

**Funds Under the Stewardship of the
New York Annual Conference of the
United Methodist Church**

Combined Financial Statements

December 31, 2020

Independent Auditors' Report

**Board of Trustees
Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church
White Plains, New York**

We have audited the accompanying combined financial statements of the Funds Under the Stewardship of the New York Annual Conference of the United Methodist Church, which comprise the combined statement of financial position as of December 31, 2020, and the related combined statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the combined financial statements.

Management's Responsibility for the Combined Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these combined financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the combined financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the combined financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the combined financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the combined financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the combined financial statements.

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

**Board of Trustees
Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church**

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Basis for Qualified Opinion

As more fully described in Note 3 to the combined financial statements, the NYAC has not recorded the funded status of its postretirement benefit plan in the combined financial statements, which in our opinion, should be recognized to conform with accounting principles generally accepted in the United States of America. If the funded status of the postretirement benefit plan was accounted for properly, liabilities would be increased by \$26,130,457 and net assets would be decreased by the same amount as of December 31, 2020. The effect on the combined statements of activities and cash flows has not been determined.

Qualified Opinion

In our opinion, except for the effects of not recording the accumulated postretirement benefit obligation in the combined financial statements at the present value of the anticipated actuarial cost of the health benefits for retirees and related benefit expense as discussed in the Basis for Qualified Opinion paragraph, the combined financial statements referred to in the first paragraph present fairly, in all material respects, the combined financial position of the New York Annual Conference as of December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the NYAC's December 31, 2019 combined financial statements, and for the reason discussed in the basis for qualified opinion on the 2020 combined financial statements we also expressed a qualified audit opinion on those 2019 audited combined financial statements in our report dated June 23, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2019 is consistent, in all material respects, with the audited combined financial statements from which it has been derived.

Report on Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the combined financial statements as a whole. The supplemental information on pages 22 and 23 is presented for purposes of additional analysis and is not a required part of the combined 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 combined financial statements. The information has been subjected to the auditing procedures applied in the audit of the combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the combined financial statements or to the combined financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the information is fairly stated in all material respects in relation to the combined financial statements as a whole. The 2019 supplementary information on pages 22 and 23, as previously discussed in the Report on Summarized Comparative Information paragraph, was subjected to the auditing procedures applied in our audit of the 2019 basic combined financial statements. In our opinion, except for the reason discussed in the basis for qualified opinion on the 2020 financial statement, the 2019 supplementary information is fairly stated in all material respects in relation to the financial statements from which it has been derived.

PKF O'Connor Davies, LLP

Harrison, New York
June 22, 2021

**Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church**

Combined Statement of Financial Position

December 31, 2020

(with comparative amounts at December 31, 2019)

	2020	2019
ASSETS		
Cash	\$ 2,930,761	\$ 3,207,032
Investments	50,600,748	41,710,040
Church apportionments receivable	94,547	63,315
Accounts receivable, net	271,022	67,090
Prepaid expenses and other assets	354,330	632,753
Parish development loans receivable, net	778,572	968,055
Property and equipment, net	8,090,526	8,702,263
	\$ 63,120,506	\$ 55,350,548
 LIABILITIES AND NET ASSETS		
Liabilities		
Church apportionments designated for future periods	\$ 58,882	\$ 126,314
Accounts payable and accrued expenses	1,001,330	1,820,737
Deferred revenue	71,815	67,561
Loan payable - Wesleyan Investive	10,724	101,240
Loan payable - U.S. Small Business Administration	595,740	611,631
Total Liabilities	1,738,491	2,727,483
Net Assets		
Without donor restrictions	49,467,358	42,086,812
With donor restrictions	11,914,657	10,536,253
Total Net Assets	61,382,015	52,623,065
	\$ 63,120,506	\$ 55,350,548

See notes to combined financial statements

**Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church**

Combined Statement of Activities
Year Ended December 31, 2020
(with summarized totals for the year ended December 31, 2019)

