Community Access, Inc. and Subsidiaries

Consolidated Financial Statements and Supplementary Information

Year Ended June 30, 2022

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Contents

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Independent Auditor's Report

The Board of Directors
Community Access, Inc. and Subsidiaries
New York, New York

Opinion

We have audited the consolidated financial statements of Community Access, Inc. and its subsidiaries (collectively, the Organization), which comprise the consolidated statement of financial position as of June 30, 2022, and the related consolidated statements of activities, changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Organization as of June 30, 2022, 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.

Basis for Opinion

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

Responsibilities of Management for the Consolidated Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Report on Summarized Comparative Information

We have previously audited Community Access, Inc. and Subsidiaries' consolidated financial statements for the year ended June 30, 2021 and our report dated November 30, 2021 expressed an unmodified opinion on those audited consolidated financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021 is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying supplementary consolidating schedule of financial position and consolidating schedule of activities are presented for purposes of additional analysis and are not required parts 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. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements, and to 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 to 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.

BDO USA, LLP

December 1, 2022

Community Access, Inc. and Subsidiaries

Consolidated Statement of Financial Position
(with comparative totals for 2021)

June 30,		2022		2021
Assets				
Current				
Cash and cash equivalents (Note 2)	$	**11,450,425**	$	9,344,135
Restricted cash and funded reserve (Notes 2 and 9)		**12,201,689**		11,508,929
Investments at fair value (Notes 2 and 4)		**19,898**		19,898
Due from government funding sources, net (Notes 2 and 5)		**8,063,983**		6,885,947
Rent receivables, net		**900,204**		928,877
Pledges receivable – current portion (Notes 2 and 8)		**1,502,753**		1,202,672
Due from related parties (Notes 1 and 6)		**57,075**		44,887
Prepaid expenses and other current assets		**2,806,206**		2,275,729
Total Current Assets		**37,002,233**		32,211,074
Property and Equipment, Net (Notes 2 and 7)		**316,883,202**		278,956,066
Pledges Receivable, net of current portion (Notes 2 and 8)		**1,400,000**		800,000
Security Deposits and Other Assets (Note 2)		**8,206,754**		3,307,597
Developer's Fee Receivable, Net		**179,475**		179,475
Total Assets	$	**363,671,664**	$	315,454,212
Liabilities and Net Assets and Non-Controlling Interest				
Current Liabilities				
Accounts payable, accrued expenses, and taxes	$	**14,809,389**	$	8,735,254
Accrued compensated absences (Note 2)		**1,630,053**		1,712,867
Due to related parties (Note 1 and 5)		**-**		-
Deferred revenue and due to government funding sources (Note 2)		**9,587,391**		8,645,868
Mortgages and notes payable, current portion (Note 10)		**943,957**		983,701
Loans payable, current portion (Note 11)		**888,129**		845,461
Total Current Liabilities		**27,858,919**		20,923,151
Security Deposits and Other Liabilities		**270,162**		251,501
Accrued Lease Obligation (Note 12)		**444,970**		314,894
Developer's Fee Payable		**2,899,363**		2,080,519
Mortgage and Loan Interest Payable (Notes 10 and 11)		**8,869,422**		7,138,255
Mortgages and Notes Payable, net of current portion and unamortized mortgage costs (Note 10)		**70,883,416**		61,413,823
Loans Payable, net of current portion and unamortized loan issuance costs (Note 11)		**177,264,764**		158,268,450
Total Liabilities		**288,491,016**		250,390,593
Commitments and Contingencies (Notes 3, 10, 11, 12, and 13)				
Net Assets (Notes 2 and 14)				
Without donor restrictions		**24,921,665**		25,351,742
With donor restrictions		**1,800,000**		1,000,000
Non-Controlling Interest in Affiliates		**48,458,983**		38,711,877
Total Net Assets and Non-Controlling Interest		**75,180,648**		65,063,619
Total Liabilities and Net Assets and Non-Controlling Interest	$	**363,671,664**	$	315,454,212

See accompanying notes to consolidated financial statements.

Community Access, Inc. and Subsidiaries

Consolidated Statement of Activities
(with comparative totals for 2021)

Year ended June 30,

	Without Donor Restrictions	With Donor Restrictions	2022	2021
Public Support and Revenue				
Operating revenues:				
Government and other grants	$ 28,017,505	$ -	**$ 28,017,505**	$ 26,176,220
Medicaid income	8,774,367	-	**8,774,367**	8,780,933
Clients' fees	1,243,624	-	**1,243,624**	1,299,067
Rental income	8,889,409	-	**8,889,409**	8,537,781
Contributions	1,688,501	1,000,000	**2,688,501**	2,356,370
Special events (net of direct benefit expenses of $3,011 and $32,425 in 2022 and 2021, respectively)	256,239	-	**256,239**	228,267
Total Operating Revenues	48,869,645	1,000,000	**49,869,645**	47,378,638
Other operating revenues:				
Property management fee	307,810	-	**307,810**	7,525
Developer's fee	-		**-**	24,297
Total Public Support and Revenue	49,177,455	1,000,000	**50,177,455**	47,410,460
Operating Expenses				
Program services:				
Housing programs	22,089,100	-	**22,089,100**	23,129,629
Education and training programs	819,650	-	**819,650**	816,692
Other programs	10,461,581		**10,461,581**	8,684,002
Total Program Services	33,370,331	-	**33,370,331**	32,630,323
Supporting services:				
Management and general	5,882,748	-	**5,882,748**	6,065,823
Fundraising	1,344,926	-	**1,344,926**	972,221
Total Supporting Services	7,227,674	-	**7,227,674**	7,038,044
Subsidiaries' operating expenses	19,759,489	-	**19,759,489**	20,325,059
Total Operating Expenses	60,357,494	-	**60,357,494**	59,993,426
Change in Net Assets from Operating Activities	(11,180,039)	1,000,000	**(10,180,039)**	(12,582,966)
Non-Operating Activities				
Interest and other income	765,029	-	**765,029**	1,336,428
Forgiveness of Paycheck Protection Program loan	-	-	**-**	2,510,474
Change in Net Assets, before discontinued operations	(10,415,010)	1,000,000	**(9,415,010)**	(8,736,064)
Gain on Discontinued Operations	-	-	**-**	1,879,301
Change in Net Assets	$ (10,415,010)	$ 1,000,000	**$ (9,415,010)**	$ (6,856,763)

See accompanying notes to consolidated financial statements.

Community Access, Inc. and Subsidiaries

Consolidated Statement of Changes in Net Assets
(with comparative totals for 2021)

	Controlling Interest			
	CAI and Affiliates Net Assets (Without Donor Restrictions)	CAI and Affiliates Net Assets (With Donor Restrictions)	Non-Controlling Interest in Affiliates	Total
Net Assets, July 1, 2021	$ 25,351,742	$ 1,000,000	$ 38,711,877	$ 65,063,619
Change in net assets - CAI controlled	(632,031)	1,000,000	-	367,969
Capital contributions – non-CAI controlled	-	-	(9,782,979)	(9,782,979)
Capital contributions	1,954	-	19,534,585	19,536,539
Capital reductions	-	-	(4,500)	(4,500)
Release of net assets from restrictions	200,000	(200,000)	-	-
Net Assets, June 30, 2022	$ 24,921,665	$ 1,800,000	$ 48,458,983	$ 75,180,648

See accompanying notes to consolidated financial statements.

Community Access, Inc. and Subsidiaries

Consolidated Statement of Functional Expenses
(with comparative totals for 2021)

Year ended June 30,

	Program Services						Supporting Services						Total	
	Housing						Management and General							
	CAI	HDFC Entities	Total Housing	Education and Training Programs - CAI	Other Programs - CAI	Total Program Services	CAI	HDFC Entities	Total Management and General	Fundraising - CAI	Total Supporting Services	Subsidiaries' Operating Expenses	**2022**	2021
Salaries and Related Expenses														
Salaries	$ 7,568,657	$ 110,099	$ 7,678,756	$ 375,738	$ 6,174,959	$ 14,229,453	$ 1,503,806	$ -	$ 1,503,806	$ 339,948	$ 1,843,754	$ 664,342	**$16,737,549**	$ 17,680,486
Fringe benefits	2,154,775	31,690	2,186,465	107,232	1,762,621	4,056,318	490,275	-	490,275	97,006	587,281	190,516	**4,834,115**	4,743,456
Total Salaries and Related Expenses	9,723,432	141,789	9,865,221	482,970	7,937,580	18,285,771	1,994,081	-	1,994,081	436,954	2,431,035	854,858	**21,571,664**	22,423,942
Other Expenses														
Contracted and professional fees	2,808,733	59,379	2,868,112	30,743	602,124	3,500,979	1,499,277	144,077	1,643,354	516,344	2,159,698	1,126,562	**6,787,239**	5,602,876
Supplies and equipment	252,705	24,478	277,183	48,395	289,799	615,377	298,203	-	298,203	59,843	358,046	130,003	**1,103,426**	917,089
Occupancy and insurance	1,394,410	1,027,335	2,421,745	246,286	633,536	3,301,567	1,145,600	-	1,145,600	-	1,145,600	4,977,140	**9,424,307**	8,744,398
Participant expense	3,716,872	678	3,717,550	4,145	664,109	4,385,804	16,993	-	16,993	-	16,993	15,729	**4,418,527**	4,442,415
Staff expense	95,502	-	95,502	3,829	280,731	380,062	134,123	-	134,123	13,949	148,072	-	**528,134**	314,005
Events and other fundraising costs	-	-	-	-	1,233	1,233	42	-	42	278,772	278,814	-	**280,047**	32,098
Vehicle expenses	13,629	-	13,629	-	11,982	25,611	12,091	-	12,091	-	12,091	600	**38,302**	33,883
Fees and other expenses	28,160	217,058	245,218	1,080	37,449	283,747	122,680	-	122,680	39,064	161,744	1,851,367	**2,296,858**	1,980,121
Interest expense	-	1,129,351	1,129,351	-	-	1,129,351	-	-	-	-	-	2,825,301	**3,954,652**	5,493,922
Provision for allowance	-	841,850	841,850	-	-	841,850	400,882	-	400,882	-	400,882	499,782	**1,742,514**	1,554,757
Depreciation and amortization	48,989	564,750	613,739	2,202	3,038	618,979	114,699	-	114,699	-	114,699	7,478,147	**8,211,825**	8,453,920
Total Expenses	$ 18,082,432	$ 4,006,668	$ 22,089,100	$ 819,650	$ 10,461,581	$ 33,370,331	$ 5,738,671	$ 144,077	$ 5,882,748	$ 1,344,926	$ 7,227,674	$ 19,759,489	**$60,357,494**	$ 59,993,426

See accompanying notes to consolidated financial statements.

