	--	--	948,152
	<u>9,274,851</u>	<u>460,840</u>	<u>(98,962)</u>	<u>9,636,729</u>
Total expenses				
CHANGE IN NET ASSETS	6,751,647	(230,543)	12,704	6,533,808
NET ASSETS, Beginning of year	<u>29,478,932</u>	<u>3,615,166</u>	<u>(351,845)</u>	<u>32,742,253</u>
NET ASSETS, End of year	<u>\$ 36,230,579</u>	<u>3,384,623</u>	<u>(339,141)</u>	<u>39,276,061</u>

See accompanying independent auditor's report