Community Access, Inc. and Subsidiaries

Consolidated Statement of Cash Flows
(with comparative totals for 2021)

Year ended June 30,	2022	2021
Cash Flows from Operating Activities		
Change in net assets	**$ (9,415,010)**	$ (6,856,763)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation and amortization	**8,211,825**	8,453,920
Interest expense related to deferred financing cost	**635,260**	135,340
Loan service fee	**107,070**	-
Forgiveness of debt	**(932,488)**	(3,398,725)
Provision for allowance	**1,742,514**	1,554,757
Unrealized gain on investments	**-**	(8,277)
Decrease (increase) in assets:		
Due from funding sources	**(1,578,918)**	(787,713)
Rent receivable	**(522,290)**	(583,652)
Pledges receivable	**(900,081)**	42,240
Due from related parties	**(111,797)**	2,091,586
Prepaid expenses	**(530,127)**	(772,007)
Security deposits and other assets	**(4,894,795)**	(2,129,741)
Developer's fee receivable	**-**	(179,475)
Increase (decrease) in liabilities:		
Accounts payable	**3,939,637**	(4,754,777)
Accrued compensated absences	**16,795**	303,432
Deferred revenue and due to government funding sources	**941,523**	3,768,472
Accrued lease obligation	**130,076**	17,742
Security deposits and other liabilities	**19,218**	1,122
Mortgages and loan interest	**1,731,167**	1,724,321
Developer's fee payable	**818,844**	693,703
Net Cash Used in Operating Activities - Continuing Operations	**(591,577)**	(684,495)
Net Cash Used in Operating Activities - Discontinued Operations	**-**	(1,873,549)
Net Cash Used in Operating Activities	**(591,577)**	(2,558,044)
Cash Flows from Investing Activities		
Purchase of property and equipment	**(43,998,836)**	(29,132,309)
Net Cash Used in Investing Activities - Continuing Operations	**(43,998,836)**	(29,132,309)
Cash Flows from Financing Activities		
Capital contributions	**19,536,539**	30,464,824
Capital distributions	**(4,500)**	-
Proceeds from loan payable	**35,895,367**	29,506,128
Proceeds from mortgages payable	**9,614,283**	4,258,405
Principal payments on loans payable	**(17,481,950)**	(9,541,737)
Principal payments on mortgages payable	**(170,276)**	(18,739,441)
Net Cash Provided by Financing Activities - Continuing Operations	**47,389,463**	35,948,179

Community Access, Inc. and Subsidiaries

Consolidated Statement of Cash Flows
(with comparative totals for 2021)

Year ended June 30,		**2022**		2021
Net Increase in Cash, Cash Equivalents, Restricted Cash, and Funded Reserve		**2,799,050**		4,257,826
Cash, Cash Equivalents, Restricted Cash, and Funded Reserve, beginning of year		**20,853,064**		16,595,238
Cash, Cash Equivalents, Restricted Cash, and Funded Reserve, end of year		**23,652,114**		20,853,064
Cash, Cash Equivalents, Restricted Cash, and Funded Reserve of Continued Operations, end of year	**$**	**23,652,114**	$	20,853,064
Supplemental Disclosure of Cash Flow Information				
Cash paid for interest	**$**	**3,536,465**	$	3,786,765
Supplemental Disclosure for Non-Cash Transactions				
Capitalized interest	**$**	**2,102,431**	$	2,060,428
Capitalized construction cost		**2,134,500**		3,706,255

See accompanying notes to consolidated financial statements.

1. Organization

Organization

Community Access, Inc. (CAI) is a not-for-profit organization founded in 1974 for the purpose of developing housing and providing support and training to clients with mental health issues attempting to achieve a transition to community life in the New York City metropolitan area.

In furtherance of this mission, CAI has formed various corporations and partnerships to develop and to own and operate affordable supportive housing for formerly homeless adults with mental health issues and low-income families and individuals.

Principles of Consolidation

The consolidated financial statements include the accounts of CAI and its subsidiaries (collectively, the Organization). All material intercompany transactions and balances have been eliminated. The following entities are included in the consolidated financial statements:

- Access House, Inc. (Access House) owns and operates a 15-unit community residence for adults with mental health issues. The directors of Access House are required to be directors of CAI or to have been approved by the directors of CAI. As a result, CAI controls Access House.
- 202 West 108th Street Housing Development Fund Company, Inc. (202 West 108th St) owns and operates a five-unit supportive housing project for adults with mental health issues. The directors of 202 West 108th St are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 202 West 108th St.
- Community Recovery Houses Housing Development Fund Company, Inc. (Community Recovery Houses) owns and operates three residential buildings. Two of the buildings serve as community residences for adults with mental health issues. The third building is used as a short-stay respite center for individuals experiencing an emotional or mental crisis. The directors of Community Recovery Houses are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls Community Recovery Houses.
- 107-109 Avenue, Limited Partnership (107-109 Ave LP) owns and operates a 45-unit supportive housing facility located at 107-109 Avenue D, New York, NY for low-income adults and adults with mental health issues. A wholly owned subsidiary of CAI is the sole limited partner of 107-109 Ave LP. As a result, CAI controls 107-109 Ave LP.
- 258 East 4th Street Limited Partnership (258 East 4th Street LP) owns and operates a 51-unit housing facility located at 258 East 4th Street, New York, NY for low-income families and adults with mental health issues. A wholly owned subsidiary of CAI is the sole limited partner of 258 East 4th Street LP. As a result, CAI controls 258 East 4th Street LP.
- 1854 Cedar Avenue Housing Development Fund Company, Inc. (1854 Cedar Ave HDFC) owns land at 1854 Cedar Avenue to 1854 Cedar Avenue, LLC (1854 Cedar Ave LLC). A majority of the directors of 1854 Cedar Ave HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 1854 Cedar Ave HDFC.
- 1710 Vyse Avenue Housing Development Fund Company, Inc. (1710 Vyse Ave HDFC) has a nominee agreement with 1710 Vyse Avenue Limited Partnership (Vyse Ave LP) under which

1710 Vyse Ave HDFC retains legal title to the property. The directors of 1710 Vyse Ave HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 1710 Vyse Ave HDFC.

- Gouverneur Court Housing Development Fund Company, Inc. (Gouverneur Court HDFC) owns and operates a 124-unit housing facility located at 621 Water Street, New York, NY for low-income adults and adults with mental health issues. The directors of Gouverneur Court HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls Gouverneur Court HDFC.
- 111 East 172nd Street Housing Development Fund Company, Inc. (111 East 172nd Street HDFC) owns a site with a 126-unit housing facility for adults with mental health issues and low-income families. 111 East 172nd Street HDFC has a nominee agreement with 111 East 172nd Street Owners LLC (111 East 172nd Street LLC) under which 111 East 172nd Street HDFC retains legal title to the property. The directors of 111 East 172nd Street HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 111 East 172nd Street HDFC.
- 985 Bruckner Boulevard Housing Development Fund Company, Inc. (985 Bruckner Blvd HDFC) owns a site with a 215-unit housing facility for adults with mental health issues, families that have experienced chronic homelessness, and low-income adults and families. On December 28, 2017, 985 Bruckner Blvd HDFC transferred all beneficial and equitable interest in the property to 985 Bruckner Boulevard Owners, LLC (985 Bruckner Blvd LLC) under a nominee agreement pursuant to which 985 Bruckner Blvd HDFC retains legal title to the property. The directors of 985 Bruckner Blvd HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 985 Bruckner Blvd HDFC.
- 1159 River Avenue Housing Development Fund Company, Inc. (1159 River Ave HDFC) owns a site on which it is building and plans to operate rental housing for adults with mental health issues, families that have experienced chronic homelessness, and low-income adults and families. On December 18, 2019, 1159 River Ave HDFC entered into a nominee agreement with 1159 River Avenue Owners LLC (1159 River Ave LLC) under which 1159 River Ave HDFC retains legal title to the property. The directors of 1159 River Ave HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 1159 River Ave HDFC.
- Community Access Housing Development Fund Company, Inc. (Community Access HDFC) owns a site on which it is building and plans to operate rental housing for adults with mental health issues, frail/elderly individuals who have experienced homelessness, and low-income adults and families (to be known as Baez Place). On March 25, 2022, Community Access HDFC entered into a nominee agreement with 1861 Carter Avenue Owners LLC (1861 Carter Ave LLC) under which Community Access HDFC retains legal title to the property. The directors of Community Access HDFC are required to be directors of CAI or to have been appointed or elected by directors of CAI. As a result, CAI controls Community Access HDFC.
- 1461 Bryant Avenue Housing Development Fund Corporation (1461 Bryant Av HDFC) owns a site on which it plans to build and operate rental housing for formerly homeless adults with mental health issues, frail elderly individuals who have experienced homelessness, and low-income adults and families. The directors of 1461 Bryant Ave HDFC are required to be directors of CAI or to have been appointed or elected directors by CAI. As a result, CAI controls 1461 Bryant Ave HDFC.

- 96 Rockwell Place HDFC owns a residential condominium unit used as housing for adults with mental health issues. CAI is the sole member of 96 Rockwell Avenue HDFC. As a result, CAI controls 96 Rockwell Place HDFC.

CAI has investments in stock ownership for the following entities, which, by themselves or through partnerships, develop and manage rental apartment buildings that provide housing to low-income individuals, families, and adults with mental health issues. The ownership interest in these entities is reported as controlling and non-controlling interest in the consolidated financial statements. These entities and a description of their operations are as follows:

- 910 DeKalb Avenue, Inc. is the general partner of 910 DeKalb Avenue Limited Partnership (910 Dekalb Ave LP), which owns and operates a 64-unit housing facility located at 910 DeKalb Avenue, Brooklyn, NY for low-income families and adults with mental health issues. 910 Dekalb Ave LP has completed its 15-year compliance period. Management is in the process of change in ownership.
- 1363 Franklin Avenue, Inc. is the general partner of 1363 Franklin Avenue Limited Partnership (1363 Franklin Ave LP), which owns and operates a 66-unit housing facility located at 1363 Franklin Avenue, Bronx, NY for low-income families and adults with mental health issues. 1363 Franklin Ave LP completed its 15-year compliance period in 2020. Management has not commenced the process for change in ownership.
- CHICA, Inc. is the general partner of CHICA Limited Partnership (CHICA LP or 1022 Rev. James Polite Avenue), which owns and operates a 68-unit housing facility located at 1022 Reverend James A. Polite Avenue, Bronx, NY for low-income adults and adults with mental health issues. CHICA LP has completed its 15-year compliance period. Management is in the process of change in ownership and refinancing.
- 772 East 168th Street Corporation is the managing member of 772 East 168th Street LLC (Tinton Ave), which owns and operates a 60-unit housing facility located at 772 East 168th Street, Bronx, NY for low-income adults and adults with mental health issues.
- 29 East 2nd Street Corporation is the general partner of 29 East 2nd Street Limited Partnership (29 East 2nd Street LP), which owns and operates a 54-unit housing facility located at 29 East 2nd Street, New York, NY for low-income adults and adults with mental health issues. Tinton Ave has completed its 15-year compliance period. Management is in the process of change in ownership and refinancing.
- 1750 Davidson Avenue GP, Inc. is the general partner of 1750 Davidson Avenue Limited Partnership (1750 Davidson Ave LP), which owns a 74-unit housing facility located at 1750 Davidson Avenue, Bronx, NY for low-income adults and adults with mental health issues.
- 1854 Cedar Avenue Managers, LLC is the managing member of 1854 Cedar Avenue LLC (1854 Cedar Ave LLC), which operates a 106-unit housing facility located at 1854 Cedar Avenue, Brooklyn, NY for low-income families and adults with mental health issues.
- 1710 Vyse Avenue GP Corp. is the general partner of 1710 Vyse Avenue Limited Partnership (1710 Vyse Ave LP), which owns and operates a 65-unit housing facility located at 1710 Vyse Avenue, Bronx, NY for adults with mental health issues.

- CA 172nd Street, Inc. is the managing member of East 172nd Street MM LLC, which is the managing member of 111 East 172nd Street LL, which owns and operates a 126-unit housing facility for adults with mental health issues and low-income families.
- CA Bruckner Boulevard, Inc. is the managing member of Bruckner Boulevard MM LLC, which is the managing member of 985 Bruckner Blvd LLC, which owns and operates a 215-unit housing facility for adults with mental health issues, families that have experienced chronic homelessness, and low-income adults and families.
- CA River Avenue Inc. is the managing member of 1159 River Ave. JV LLC, which is the managing member of 1159 River Ave LLC, which is building a mixed-use project that will include 245 residential units for adults with mental health issues, families that have experienced chronic homelessness, and low-income adults and families, together with ground floor commercial space.
- CA Carter Avenue Inc. is the managing member of 1861 Carter Avenue JV LLC, which controls the managing member of 1861 Carter Avenue Owners LLC, which is building a housing project that will include 154 residential units for adults with mental health issues, frail/elderly individuals who have experienced homeless, and low-income individuals and families.

2. Summary of Significant Accounting Policies

Basis of Presentation

The consolidated financial statements have been prepared on the accrual basis of accounting and conform to accounting principles generally accepted in the United States of America, as applicable to not-for-profit organizations. In the consolidated statement of financial position, assets and liabilities are presented in order of liquidity or conversion to cash and their maturity resulting in the use of cash, respectively.

Non-Controlling Interests

In accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 810, *Consolidation*, the Organization reports non-controlling interests, sometimes referred to as minority interests, as part of total net assets in the consolidated statement of financial position. Furthermore, the Organization reports the changes in net assets of both the controlling and non-controlling interests, for the period presented, in the consolidated statement of changes in net assets.

Consolidated Financial Statement Presentation

The classification of a not-for-profit organization's net assets and its support, revenue, and expenses is based on the existence or absence of donor-imposed restrictions. It requires that the amounts for each of the two classes of net assets—with donor restrictions and without donor restrictions—be displayed in a statement of financial position and that the amounts of change in each of those classes of net assets be displayed in a statement of activities.

These classes are defined as follows:

Net Assets Without Donor Restrictions – This class consists of net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the objectives of the Organization. These net assets may be used at the discretion of the Organization's management and the Board of Directors.

Net Assets with Donor Restrictions – Net assets with donor restrictions consist of assets whose use is limited by donor-imposed, time, and/or purpose restrictions. Other donor restrictions are perpetual in nature, whereby the donor has stipulated that the funds be maintained in perpetuity. Donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the consolidated statement of activities.

At June 30, 2022, there were no net assets with donor restrictions that are perpetual in nature.

Measure of Operations

The Organization includes in its measure of operations:

- All revenues and expenses that are an integral part of its programs and supporting activities.
- Net assets released from restrictions to support operating expenditures.

The Organization excludes from its measure of operations:

- Interest income, net of expenses.
- Other income resulting from non-operating activities.
- Discontinued operations.
- Forgiveness of Paycheck Protection Program loan.

Revenue Recognition

Government and Other Grants

The Organization mainly receives government funding from the New York State Office of Mental Health (OMH), New York City Department of Health and Mental Hygiene (DMH), New York City Department of Social Services (DSS), HIV/AIDS Services Administration (HASA), U.S. Department of Housing and Urban Development (HUD), and New York State Office of Vocational and Educational Services for Individuals with Disabilities (VESID). Government and other grants revenues are nonexchange transactions in which no commensurate value is exchanged. Accordingly, contribution accounting is applied under ASC Topic 958, *Not-for-Profit Entities*. Government and other grants contracts are evaluated for contributions that are conditional. Factors indicating the existence of a conditional contribution include the presence of a barrier that must be overcome and either a right of return of assets transferred or a right of release of a funder's obligation to transfer the assets. Government and other grant revenues are recognized when the conditions are satisfied, which is generally when the expenditures for each contract are incurred.

Reimbursements are subject to audit and retroactive adjustment by respective third-party fiscal intermediaries. Revenue from retroactive adjustments is recognized in the year the adjustments are made.

Deferred revenue and due to funding sources represent advances received from governmental agencies, where these agencies have not notified the Organization that the claims were approved, and advances will be recouped against those claims.

Medicaid Income

Medicaid income is generated from providing services to individuals with developmental disabilities and mental health services, as well as other services. Medicaid income is recorded at the amount that reflects the consideration to which the Organization expects to be entitled in exchange for providing services. These amounts are due from the patients and/or third-party payors (including government programs and health insurers), and others, and includes an estimate for variable consideration for retroactive revenue adjustments due to rate changes, settlement of audits and disallowances, reviews, and investigations. Generally, the Organization submits Medicaid claims to OMH or third-party payors electronically through a state-wide system several days after the services are performed.

Revenue is recognized as performance obligations are satisfied over time based on actual charges incurred in relation to total expected (or actual) charges. The Organization measures revenue from the commencement of services, through the continuation of services, and until services are no longer required. The Organization believes that this method provides a reasonable representation of the transfer of services over the term of the performance obligation based on the services needed to satisfy the obligation. Revenue for performance obligations satisfied at a point in time is recognized when services are provided, and the Organization does not believe it is required to provide additional services.

As substantially all of its performance obligations relate to the established rate agreements covering a duration of less than one year, the Organization has elected, as part of its adoption of the new revenue recognition standard, to apply the optional exemption provided in Accounting Standards Update (ASU) 2014-09 and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period.

Throughout the year, rates may vary, as determined by New York State, and the Organization will record additional revenue resulting from a rate increase and record a reduction of revenue with a rate decrease. These rate adjustments represent variable consideration in the form of explicit or implicit price concessions and the Organization considers these amounts in determination of the transaction price. The Organization determines its estimates of contractual adjustments based on contractual agreements, its policies, and historical experience. The Organization determines its estimates of explicit or implicit price concessions based on its historical collection experience.

Laws and regulations governing Medicaid programs are subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term. Additionally, noncompliance with such laws and regulations could result in fines, penalties, and exclusion from Medicaid programs. The Organization is not aware of any allegations of noncompliance that could have a material adverse effect on the accompanying consolidated financial statements and believes that it is in compliance with all applicable laws and regulations.

The following table shows the Organization's revenue disaggregated by payor:

Year ended June 30, 2022		
Medicaid	$	6,081,977
Medicaid Managed Care		1,147,802
Other		1,544,588
Total	$	8,774,367

Clients' Fees

Clients' fees include Supplemental Security Income (SSI) and Social Security Income (SSA) payments that cover the housing allowance for certain participants of the OMH programs. Participant fees also include food stamps revenue, clothing allowance, and incidental expenses. Participant fees are accounted for as either *Leases (Topic 842)* or *Contributions (Topic 958)*.

Rental Income

Rental income includes tenant payments and tenant assistance payments rental vacancies and is recognized as rental income becomes due. Rentals are generally under annual lease arrangements. Tenant leases are for periods not exceeding one year and are accounted for as operating leases. Payments by OMH for loans payable are recognized as income when made.

Contributions

Contributions and promises to give are recorded as revenue at the time they are made or pledged unconditionally and supported by a written commitment. Contributions of property and equipment are recorded at the fair market value of the property and equipment at the time of contribution.

Contributions are classified as either with or without donor restrictions. Contributions are nonexchange transactions in which no commensurate value is exchanged. Therefore, contributions fall under the purview of ASC Topic 958, *Not-for-Profit Entities*.

Developer Fee

CAI acts as a developer for several Low-Income Housing Tax Credit (LIHTC) projects in New York City and oversees the construction and development of these projects. In return for the services provided, CAI is entitled to developer's fees. Developer fees earned in accordance with terms detailed for each specific developer agreement are performance obligations that are satisfied over time.

Promises to Give

Unconditional promises to give (pledges) that are expected to be collected within one year are recorded at estimated net realizable value, while those that are expected to be collected beyond one year are recorded at the present value of estimated future cash flows. Discount rates are applied using risk-free interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. As of June 30, 2022, the discounted pledges were $39,457.

Conditional promises to give are recognized when the conditions on which they depend upon are substantially met. Until that point, any amounts received are recorded as refundable advances.

Cash and Cash Equivalents

The Organization considers all highly liquid investments purchased with a maturity of three months or less to be cash and cash equivalents.

Restricted Cash and Funded Reserve

Restricted cash and funded reserves include tenant security deposits and operating and replacement reserves, which are deposited in separate bank accounts. These funds are carried at cost plus interest, which approximates fair value. Withdrawals of operating and replacement reserves can only be made with the prior approval from the custodian.

For purposes of the consolidated statement of cash flows, the Organization considers all highly liquid investments purchased with an initial maturity of three months or less to be cash equivalents. Cash, cash equivalents, restricted cash, and funded reserves consist of the following:

June 30, 2022		
Cash and cash equivalents	$	11,450,425
Restricted cash and funded reserves		12,201,689
Total	$	23,652,114

Fair Value Measurements

Generally accepted accounting principles in the United States of America (U.S. GAAP) establish a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that inputs that are most observable be used when available. Observable inputs are those that market participants operating within the same marketplace as the Organization would use in pricing the Organization’s asset or liability based on independently derived and observable market data. Unobservable inputs are inputs that cannot be sourced from a broad active market in which assets or liabilities identical or similar to those of the Organization are traded. The Organization estimates the price of any asset or liability for which there are only unobservable inputs by using assumptions that market participants that have investments in the same or similar assets or liabilities would use as determined by the money managers for each investment based on best information available in the circumstances. The input hierarchy is broken down into three levels based on the degree to which the exit price is independently observable or determinable, as follows:

Level 1 – Valuations are based on quoted market prices in active markets for identical assets or liabilities. Since valuations are based on quoted prices that are readily and regularly available in an active market, valuation of these products does not entail a significant degree of judgment.

Level 2 – Valuations are based on quoted market prices of investments that are not actively traded or for which certain significant inputs are not observable, either directly or indirectly, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3 – Valuations are based on inputs that are unobservable and reflect management's best estimate of what market participants would use as fair value.

Net investment income (including realized and unrealized gains on trading investments, interest, and dividends) is included in the consolidated statement of activities.

Use of Estimates

In preparing the consolidated financial statements in conformity with U.S. GAAP, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosures of contingent assets and liabilities at the date of the consolidated financial statements and revenue and expenses during the reported period. Actual results could differ from those estimates.

Deferred Financing Costs

Deferred financing costs represent the costs incurred in connection with obtaining financing. Deferred financing costs are amortized over the life of the mortgage and loan and netted with the mortgage and loan liability.

Property and Equipment

Property and equipment are stated at cost. Donations of property and equipment are stated at the estimated fair value at the date of the donation. Depreciation and amortization are computed using the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the Organization's fixed assets are as follows:

Asset Category	Years
Building and building improvements	27.5-40
Furniture and equipment	3-10
Leasehold improvements	Lesser of 5-15 or the life of the lease

Provision for Bad Debts

Accounts receivable consist primarily of amounts due from government funding sources.

The Organization maintains an allowance for doubtful accounts for the contracts, rent, and pledge receivables that are specifically identified by management as to their uncertainty in regard to collectability. The allowance for doubtful accounts for the contracts, rent, and pledge receivables was $2,126,009 at June 30, 2022.

Accrued Compensated Absences

The Organization's policy is to accrue all vested vacation benefits as earned by employees.

Income Taxes

CAI and certain affiliated entities were incorporated in the state of New York and are exempt from federal, state, and local income taxes under Section 501(c)(3) of the Internal Revenue Code (the Code), and, therefore, have made no provision for income taxes in the accompanying consolidated financial statements. CAI and those affiliated entities have been determined by the Internal Revenue Service (IRS) not to be "private foundations" within the meaning of Section 509(a) of the Code. Community Recovery Houses HDFC filed an application for tax-exempt status under 501(c)(3) of the Code and was denied. 1710 Vyse Avenue HDFC, 111 East 172nd Street HDFC, and 985 Bruckner Blvd HDFC have not filed for tax-exempt status. As a result, Community Recovery Houses HDFC, 1710 Vyse Avenue HDFC, 111 East 172nd Street HDFC, 985 Bruckner Blvd HDFC, and 1159 River Ave HDFC could be for-profit entities and subject to U.S. federal, state, and local income tax provisions.

Certain CAI-affiliated entities are for-profit entities and are subject to federal, state, and local taxes. The income tax regulations associated with these entities provide that all taxes on income of the limited partnership or limited liability company are payable by the partners or members.

Except for the matters noted above for Community Recovery Houses HDFC, 1710 Vyse Avenue HDFC, 111 East 172nd Street HDFC, 985 Bruckner Blvd HDFC, and 1159 River Ave HDFC, the Organization has not taken an uncertain tax position that would require provision of a liability under ASC 740, *Income Taxes*. Under ASC 740, an organization must recognize the financial statement effects of a tax position taken for tax return purposes when it is more likely than not that the position will not be sustained upon examination. The Organization does not believe there are any material uncertain tax positions and, accordingly, it will not recognize the consolidated financial statement effects for unrecognized tax positions. The Organization has filed for and received income tax exemptions in the jurisdictions where it is required to do so. Additionally, the Organization has filed IRS Form 990 tax returns, as required, and all other applicable returns in jurisdictions when it is required.

Concentration of Credit Risk

The Organization maintains its cash balances in several financial institutions. These balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 per bank. Money market fund balances, classified as cash and cash equivalents or restricted cash on the consolidated statement of financial position, are protected up to $500,000 by the Security Investor Protection Corporation (SIPC). As of June 30, 2022, the balances in these accounts exceed the FDIC and SIPC insurance limits; however, the Organization has not experienced any losses with respect to its bank balances in excess of government-provided insurance, and management evaluates its cash position quarterly to mitigate significant loss exposure. These financial institutions have strong credit ratings and management believes that credit risk related to these accounts is minimal and that no significant concentration of credit risk exists with respect to these cash balances at June 30, 2022.

Functional Classification of Expenses

The cost of providing the Organization's programs and other activities has been summarized on a functional basis and by natural classification in the consolidated statement of functional expenses. Expenses that can be identified with a specific program or support service are charged directly to that program or support service. Costs common to multiple functions have been allocated among the various functions benefited based upon the rates listed in the chart below. Management and general expenses include those costs that are not directly identifiable with any specific program, but that provide for the overall support and direction of the Organization. A portion of the management and general costs has been allocated to housing and education programs in the consolidated statement of functional expenses. The amount of administrative expense allocated from management and general to the programs represents the portion of administration costs funded by the Organization's contracts. Fundraising costs are expensed as incurred, even though they may result in contributions received in future years. The Organization generally does not conduct its fundraising activities in conjunction with its other activities.

Most expenses are charged to individual programs as actually incurred. Salaries and fringe of certain personnel who work on multiple programs are allocated, as are certain expenses recorded as part of agency-wide purchasing programs. Such allocations are determined by management on an equitable basis and are disclosed to and audited by program funders. Costs that are allocated include the following:

Expense	Allocation Methodology
Salaries and fringe	Based on the number of beds in the program as a percentage of the total number of beds in the program for which the employee is responsible, adjusted for the percentage of time that the employee dedicates to other functions. Allocation for certain contracts is reduced based on available funding.
Rent	Based on square footage occupied by program as a percent of total rental space.
Insurance	Based on premium information provided by insurer and insurance broker, which are based on size of program and historical claims and loss experience.
Subscriptions/dues	Based on number of staff at program and available funding.

Comparative Financial Information

The consolidated financial statements include certain prior-year summarized comparative information. The consolidated statement of activities is presented in total rather than by net asset class. With respect to the consolidated statement of functional expenses, the prior-year expenses are presented by expense classification in total rather than functional category. Such information does not include sufficient detail to constitute a presentation in conformity with U.S. GAAP. Accordingly, such information should be read in conjunction with the Organization's consolidated financial statements for the year ended June 30, 2021.

Accrued Lease Obligation

The difference between rent expenses incurred by the Organization on an accrual basis and the rent amounts paid in cash is reported as accrued lease obligation.

Recently Adopted Accounting Pronouncements

Not-for-Profit Entities (Topic 958) - Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets

In September 2020, FASB issued ASU 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets.* This ASU is intended to increase transparency on how contributed nonfinancial assets (also referred to as gifts-in-kind) received by nonprofits are to be used and how they are valued. The ASU has been implemented on a retrospective basis for the

Organization's fiscal year 2022 financial statements. The adoption of the ASU did not have a material impact on the consolidated financial statements.

Leases (Topic 842) - For CAI's Entities With Stock Ownership and Calendar Year Ended December 31.

On February 25, 2016, the FASB issued ASU 2016-02, *Leases*, which will require lessees to recognize a lease liability, which is a lessee's obligation to make lease payments arising from a lease, measured on a discounted basis, and to recognize a right-of-use asset, which is an asset that represents the lessee's right to use, or control the use of, a specified asset for the lease term. The FASB issued ASU 2020-05, which deferred the effective date for the Organization until annual periods beginning after December 15, 2021. CAI's entities with stock ownership and calendar year ended December 31 adopted this ASU effective January 1, 2022. The adoption of the ASU did not have a material impact on the consolidated financial statements.

Accounting Pronouncements Issued but Not Yet Adopted

Financial Instruments - Credit Losses

In June 2016, the FASB issued ASU 2016-03, *Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*, as amended. The new credit losses standard changes the impairment model for most financial assets and certain other instruments. For trade and other receivables, contract assets recognized as a result of applying ASC 606, loans, and certain other instruments, entities will be required to use a new forward-looking "expected-loss" model that generally will result in earlier recognition of credit losses than under today's incurred loss model. ASU 2016-03 is effective for annual periods beginning after December 31, 2021. The Organization is currently evaluating the impact of the adoption of this ASU on its consolidated financial statements.

Leases (Topic 842) - All Entities Except Those with Stock Ownership and Calendar Year Ended December 31

On February 25, 2016, the FASB issued ASU 2016-02, *Leases*, which will require lessees to recognize a lease liability, which is a lessee's obligation to make lease payments arising from a lease, measured on a discounted basis, and a right-of-use asset, which is an asset that represents the lessee's right to use, or control the use of, a specified asset for the lease term. The FASB also issued ASU 2020-05, which deferred the effective date for the Organization until annual periods beginning after December 15, 2021, and the Organization is currently evaluating the impact of the pending adoption of ASU 2016-02 on its consolidated financial statements.

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3. Liquidity and Availability of Resources

The Organization's financial assets available within one year of the consolidated statement of financial position for general expenditure are as follows:

Year ended June 30, 2022		
Cash and cash equivalents	$	11,450,425
Investments at fair value		19,898
Due from government funding sources, net of allowance for uncollectable accounts		8,063,983
Rent receivables, net of allowance for uncollectable accounts		900,204
Pledges receivable - current portion		1,502,753
Due from related parties		57,075
Total Assets Available to Management		21,994,338
Less: those unavailable for general expenditures within one year due to contractual, board, or donor-imposed restrictions		(1,800,000)
Financial Assets Available to Meet Cash Needs for General Expenditures Within One Year	$	20,194,338

Liquidity Management

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. To help manage unanticipated liquidity needs, the Organization also has a committed line of credit in the amount of $3,000,000, which was undrawn at June 30, 2022. The Organization has restricted cash and funded reserves, which are available for use with approval from the custodian. The Organization primarily funds its housing development with construction loans and investor limited partner capital contributions. The Organization's goal is to maintain without donor restrictions net assets of CAI to meet 90 days of that entity's expenses. Without donor restriction net assets includes unrestricted cash and amounts undrawn and available under the line of credit.

4. Investments and Fair Value Measurement

Cost and fair value of investments are as follows:

June 30, 2022		Cost		Fair Value
Mutual funds	$	8,594	$	19,898

The Organization's assets recorded at fair value have been categorized based upon a fair value hierarchy, in accordance with ASC 820. See Note 2 for a discussion of the Organization's policies regarding this hierarchy. A description of the valuation techniques applied to the Organization's major categories of assets and liabilities measured at fair value is as follows:

Mutual Funds - For the Organization's investments in mutual funds, the Organization has ownership interest in the mutual fund but not in the individual securities held by the fund. The assets of each mutual fund consist primarily of shares of the underlying holdings. These mutual funds are invested primarily in equity securities. Mutual funds are valued at the net asset value (NAV) of each share (which is actively traded on national securities exchanges) and are classified as Level 1.

There were no transfers between levels during the year ended June 30, 2022.

5. Amounts Due from Government Funding Sources

The Organization had amounts reimbursable under the terms of agreements signed with various governmental agencies, totaling $8,063,983, comprising the following:

June 30, 2022		
New York City Department of Social Services	$	1,264,295
New York City Department of Health and Mental Hygiene		4,939,067
New York City Department of Human Resources Administration		516,937
New York State Department of Health - Medicaid Reimbursement		1,849,998
New York State Office of Mental Health		168,847
U.S. Department of Housing and Urban Development		130,978
Other		(25,110)
		8,845,012
Less: allowance for uncollectable accounts		(781,029)
Due from Government Funding Sources, net of allowance	$	8,063,983

6. Related Party Transactions

Loans

On June 15, 2019, Community Access HDFC entered into a loan agreement with an employee of CAI to borrow $600,000 (see Note 11) to finance a portion of the down payment in connection with the purchase of the 1861 Carter Avenue property. The loan was repaid with accrued interest on March 31, 2022.

Contributions

The Organization receives contributions from its employees and members of the Board of Directors from time to time.

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7. Property and Equipment, Net

Major classes of property and equipment, net, consist of the following:

June 30, 2022	
Land	$ 32,242,753
Building and building improvements	254,635,388
Leasehold improvements	2,426,343
Office furniture and equipment	1,297,161
Apartment furniture and equipment	617,345
Construction-in-progress*	99,894,207
	391,113,197
Less: accumulated depreciation	(74,229,995)
Net Property and Equipment	$ 316,883,202

* At June 30, 2022, the estimated cost to complete construction-in-progress, which related primarily to construction of 1159 River Avenue Owners LLC, was $21.5 million.

Depreciation and amortization expense for the year ended June 30, 2022 was $8,211,825.

8. Pledges Receivable

Pledges receivable are unconditional promises to give.

At June 30, 2022, the pledge receivable balance collectible within one year was $1,502,753. The pledge receivable balance collectible more than one year was $1,400,000.

9. Restricted Cash and Funded Reserve

Replacement and Operating Reserves

Under regulatory and operating agreements, the Organization is required to establish and fund amounts for the replacement of property and other project expenditures, such as major repairs, approved by HUD, NYC Department of Housing Preservation and Development (HPD), the Housing Trust Fund Corporation (HTFC), and The Community Preservation Corporation (CPC). The replacement reserves totaled $5,791,463 at June 30, 2022. In addition to the replacement reserves, the Organization is required to maintain operating reserves to fund operating deficits in the respective projects financed by HPD and HTFC. The operating reserves totaled $6,140,064 at June 30, 2022. Replacement reserves and operating reserves are held in separate accounts and are not available for operating purposes without prior regulatory approval.

Tenant Security Deposits

Under rental agreements with tenants, the Organization collects security deposits at the inception of the rental agreement, which will be subsequently repaid to the tenants when the rental term ends. The security deposits are held in separate accounts and are not available for operating purposes. The tenant security deposits totaled $270,162 at June 30, 2022.

10. Mortgages and Notes Payable

Access House, Inc.

In August 2013, Access House executed a mortgage note agreement with CPC to borrow $973,190 to refinance an outstanding mortgage. The mortgage note is secured by a related property. The new mortgage is payable in monthly installments of $7,130 and bears interest at 3.86% per annum. At June 30, 2022, the outstanding principal was $474,493. Mortgage interest expense for the year ended June 30, 2022 was $19,701.

Community Recovery Houses

In November 2010, CAI acquired three sites from an unrelated not-for-profit organization. As part of the purchase and sale agreement, CAI assumed the unpaid principal of the mortgages payable to OMH and the Dormitory Authority of the State of New York (DASNY). Subsequent to the acquisition, title to the properties was transferred and the mortgages were assumed by Community Recovery Houses HDFC. These mortgages, which bear interest rates ranging from 4.83% to 7.40% per annum, are payable in semi-annual installments ranging from $7,801 to $70,924 and have maturity dates ranging from February 2016 to June 2035. As of June 30, 2022, the outstanding principal was $426,991. Mortgage interest expense for the year ended June 30, 2022 was $25,916. The mortgages are secured by the related buildings and land.

Gouverneur Court HDFC

In October 1992, Gouverneur Court HDFC acquired a building from 107-109 HDFC (a related party at the time of acquisition) through the assumption of the building loan contract under financing provided by HPD. The entire principal balance of $8,253,369 was due and payable in March 2022. Interest was payable monthly at the rate of 1% per year. In addition, an annual service fee of 0.25% was required. In July 2006, HPD reduced the outstanding mortgage balance by $234,343, which represents the unspent construction funds. As a result, the monthly interest payment has been reduced from $8,597 to $8,353. All other terms of the mortgage loan remain the same. During 2006, HPD agreed to amend the terms of the HPD loan to defer payment of interest, service, and replacement reserve deposits for a period of two years. In July 2012, Gouverneur Court HDFC and HPD modified the terms of the agreement. The mortgage, as restated, bears no interest and requires no service fees. The new principal balance of $8,180,548 is due on May 1, 2039. As part of the modified financing agreement, HPD transferred the balance of the sinking fund under the old agreement in the amount of $1,327,076 to Gouverneur Court HDFC's replacement and operating reserves. There is no liability to repay the funds to HPD at maturity of the mortgage. The outstanding balance on the mortgage as of June 30, 2022 was $8,180,548. The mortgage is secured by the related land and building.

107-109 Ave LP

In June 1992, 107-109 Ave LP acquired a building through assumption of the mortgage with HPD representing all costs incurred during construction. The entire principal balance of $2,833,520 was due and payable in July 2022. In January 2006, HPD agreed to amend the terms of the loan to defer payment of interest and replacement reserve deposits until January 1, 2008. The deferred interest payments were to be paid on the maturity date of the mortgage. Effective June 15, 2009, HPD and 107-109 Ave LP agreed to modify the terms of the mortgage. The deferred interest in the amount of $70,838 was added to the principal balance to form a new principal amount of $2,903,768. The new principal amount bears no interest. The new principal amount is due and payable on July 15, 2037. On June 15, 2009, as part of the new financing, HPD transferred $403,775 to 107-109 Ave LP's operating reserve account with the understanding that the funds will be repaid to HPD at maturity of the mortgage. The amount, which is included in amounts due to HPD, is non-interest bearing. At June 30, 2022, the outstanding principal under the mortgage was $3,307,543.

1710 Vyse Ave LP

In December 2010, 1710 Vyse Ave LP entered into a note payable agreement with 1710 Vyse Ave HDFC and signed a promissory note in the amount of $10,576,577. The note bears interest at 0% per annum, and the entire balance is due in December 2050. The note is secured by the low-income housing project (Project) and is subject to a regulatory agreement, which was entered into by HDFC and OMH. The intent of HDFC is to forgive the loan to 1710 Vyse Ave LP once the 15-year compliance period for LIHTC is over, which is expected to be in December 2025, and the related OMH loan payable is repaid.

29 East 2nd Street LP

On June 12, 2002, 29 East 2nd Street LP entered into an agreement with HPD and signed a promissory note in the amount of $5,897,934 to cover costs during construction. The entire principal balance is due and payable in June 2032. On March 11, 2011, the loan principal amount had reduced to $5,889,933. The loan is non-interest bearing and is secured by the Project. As of June 30, 2022, $5,889,933 has been advanced to 29 East 2nd Street LP.

In August 2002, 29 East 2nd Street LP received a 30-year loan from the sponsors, affiliates of the general partner, in the amount of $379,762. The note bears interest at 1% per annum. The entire principal balance plus accrued interest are due and payable on January 31, 2021. The Organization believes that the loan qualifies for forgiveness under its terms and is currently in the process of applying for loan forgiveness from the lender.

29 East 2nd Street Housing Development Fund Company, Inc. (a related party with the general partner through common Board of Directors) acquired the land for the Project from the city of New York (the City) and issued a $1,000,000 promissory note to the City. The land, along with the promissory note obligation, was assigned to 29 East 2nd Street LP. 29 East 2nd Street Housing Development Fund Company, Inc. will continue to hold legal title to the land and 29 East 2nd Street LP will have all the beneficial and equitable interest in the land. The note is non-interest bearing and is due and payable in June 2032.

1363 Franklin Ave LP

In June 2005, 1363 Franklin Ave LP entered into a permanent financing agreement with HTFC and signed a promissory note in the amount of $2,000,000. The note bears interest at 1% per annum and matures in June 2035. The note is secured by the Project and a regulatory agreement. Interest is accrued annually and paid on April 30 of the following year out of excess income prior to distribution of any return of equity, as defined. As of June 30, 2022, interest totaling $130,000 has been accrued and is included in interest payable on the consolidated statement of financial position. Loan costs, included in deferred costs, totaling $20,015 at June 30, 2022 are being amortized over the term of the related loan using the straight-line method over the life of the loan. Amortization for the year ended June 30, 2022 was $667, which is included in interest expense on the consolidated statement of activities. At June 30, 2022, accumulated amortization was $11,564.

1750 Davidson Ave LP

In February 2008, 1750 Davidson Ave LP entered into a permanent financing agreement with HTFC and signed a promissory note in the amount of $1,940,000, of which the entire amount was drawn down as of December 31, 2009. The note bears interest at 1% per annum and matures in February 2038. The note is secured by the Project and a regulatory agreement. Interest is accrued annually and paid on April 30 of the following year out of excess income prior to distribution of any return of equity, as defined. As of June 30, 2022, interest totaling $87,300 has been accrued and is included in interest payable on the consolidated statement of financial position. Loan costs, included in deferred costs, totaling $12,693 at June 30, 2022 are being amortized over the term of the related loan using the straight-line method over the life of the loan. Amortization for the year ended June 30, 2022 was $0. At June 30, 2022, accumulated amortization was $12,693.

772 East 168th Street LLC (Tinton Ave)

In October 2004, 772 East 168th Street LLC entered into an agreement with HPD and signed a promissory note in the amount of $6,000,000. The entire principal balance is due and payable in October 2034. Interest is accrued at a rate of 0.25% per annum and is payable on the maturity date of the loan. In addition, an annual service fee of $3,000 increasing by 3% each year is required. The loan is secured by the property. As of December 31, 2013, $6,000,000 has been advanced to 772 East 168th Street LLC. As of June 30, 2022, interest totaling $228,288 has been accrued and is included in interest payable on the consolidated statement of financial position. Deferred financing costs totaling $60,000 at June 30, 2022 are being amortized over the term of the related loan using the straight-line method. Amortization for the year ended June 30, 2022 was $2,000. At June 30, 2022, the accumulated amortization was $31,000.

CHICA LP (1022 Rev. James Polite Avenue)

On May 27, 2003, CHICA LP acquired a building on 1022 Rev James Polite Avenue through the assumption of a building loan agreement with the New York City Housing Development Corporation (HDC). Through December 31, 2009, $7,323,632 has been advanced to CHICA LP. During 2014, the loan was transferred to HPD. Interest accrues monthly at a rate of 0.25% per year. The entire mortgage balance and accrued interest are due and payable in May 2033. As of June 30, 2022, interest totaling $316,451 has been accrued and is included in interest payable on the consolidated statement of financial position. Deferred financing costs totaling $73,236 at June 30, 2022 are being amortized over the term of the related loan using the straight-line method. Amortization for the year ended June 30, 2022 was $2,441. At June 30, 2022, the accumulated amortization was $41,499.

910 Dekalb Ave LP

In June 2004, 910 Dekalb Ave LP entered into a permanent financing agreement with HTFC and signed a promissory note in the amount of $2,000,000. The note bears interest at 1% per annum and matures in June 2034. The note is secured by the Project and a regulatory agreement. Interest is accrued annually and paid on April 30 of the following year out of excess income prior to distribution of any return of equity, as defined. As of June 30, 2022, interest expense totaling $109,020 for each year has been accrued and is included in interest payable on the consolidated statement of financial position.

111 East 172nd Street LLC

On September 22, 2016, 111 East 172nd Street LLC entered into a mortgage agreement with the New York State Housing Finance Agency (HFA) in the amount of $25,400,000 to finance the costs of acquiring and constructing a 126-unit housing project. The mortgage includes both the short-term principal amount of $5,050,000 and the long-term principal amount of $20,350,000. The mortgage bears an interest rate at 2.5% for the short-term portion of the mortgage. The long-term portion of the mortgage bears interest at a rate of 5.35% from the date until the conversion from construction to permanent financing, and 4.1% per annum on the outstanding principal amount until payment in full. The long-term principal amount of $20,350,000 has a maturity date in July 2049. Prior to the loan conversion date, in addition to payments of principal and interest, the Company is obligated for monthly equal installments of the HFA Servicing Fee equal to 0.75% per annum on the maximum principal amount of the short-term mortgage and 0.25% per annum on the original principal amount of the long-term mortgage. Upon the loan conversion date, the Company is also obligated for the State of New York Mortgage Agency (SONYMA) premium in the amount of 0.5% per annum of the outstanding principal amount of the mortgage. The short-term mortgage of $5,050,000 was repaid with investor members' capital contributions and additional HFA mortgage drawn down at the permanent financing conversion on August 12, 2020. The outstanding amount of principal at June 30, 2022 was $5,048,401.

As stated within the mortgage agreement, upon completion of construction of the Project, OMH will enter into an agreement with the Company for OMH to pay the principal, interest, SONYMA premium, and HFA loan service fee on behalf of the Company on a portion of the long-term mortgage in the amount of $15,000,000. In connection with this agreement, the Company made 60 supportive housing units located in the Project available to tenants with a diagnosis of serious mental illness. The Company recognized the OMH payments as capital advances from funding since the permanent financing conversion on August 12, 2020. The outstanding amount of principal at June 30, 2022 was $14,179,226. As of June 30, 2022, the principal, interest, SONYMA premium, and HFA loan service fees paid by OMH totaling $2,917,731 were included in capital advances from funding sources.

On September 22, 2016, the Company entered into a subordinate mortgage agreement with HFA in the amount of $1,225,000 to finance the costs of constructing the housing project. The mortgage bears an interest rate of 6% per annum accruing only to the extent that funds have been disbursed to the Company. The interest rate of the mortgage shall be at the rate of 1% upon issuance of the SONYMA-issued mortgage insurance policy in connection with the first mortgage loan. The mortgage has a maturity date at July 1, 2049. As of June 30, 2022, the outstanding balance was $1,224,800.

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Principal maturities on the related obligations are as follows:

Year ending June 30,		
2023	$	943,957
2024		516,251
2025		541,167
2026		562,598
2027		584,878
Thereafter		69,686,835
Total		72,835,686
Less:		
Current portion		(943,957)
Unamortized mortgage costs		(1,008,313)
Total Mortgage Payable, net of current portion and deferred financing costs	$	70,883,416

11. Loans Payable

Access House

On October 7, 2016, Access House executed a loan agreement with the CPC in the amount of $1,119,121. The loan was made in response to Superstorm Sandy. The City, acting by and through its HPD, awarded funds (the CDBG-DR Funds) under the CDBG Disaster Recovery Program for Sandy. The mortgage bears no interest rate and shall be deemed satisfied on March 7, 2028, subject to Access House's compliance with all terms, covenants, and conditions contained in the loan documents. The advanced disbursement as of June 30, 2022 was $1,084,224.

Community Access HDFC

On June 15, 2019, Community Access HDFC entered into a loan agreement with an employee of CAI to borrow $600,000 (see Note 6) to finance a portion of the down payment in connection with the purchase of 1861 Carter Avenue. The loan was repaid with accrued interest on March 31, 2022.

On August 27, 2019, Community Access HDFC entered into a loan agreement with Mercy Loan Fund in the amount of $6,650,000 to finance costs in connection with the purchase for 1861 Carter Avenue. The loan was repaid with accrued interest on March 31, 2022.

Gouverneur Court HDFC

On October 7, 2016, Gouverneur Court HDFC executed a mortgage agreement with CPC in the amount of $1,426,557. The loan was made in response to Superstorm Sandy. The City, acting by and through HPD, awarded the CDBG-DR Funds under the CDBG Disaster Recovery Program for Sandy. The mortgage bears no interest rate and shall be deemed satisfied on December 7, 2027, subject to Gouverneur Court HDFC's compliance with all terms, covenants, and conditions contained in the loan documents. The advanced disbursement as of June 30, 2022 was $998,342.

258 East 4th Street LP

In May 1993, 258 East 4th Street LP entered into a permanent financing agreement with HTFC and signed a promissory note in the amount of $5,923,192. In 1995 and 1997, pursuant to the agreement, 258 East 4th Street LP made mortgage principal payments of $520,363 and $221,876, respectively, as a result of 258 East 4th Street LP's sale of limited partnership interests. The balance of the note in the amount of $5,180,953 bore interest at 1.4% per annum and matured in April 2008. In 1995, 258 East 4th Street LP elected to prepay the entire interest on the mortgage, which amounted to $997,719, as provided in the mortgage agreement. Interest expense was recognized over the initial 15-year term of the mortgage. During 2010, 258 East 4th Street LP made a payment of $4,623 towards the mortgage payable. On March 13, 2012, based on the terms of the original agreement, HTFC has exercised the option to extend the principal balance of the loan to December 6, 2092. The note bears interest at the annual uncompounded rate of 1% of the outstanding principal of the loan. The interest obligation is limited by the extent of excess income calculated annually. If at any time excess income is insufficient to pay all or a portion of any payment of interest due, that amount of interest that exceeds excess income will be forgiven. The outstanding principal under the mortgage was $5,176,330 for June 30, 2022. The interest accrued as of June 30, 2022 was $292,032.

1461 Bryant Ave HDFC

On December 7, 2020, 1461 Bryant Ave HDFC entered into a loan agreement with Leviticus Fund in the amount of $3,467,000 to finance costs in connection with a purchase of property located at 1461 Bryant Ave, Bronx, New York. The loan bears interest at 5.75% per annum and matures on the fourth-year anniversary of the first day of the first month following the property closing date. The outstanding amount of principal balance at June 30, 2022 was $3,100,000.

1854 Cedar Ave LLC

In May 2009, 1845 Cedar Ave LLC obtained financing of $10,100,000 (the Senior Leasehold Loan) for the construction of the Project from HFA. The loan requires monthly payments of interest at a fixed rate of 5.75% on a loan principal amount of $2,400,000 and 4.50% on a loan principal amount of $7,700,000. The loan requires an annual HFA Servicing Fee of 0.25%, as well as an annual premium on a SONYMA policy. The loan matures in July 2041. The loan is secured by the Project and has an outstanding balance of $1,940,180 for the year ended June 30, 2022. Interest expense for the year ended June 30, 2022 is $56,334.

In May 2009, 1845 Cedar LLC also obtained a "Subsidy Loan" from the HFA. The principal amount of $2,951,000 was made available during the construction period. The amount borrowed required interest at 6% per annum through February 15, 2012. Deferred interest in the amount of $317,308 during this period was not payable but added to the outstanding principal amount of the Subsidy Loan. The new loan payable amounted to $3,268,308. Effective February 16, 2012, the loan bears interest at 1% per annum. Monthly payments of $5,030 are to commence on January 1, 2027. The payments are to be applied first to the current interest due and then to the outstanding principal. The balance of the Subsidy Loan and any unpaid interest is payable on the earlier of July 1, 2041, the prepayment in full of the portion of the Senior Leasehold Loan, any default under the credit terms of the portion of the Senior Leasehold Loan, or at the option of the holder in the event of default. Interest expense for the year ended June 30, 2022 was $32,683. As of June 30, 2022, interest totaling $339,910 has been accrued and is included in mortgage and loan interest payable on the consolidated statement of financial position. The outstanding loan balance was $3,268,308 for the year ended June 30, 2022.

Also, in May 2009, 1845 Cedar LLC obtained additional financing from HTFC. The principal amount of $2,951,000 was made available during the construction period. The amount borrowed required interest at 6% per annum through February 15, 2012. Deferred interest in the amount of $83,572 during this period was not payable but added to the outstanding principal amount of the HTFC loan. The new loan amount is $3,034,572. Effective February 16, 2012, the loan bears interest at 1% per annum. The deferred interest is not currently payable. Beginning on February 15, 2028, annual payments of $60,356 are due. The payments are to be applied first to the deferred interest due, then to the current interest due, and finally to the outstanding principal. The balance of the loan and any unpaid interest are due and payable on February 15, 2042. Interest expense for the year ended June 30, 2022 was $30,346. As of June 30, 2022, interest totaling $315,239 has been accrued and is included in mortgage and loan interest payable on the consolidated statement of financial position. The outstanding balance was $3,034,572 for the year ended June 30, 2022.

985 Bruckner Blvd LLC

In December 2017, 985 Bruckner Boulevard Owners LLC entered into loan agreements with HDC in the amount of $71,400,000 to finance the construction of a 215-unit housing project. Prior to the conversion to permanent financing, the loan bore interests at 2.4% and 5% on 61.27% and 38.73% of the outstanding principal amount, respectively. After conversion, the loan bears an interest rate of 5.7% per annum and matures in September 2051. As of June 30, 2022, the principal amount of the loan was not fully drawn. The outstanding principal amount for the year ended June 30, 2022 was $45,358,049. Pursuant to the terms of the loan, a financial institution issued a letter of credit to HDC for the account of 985 Bruckner Boulevard Owners LLC in the amount of $42,854,167 for the construction of the projects.

111 East 172nd Street LLC

On September 22, 2016, 111 East 172nd Street LLC entered into a loan agreement with HPD in the amount of $3,300,000 to finance the costs of constructing the housing project. The loan bears an interest rate at 0.25% and matures on August 12, 2050. As of June 30, 2022, the outstanding balance was $3,300,000.

On September 22, 2016, 111 East 172nd Street LLC entered into a Subordinate Loan Agreement with Citibank, N.A. in the amount of $2,000,000 to finance costs of constructing the housing project. The loan bears interest at 1% per annum and matures on September 22, 2071. The outstanding amount of principal balance at June 30, 2022 was $2,000,000.

1159 River Ave LLC

On December 18, 2019, 1159 River Ave LLC entered into a loan agreement with HFA in the amount of $65,265,000 to finance the costs of acquiring and constructing a three-unit condominium housing project. During the construction period, the short-term loans bear interest rates at 2.00% and 3.25%, respectively, and the long-term portion of the loan bears an interest rate of 4.00%. Upon completion of construction, the entire outstanding loan balance will be converted into permanent financing and bear an interest rate of 4.00% per annum until payment in full. 1159 River Ave LLC is also obligated for the HFA Servicing Fee in the amount of 0.25% per annum of the outstanding principal amount of the loan. The loan has a maturity date at July 1, 2053. As of June 30, 2022, 1159 River Ave LLC has not drawn the entire amount of the loan. The outstanding amount of principal at June 30, 2022 was $49,782,642.

On December 18, 2019, 1159 River Ave LLC entered into a Subsidy Loan agreement with HFA in the amount of $15,925,000 to finance the construction of the project. The loan bears interest rates of 1.92% and 0.50% per annum accrued on a monthly basis, beginning the first month after the first advance of Subsidy Loan proceeds, and continuing through the conversion date. As of June 30, 2022, 1159 River Ave LLC has not drawn the entire amount of the loan. The outstanding amount of principal at June 30, 2022 was $9,409,654.

On December 18, 2019, 1159 River Ave LLC entered into a loan agreement with HPD in the amount of $25,950,000 to finance the costs of constructing the project. The loan bears an interest rate at 0.25% and matures on February 18, 2024. As of June 30, 2022, the outstanding balance was $25,950,000.

BankUnited N.A. Line of Credit

In February 2016, CAI entered into a loan agreement with BankUnited, N.A. to provide a $2,000,000 line of credit. Borrowings under the line of credit bear interest at the one-month LIBOR rate plus 2.5%. The line of credit was subsequently increased to $3,000,000. At June 30, 2022, there were no outstanding borrowings under the line of credit.

Principal maturities on the loans payable are as follows:

Year ending June 30,		
2023	$	888,129
2024		933,107
2025		980,244
2026		1,029,935
2027		1,082,222
Thereafter		175,262,118
Total		180,175,755
Less:		
Current portion		(888,129)
Unamortized loan issuance costs		(2,022,862)
Total Loan Payable, net of current portion and deferred financing costs	$	177,264,764

12. Commitments and Contingencies

Operating Leases

The Organization leases office space under various leases expiring at various dates through May 2033.

Future minimum payments under noncancelable operating leases with initial or remaining terms of one year or more at June 30, 2022 are as follows:

Year ending June 30,		
2023	$	1,007,358
2024		1,012,762
2025		843,225
2026		860,760
2027		893,662
Thereafter		5,248,517
Total	$	9,866,284

For consolidated financial statement purposes, base rent is expensed on the straight-line basis over the term of the lease. Rent expense was approximately $986,600 for the year ended June 30, 2022.

In addition to rents paid to related parties (see Note 6), the Organization rents apartments for clients and office space under arrangements accounted for as operating leases.

The rental commitment presented above does not include operating leases with terms of one year or less. Rent expense under all operating leases for the year ended June 30, 2022, which includes leases with month-to-month terms and related party transactions, amounted to approximately $4,680,000.

Federal, State, and City Funding

The Organization participates in various state and city programs for the benefit of clients with mental health issues. These programs have strict requirements for participation and, accordingly, the Organization is subject to government program reviews covering compliance with laws and regulations.

The expenses of programs that have been reimbursed pursuant to state and city government contracts and grants are subject to audit by the respective granting agencies.

Developer Guarantees

CAI acted as developer or co-developer of the housing projects owned or controlled by CAI and its subsidiaries. As the developer, CAI acts as guarantor of various obligations of the development entities, principally the timely completion of building construction (Completion Guarantees) and the ability of a building to achieve break-even operations within a certain period after completion (Operating Deficit Guarantees). These guarantees are generally limited to the amount of the cash developer's fee CAI expects to receive in connection with the project. At June 30, 2022, CAI had outstanding Completion Guarantees and Operating Deficit Guarantees in connection with the construction-in-progress at 1159 River Ave LLC. and 1861 Carter Avenue Owners LLC. CAI also acts as guarantor of certain continuing obligations of the development entities with respect to potential tax credit adjustments (see Low-Income Housing Tax Credits below).

Low-Income Housing Tax Credits

The Projects' LIHTCs are contingent on their ability to maintain compliance with applicable provisions of Section 42, which primarily relate to occupant eligibility and unit gross rent. Failure to maintain compliance or to correct non-compliance within a specified time period could result in a reduction in tax credits for which the Project is eligible, and recapture of tax credits previously taken plus accrued interest, which could also require an adjustment to the capital contributed by the investing members. If such non-compliance is due to events within the control of the managing members, then the managing members shall compensate the investing members for any resulting tax credit reduction and/or recapture. If such non-compliance is not due to events within the control of the managing members, then the limited partnerships or limited liability companies may be required to compensate the investing members for any resulting tax credit reduction and/or recapture out of operating cash flow or from the proceeds of a refinancing or sale of the Project.

13. Employee Benefit Plan

In January 2004, the Organization established a 403(b) retirement plan (the Plan) covering all eligible employees. Employees are eligible to participate if they have completed one year of service. Participating employees may contribute a percentage of their pay to the Plan up to the maximum amount allowed by the IRS. The Plan provides for a discretionary basic contribution that can vary year to year. For the year ended June 30, 2022, contributions to the Plan totaled $522,955.

14. Net Assets with Donor Restrictions

Net assets with donor restrictions were as follows:

June 30, 2022	
Specific purpose:	
Housing program services	$ 2,000,000
Release of net assets from restrictions	(200,000)
Total	$ 1,800,000

15. Subsequent Events

The construction is progressing on 1159 River Avenue (245 units) with the building expected to open in the spring of 2023. Excavation and foundation work has started on 334 East 176th Street (Baez Place) (154 units), with a formal ground-breaking held in August 2022. Pre-development and financing are progressing for 1185 River Avenue (River II) (275 units) and 1465 Bryant Avenue (70 units) with construction closings anticipated in 2023 or 2024. The project at 521 East Tremont Avenue (202 units) that CA is co-developing with Mega Construction and Community Healthcare Network is also moving into pre-development, with the required rezoning expected to be approved in early 2023.

The Organization has evaluated subsequent events through December 1, 2022, which is the date these consolidated financial statements were available to be issued. There were no other subsequent events requiring adjustments or disclosures to the consolidated financial statements.

Supplementary Information

Community Access, Inc. and Subsidiaries

Consolidating Schedule of Financial Position
(with comparative totals for 2021)

June 30,

			Subsidiaries									
	CAI	Access House	202 West 108th St	1710 Vyse Ave HDFC	1854 Cedar Ave HDFC	Community Access HDFC	Community Recovery Houses HDFC	1185 River Ave HDFC	Gouverneur Court HDFC	96 Rockwell Place HDFC	258 East 4th Street LP	107-109 Ave LP
Assets												
Current												
Cash and cash equivalents (Note 2)	$ 3,849,332	$ 36,915	$ 4,477	$ -	$ -	$ 28,750	$ 952	$ -	$ 173,950	$ (1,527)	$ 22,172	$ 19,883
Restricted cash and funded reserve (Notes 2 and 9)	271,825	411,944	153,869	-	-	-	-	-	1,682,145	-	468,359	785,803
Investments at fair value (Notes 2 and 4)	19,898	-	-	-	-	-	-	-	-	-	-	-
Due from government funding sources, net (Notes 2 and 5)	8,063,983	-	-	-	-	-	-	-	-	-	-	-
Rent receivables, net	-	-	-	-	-	2,200	-	-	86,106	3,300	39,507	23,556
Pledges receivable - current portion (Notes 2 and 8)	1,502,753	-	-	-	-	-	-	-	-	-	-	-
Due from related parties (Notes 1 and 6)	8,445,413	-	-	-	-	-	-	-	434,411	-	-	-
Prepaid expenses and other current assets	1,792,381	58,470	596	-	65,833	-	-	-	4,550	1,527	10,105	18,415
Total Current Assets	23,945,585	507,329	158,942	-	65,833	30,950	952	-	2,381,162	3,300	540,143	847,657
Property and Equipment, Net (Notes 2 and 7)	1,210,822	1,498,526	1,010,791	-	4,000,000	-	2,201,100	-	4,852,324	-	645,089	902,426
Pledges Receivable, net of current portion (Notes 2 and 8)	1,400,000	-	-	-	-	-	-	-	-	-	-	-
Security Deposits and Other Assets	7,982,357	670	265	-	-	-	-	-	13,285	-	6,255	140
Developer's Fee Receivable, Net	7,397,189	-	-	-	-	-	-	-	-	-	-	-
Loans Receivable, Net	2,351,200	-	-	6,755,724	9,580,640	-	-	-	-	-	-	-
Total Assets	$ 44,287,153	$ 2,006,525	$ 1,169,998	$ 6,755,724	$ 13,646,473	$ 30,950	$ 2,202,052	$ -	$ 7,246,771	$ 3,300	$ 1,191,487	$ 1,750,223
Liabilities and Net Assets (Deficit) and Non-Controlling Interest												
Current Liabilities												
Accounts payable, accrued expenses, and taxes	$ 1,666,034	$ 31,160	$ 51,608	$ -	$ -	$ 20,439	$ -	$ 9,629	$ 29,606	$ 939	$ 30,421	$ 31,701
Accrued compensated absences (Note 2)	1,630,053	-	-	-	-	-	-	-	-	-	-	-
Due to related parties (Notes 1 and 6)	2,104,473	-	296,238	-	-	(321)	27,000	99,609	433,996	-	494,011	71,059
Deferred revenue and due to government funding sources (Note 2)	9,587,391	-	-	-	-	-	-	-	-	-	-	-
Mortgages and notes payable, current portion (Note 10)	-	68,453	-	-	-	-	83,960	-	-	-	-	-
Loans payable, current portion (Note 11)	-	-	-	423,912	406,190	-	-	-	-	-	-	-
Total Current Liabilities	14,987,951	99,613	347,846	423,912	406,190	20,118	110,960	109,238	463,602	939	524,432	102,760
Security Deposits and Other Liabilities	-	-	908	-	-	-	-	-	18,484	-	15,318	9,342
Accrued Lease Obligation (Note 12)	444,970	-	-	-	-	-	-	-	-	-	-	-
Developer's Fee Payable	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage and Loan Interest Payable	-	-	-	-	-	-	-	-	5,998	-	292,032	94,372
Mortgages and Notes Payable, net of current portion and unamortized mortgage costs (Note 10)	-	370,831	-	-	-	-	343,032	-	8,180,548	-	-	3,307,543
Loans Payable, net of current portion and unamortized loan issuance costs (Note 11)	-	1,084,224	-	6,331,812	13,174,450	-	-	-	998,342	-	5,176,330	-
Total Liabilities	15,432,921	1,554,668	348,754	6,755,724	13,580,640	20,118	453,992	109,238	9,666,974	939	6,008,112	3,514,017
Commitments and Contingencies (Notes 3, 10, 11, 12, and 13)												
Net Assets (Deficit) (Notes 2, 14, and 15)												
Without donor restrictions	27,054,232	451,857	821,244	-	65,833	10,832	1,748,060	(109,238)	(2,420,203)	2,361	(4,816,625)	(1,763,794)
With donor restrictions	1,800,000	-	-	-	-	-	-	-	-	-	-	-
Non-Controlling Interest in Affiliates	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Assets (Deficit) and Non-Controlling Interest	28,854,232	451,857	821,244	-	65,833	10,832	1,748,060	(109,238)	(2,420,203)	2,361	(4,816,625)	(1,763,794)
Total Liabilities and Net Assets (Deficit) and Non-Controlling Interest	$ 44,287,153	$ 2,006,525	$ 1,169,998	$ 6,755,724	$ 13,646,473	$ 30,950	$ 2,202,052	$ -	$ 7,246,771	$ 3,300	$ 1,191,487	$ 1,750,223

Community Access, Inc. and Subsidiaries

Consolidating Schedule of Financial Position
(with comparative totals for 2021)

June 30,

	Subsidiaries									Total	
	111 East 172nd Street HDFC	985 Bruckner Blvd HDFC	1461 Bryant Ave HDFC	1159-River Ave HDFC	Subsidiaries Subtotal	Subsidiaries in Syndication	Total Subsidiaries	Subtotal (Continued Operations)	Eliminations	**2022**	2021
Assets											
Current											
Cash and cash equivalents (Note 2)	$ 1	$ -	$ 617,507	$ 23,178	$ 926,258	$ 6,674,835	$ 7,601,093	$ 11,450,425	$ -	**$ 11,450,425**	$ 9,344,135
Restricted cash and funded reserve (Notes 2 and 9)	-	-	-	-	3,502,120	8,427,744	11,929,864	12,201,689	-	**12,201,689**	11,508,929
Investments at fair value (Notes 2 and 4)	-	-	-	-	-	-	-	19,898	-	**19,898**	19,898
Due from government funding sources, net (Notes 2 and 5)	-	-	-	-	-	-	-	8,063,983	-	**8,063,983**	6,885,947
Rent receivables, net	-	-	-	-	154,669	745,535	900,204	900,204	-	**900,204**	928,877
Pledges receivable - current portion (Notes 2 and 8)	-	-	-	-	-	-	-	1,502,753	-	**1,502,753**	1,202,672
Due from related parties (Notes 1 and 6)	201	-	-	-	434,612	(281,254)	153,358	8,598,771	(8,541,696)	**57,075**	44,887
Prepaid expenses and other current assets	-	-	-	-	159,496	854,329	1,013,825	2,806,206	-	**2,806,206**	2,275,729
Total Current Assets	202	-	617,507	23,178	5,177,155	16,421,189	21,598,344	45,543,929	(8,541,696)	**37,002,233**	32,211,074
Property and Equipment, Net (Notes 2 and 7)	-	-	3,608,608	-	18,718,864	303,540,969	322,259,833	323,470,655	(6,587,453)	**316,883,202**	278,956,066
Pledges Receivable, net of current portion (Notes 2 and 8)	-	-	-	-	-	-	-	1,400,000	-	**1,400,000**	800,000
Security Deposits and Other Assets	367	-	-	-	20,982	203,415	224,397	8,206,754	-	**8,206,754**	3,307,597
Developer's Fee Receivable, Net	-	-	-	-	-	-	-	7,397,189	(7,217,714)	**179,475**	179,475
Loans Receivable, Net	-	651,000	-	-	16,987,364	-	16,987,364	19,338,564	(19,338,564)	**-**	-
Total Assets	$ 569	$ 651,000	$ 4,226,115	$ 23,178	$ 40,904,365	$ 320,165,573	$ 361,069,938	$ 405,357,091	$ (41,685,427)	**$ 363,671,664**	$ 315,454,212
Liabilities and Net Assets (Deficit) and Non-Controlling Interest											
Current Liabilities											
Accounts payable, accrued expenses, and taxes	$ -	$ -	$ 17,993	$ -	$ 223,496	$ 12,919,859	$ 13,143,355	$ 14,809,389	$ -	**$ 14,809,389**	$ 8,735,254
Accrued compensated absences (Note 2)	-	-	-	-	-	-	-	1,630,053	-	**1,630,053**	1,712,867
Due to related parties (Notes 1 and 6)	-	-	927,360	23,198	2,372,150	4,065,073	6,437,223	8,541,696	(8,541,696)	**-**	-
Deferred revenue and due to government funding sources (Note 2)	-	-	-	-	-	-	-	9,587,391	-	**9,587,391**	8,645,868
Mortgages and notes payable, current portion (Note 10)	-	-	-	-	152,413	791,544	943,957	943,957	-	**943,957**	983,701
Loans payable, current portion (Note 11)	-	-	-	-	830,102	58,027	888,129	888,129	-	**888,129**	845,461
Total Current Liabilities	-	-	945,353	23,198	3,578,161	17,834,503	21,412,664	36,400,615	(8,541,696)	**27,858,919**	20,923,151
Security Deposits and Other Liabilities	-	-	-	-	44,052	226,110	270,162	270,162	-	**270,162**	251,501
Accrued Lease Obligation (Note 12)	-	-	-	-	-	-	-	444,970	-	**444,970**	314,894
Developer's Fee Payable	-	-	-	-	-	19,744,478	19,744,478	19,744,478	(16,845,115)	**2,899,363**	2,080,519
Mortgage and Loan Interest Payable	-	-	-	-	392,402	8,477,020	8,869,422	8,869,422	-	**8,869,422**	7,138,255
Mortgages and Notes Payable, net of current portion and unamortized mortgage costs (Note 10)	-	-	-	-	12,201,954	65,687,186	77,889,140	77,889,140	(7,005,724)	**70,883,416**	61,413,823
Loans Payable, net of current portion and unamortized loan issuance costs (Note 11)	-	-	3,100,000	-	29,865,158	159,732,446	189,597,604	189,597,604	(12,332,840)	**177,264,764**	158,268,450
Total Liabilities	-	-	4,045,353	23,198	46,081,727	271,701,743	317,783,470	333,216,391	(44,725,375)	**288,491,016**	250,390,593
Commitments and Contingencies (Notes 3, 10, 11, 12, and 13)											
Net Assets (Deficit) (Notes 2, 14, and 15)											
Without donor restrictions	569	651,000	180,762	(20)	(5,177,362)	4,847	(5,172,515)	21,881,717	3,039,948	**24,921,665**	25,351,742
With donor restrictions	-	-	-	-	-	-	-	1,800,000	-	**1,800,000**	1,000,000
Non-Controlling Interest in Affiliates	-	-	-	-	-	48,458,983	48,458,983	48,458,983	-	**48,458,983**	38,711,877
Total Net Assets (Deficit) and Non-Controlling Interest	569	651,000	180,762	(20)	(5,177,362)	48,463,830	43,286,468	72,140,700	3,039,948	**75,180,648**	65,063,619
Total Liabilities and Net Assets (Deficit) and Non-Controlling Interest	$ 569	$ 651,000	$ 4,226,115	$ 23,178	$ 40,904,365	$ 320,165,573	$ 361,069,938	$ 405,357,091	$ (41,685,427)	**$ 363,671,664**	$ 315,454,212

Community Access, Inc. and Subsidiaries

Consolidating Schedule of Activities
(with comparative totals for 2021)

Year ended June 30,

	CAI			Subsidiaries								
	Without Donor Restrictions	With Donor Restrictions	Total	Access House (Without Donor Restrictions)	202 West 108th St (Without Donor Restrictions)	1710 Vyse Ave HDFC (Without Donor Restrictions)	1854 Cedar Ave HDFC (Without Donor Restrictions	Community Access HDFC (Without Donor Restrictions)	Community Recovery Houses (Without Donor Restrictions)	1185 River Avenue HDFC	Gouverneur Court HDFC (Without Donor Restrictions)	96 Rockwell Place HDFC (Without Donor Restrictions)
Public Support and Revenue												
Operating revenues:												
Government and other grants	$ 25,875,095	$ -	$ 25,875,095	$ -	$ -	$ 695,398	$ 1,279,276	$ -	$ 167,736	$ -	$ -	$ -
Medicaid income	8,774,367	-	8,774,367	-	-	-	-	-	-	-	-	-
Clients' fees	1,243,624	-	1,243,624	-	-	-	-	-	-	-	-	-
Rental income	-	-	-	496,571	84,310	-	-	9,900	-	-	1,223,298	3,300
Contributions	1,688,501	1,000,000	2,688,501	-	-	-	-	-	-	-	-	-
Special events, net of direct benefit expenses of $3,011 and $32,425 in 2022 and 2021, respectively	256,239	-	256,239	-	-	-	-	-	-	-	-	-
Total Operating Revenues	37,837,826	1,000,000	38,837,826	496,571	84,310	695,398	1,279,276	9,900	167,736	-	1,223,298	3,300
Other operating revenues:												
Property management fee	1,418,356	-	1,418,356	-	-	-	-	-	-	-	-	-
Developer's fee	2,761,789	-	2,761,789	-	-	-	-	-	-	-	-	-
Total Public Support and Revenue	42,017,971	1,000,000	43,017,971	496,571	84,310	695,398	1,279,276	9,900	167,736	-	1,223,298	3,300
Operating Expenses												
Program services:												
Housing programs	21,467,911	-	21,467,911	422,254	212,723	695,398	1,279,276	12,903	130,148	-	1,253,966	-
Education and training programs	819,650	-	819,650	-	-	-	-	-	-	-	-	-
Other programs	10,461,581	-	10,461,581	-	-	-	-	-	-	-	-	-
Total Program Services	32,749,142	-	32,749,142	422,254	212,723	695,398	1,279,276	12,903	130,148	-	1,253,966	-
Supporting services:												
Management and general	5,738,671	-	5,738,671	41,485	16,426	-	-	3,350	-	109,238	160,106	-
Fundraising	1,344,926	-	1,344,926	-	-	-	-	-	-	-	-	-
Total Supporting Services	7,083,597	-	7,083,597	41,485	16,426	-	-	3,350	-	109,238	160,106	-
Subsidiaries' operating expenses	-	-	-	-	-	-	-	-	-	-	-	939
Total Operating Expenses	39,832,739	-	39,832,739	463,739	229,149	695,398	1,279,276	16,253	130,148	109,238	1,414,072	939
Change in Net Assets from Operating Activities	1,784,256	1,000,000	2,784,256	32,832	(144,839)	-	-	(6,353)	37,588	(109,238)	(190,774)	2,361
Non-Operating Activities												
Interest and other income	489,301	-	489,301	293	-	-	5,000	-	-	-	85,648	-
Forgiveness of Paycheck Protection Program loan	-	-	-	-	-	-	-	-	-	-	-	-
Change in Net Assets, before discontinued operations	2,674,533	1,000,000	3,674,533	33,125	(144,839)	-	5,000	(6,353)	37,588	(109,238)	(105,126)	2,361
Gain on Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Change in Net Assets	$ 2,674,533	$ 1,000,000	$ 3,674,533	$ 33,125	$ (144,839)	$ -	$ 5,000	$ (6,353)	$ 37,588	$ (109,238)	$ (105,126)	$ 2,361

Community Access, Inc. and Subsidiaries

Consolidating Schedule of Activities
(with comparative totals for 2021)

Year ended June 30,

	Subsidiaries									Total			
	258 East 4th Street LP (Without Donor Restrictions)	107-109 LP (Without Donor Restrictions)	111 East 172 Street HDFC (Without Donor Restrictions)	985 Bruckner Blvd HDFC	1159-River Ave HDFC (Without Donor Restrictions)	1461 Bryant Ave HDFC (Without Donor Restrictions)	Subsidiaries in Syndication (Without Donor Restrictions)	Subtotal (Without Donor Restrictions - Continued Operations	Eliminations	Without Donor Restrictions	With Donor Restrictions	**2022**	2021
Public Support and Revenue													
Operating revenues:													
Government and other grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,017,505	$ -	$ 28,017,505	$ -	**$ 28,017,505**	$ 26,176,220
Medicaid income	-	-	-	-	-	-	-	8,774,367	-	8,774,367	-	**8,774,367**	8,780,933
Clients' fees	-	-	-	-	-	-	-	1,243,624	-	1,243,624	-	**1,243,624**	1,299,067
Rental income	531,086	421,459	-	-	-	-	9,504,964	12,274,888	(3,385,479)	8,889,409	-	**8,889,409**	8,537,781
Contributions	-	-	-	-	-	-	-	1,688,501	-	1,688,501	1,000,000	**2,688,501**	2,356,370
Special events, net of direct benefit expenses of $3,011 and $32,425 in 2022 and 2021, respectively	-	-	-	-	-	-	-	256,239	-	256,239	-	**256,239**	228,267
Total Operating Revenues	531,086	421,459	-	-	-	-	9,504,964	52,255,124	(3,385,479)	48,869,645	1,000,000	**49,869,645**	47,378,638
Other operating revenues:													
Property management fee	-	-	-	-	-	-	-	1,418,356	(1,110,546)	307,810	-	**307,810**	7,525
Developer's fee	-	-	-	-	-	-	-	2,761,789	(2,761,789)	-		**-**	24,297
Total Public Support and Revenue	531,086	421,459	-	-	-	-	9,504,964	56,435,629	(7,257,814)	49,177,455	1,000,000	**50,177,455**	47,410,460
Operating Expenses													
Program services:													
Housing programs	-	-	-	-	-	-	-	25,474,579	(3,385,479)	22,089,100	-	**22,089,100**	23,129,629
Education and training programs	-	-	-	-	-	-	-	819,650	-	819,650	-	**819,650**	816,692
Other programs	-	-	-	-	-	-	-	10,461,581	-	10,461,581	-	**10,461,581**	8,684,002
Total Program Services	-	-	-	-	-	-	-	36,755,810	(3,385,479)	33,370,331	-	**33,370,331**	32,630,323
Supporting services:													
Management and general	-	-	-	-	-	-	-	6,069,276	(186,528)	5,882,748	-	**5,882,748**	6,065,823
Fundraising	-	-	-	-	-	-	-	1,344,926	-	1,344,926	-	**1,344,926**	972,221
Total Supporting Services	-	-	-	-	-	-	-	7,414,202	(186,528)	7,227,674	-	**7,227,674**	7,038,044
Subsidiaries' operating expenses	730,492	486,347	-	-	-	-	19,465,729	20,683,507	(924,018)	19,759,489	-	**19,759,489**	20,325,059
Total Operating Expenses	730,492	486,347	-	-	-	-	19,465,729	64,853,519	(4,496,025)	60,357,494	-	**60,357,494**	59,993,426
Change in Net Assets from Operating Activities	(199,406)	(64,888)	-	-	-	-	(9,960,765)	(8,418,250)	(2,761,789)	(11,180,039)	1,000,000	**(10,180,039)**	(12,582,966)
Non-Operating Activities				-									
Interest and other income	99	7,882	-	-	-	-	176,806	765,029	-	765,029	-	**765,029**	1,336,428
Forgiveness of Paycheck Protection Program loan	-	-	-	-	-	-	-	-	-	-	-	**-**	2,510,474
Change in Net Assets, before discontinued operations	(199,307)	(57,006)	-	-	-	-	(9,783,959)	(7,653,221)	(2,761,789)	(10,415,010)	1,000,000	**(9,415,010)**	(8,736,064)
Gain on Discontinued Operations	-	-	-	-	-	-			-	-	-	**-**	1,879,301
Change in Net Assets	$ (199,307)	$ (57,006)	$ -	$ -	$ -	$ -	$ (9,783,959)	$ (7,653,221)	$ (2,761,789)	$ (10,415,010)	$ 1,000,000	**$ (9,415,010)**	$ (6,856,763)