	Without Donor Restrictions	With Donor Restrictions	2020 Total	2019 Total
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SUPPORT AND REVENUE				
Church apportionments	\$ 1,962,805	\$ 4,802,171	\$ 6,764,976	\$ 7,368,754
Designated benevolences	-	987,622	987,622	791,653
Fees and reimbursements	105,434	-	105,434	380,468
Grants and contributions	1,755,616	19,500	1,775,116	61,360
Retreat	189,388	-	189,388	1,501,813
Store sales	3,929	-	3,929	2,564
Investment return, net	5,701,871	1,424,711	7,126,582	7,022,981
Interest	46,212	-	46,212	60,604
Other	963	-	963	2,723
Gain on sale of properties	2,709,710	-	2,709,710	121,552
Net assets released from restrictions	<u>5,855,600</u>	<u>(5,855,600)</u>	<u>-</u>	<u>-</u>
Total Support and Revenue	<u>18,331,528</u>	<u>1,378,404</u>	<u>19,709,932</u>	<u>17,314,472</u>
EXPENSES				
Program services	7,139,855	-	7,139,855	7,751,519
Management and general	<u>3,811,127</u>	<u>-</u>	<u>3,811,127</u>	<u>4,808,343</u>
Total Expenses	<u>10,950,982</u>	<u>-</u>	<u>10,950,982</u>	<u>12,559,862</u>
Change in Net Assets	7,380,546	1,378,404	8,758,950	4,754,610
NET ASSETS				
Beginning of year	<u>42,086,812</u>	<u>10,536,253</u>	<u>52,623,065</u>	<u>47,868,455</u>
End of year	<u>\$ 49,467,358</u>	<u>\$ 11,914,657</u>	<u>\$ 61,382,015</u>	<u>\$ 52,623,065</u>

**Funds Administered by the Board of Trustees of the New York
Annual Conference of the United Methodist Church**

Statement of Functional Expenses

Year Ended December 31, 2020

(with summarized totals for the year ended December 31, 2019)

	Program Services				Management and General	2020 Total	2019 Total
	CCFA	BOT	Camping Ministry	Total Program Services			
Salaries	\$ 188,975	\$ -	\$ 201,461	\$ 390,436	\$ 2,726,825	\$ 3,117,261	\$ 2,963,952
Benefits and payroll taxes	694,122	-	120,414	814,536	388,016	1,202,552	1,459,360
Church apportionments	1,799,291	-	-	1,799,291	-	1,799,291	1,804,042
Designated benevolences	401,391	-	-	401,391	-	401,391	123,811
Grants and distributions	474,725	39,500	-	514,225	-	514,225	139,209
Bad debts	140,807	-	-	140,807	-	140,807	574,016
Fees and reimbursements	-	-	-	-	210,843	210,843	167,803
Retiree health reimbursement account	1,119,449	-	-	1,119,449	-	1,119,449	1,121,454
Scholarships	79,597	-	1,100	80,697	-	80,697	124,618
Other program expenses	231,189	-	28,628	259,817	-	259,817	831,936
Office and administrative	-	-	26,104	26,104	-	26,104	89,745
Rent - equipment	5,292	-	-	5,292	33,398	38,690	54,297
Rent - clergy housing	132,402	-	-	132,402	-	132,402	127,847
Clergy expenses	171,800	-	-	171,800	55,000	226,800	316,395
Telephone	-	-	7,604	7,604	48,970	56,574	68,684
Insurance	-	-	134,336	134,336	40,272	174,608	151,270
Utilities and fuel	173,495	-	62,848	236,343	40,556	276,899	265,660
Conferences, meetings and education	9,091	-	-	9,091	39,464	48,555	286,455
Travel and auto expenses	-	-	9,785	9,785	-	9,785	49,344
Equipment expenses	54,336	-	-	54,336	39,386	93,722	189,277
Professional fees	31,452	-	12,720	44,172	61,084	105,256	312,084
Property repairs and maintenance	14,672	-	51,238	65,910	55,986	121,896	403,098
Interest	3,016	-	18,319	21,335	-	21,335	25,801
Postage, printing and supplies	3,768	-	-	3,768	27,346	31,114	134,440
Store purchases	-	-	3,007	3,007	-	3,007	26,375
Miscellaneous expenses	6,031	-	107	6,138	43,981	50,119	62,136
Total Expenses Before Depreciation	5,734,901	39,500	677,671	6,452,072	3,811,127	10,263,199	11,873,109
Depreciation	16,974	472,884	197,925	687,783	-	687,783	686,753
Total Expenses	\$ 5,751,875	\$ 512,384	\$ 875,596	\$ 7,139,855	\$ 3,811,127	\$ 10,950,982	\$ 12,559,862

**Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church**
Combined Statement of Cash Flows
Year Ended December 31, 2020
(with summarized totals for the year ended December 31, 2019)

	<u>2020</u>	<u>2019</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 8,758,950	\$ 4,754,610
Adjustment to reconcile change in net assets to net cash from operating activities		
Realized and unrealized gains on investments	(7,068,457)	(7,012,140)
Gain on sale of properties	(2,709,710)	(121,552)
Depreciation	687,783	686,753
Provision for bad debts	140,807	574,016
Net change in operating assets and liabilities		
Church apportionments receivable	(31,232)	20,986
Accounts receivable	(257,506)	(106,225)
Prepaid expenses and other assets	278,423	(288,992)
Parish development loans receivable	102,250	(54,155)
Church apportionments designated for future periods	(67,432)	(54,804)
Accounts payable and accrued expenses	(819,407)	208,780
Deferred revenue	<u>4,254</u>	<u>15,867</u>
Net Cash from Operating Activities	<u>(981,277)</u>	<u>(1,376,856)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of investments	2,876,708	9,520,437
Purchase of investments	(4,698,959)	(7,343,108)
Proceeds from sale of property	2,709,710	121,552
Property and equipment acquisitions	<u>(76,046)</u>	<u>(235,993)</u>
Net Cash from Investing Activities	<u>811,413</u>	<u>2,062,888</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of capital lease obligations	-	(4,756)
Repayment of loans payable	<u>(106,407)</u>	<u>(98,174)</u>
Net Cash from Financing Activities	<u>(106,407)</u>	<u>(102,930)</u>
Net Change in Cash	(276,271)	583,102
CASH		
Beginning of year	<u>3,207,032</u>	<u>2,623,930</u>
End of year	<u>\$ 2,930,761</u>	<u>\$ 3,207,032</u>
SUPPLEMENTAL CASH FLOW INFORMATION		
Interest paid	\$ 21,335	\$ 25,801

See notes to combined financial statements

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

1. Organization

The New York Annual Conference of the United Methodist Church (“NYAC”) is one of fifty-four Annual Conferences of the United Methodist Church (“UMC”) in the United States of America. Annual Conferences provide regional administrative governance of and support for individual United Methodist churches that are members of the Conference.

The NYAC includes all churches in the Metropolitan New York area, Long Island, the Hudson Valley, the lower Catskill Mountains and the western half of the State of Connecticut. The NYAC’s Council on Finance and Administration (“CCFA”) consists of representative clergy and laity that are responsible for administering the financial affairs of the NYAC and includes only those funds under the stewardship of that body.

The CCFA derives substantially all of its support and revenue from the NYAC’s local churches. Expenses consist primarily of clergy support, the apportionments paid to the General Council on Finance and Administration of the UMC (“GCFA”) located in Nashville, Tennessee, support for religious and charitable programs, support for missions and church ministries, and management and financial administration of the NYAC.

CCFA administers the apportionment (revenue sharing) function among the local churches. CCFA also supports local churches by the collection and timely remittance of amounts invoiced for pension and health benefits. CCFA administers workers’ compensation insurance and provides services for other NYAC and UMC entities.

The Camping and Retreat Ministry of the NYAC (the “Camping and Retreat Ministry”) is a program of the UMC established for the purpose of providing experiences which shape and expand the Christian commitment of persons of all ages, empowering them to live the truth of the Gospel in their daily lives. The Camping and Retreat Ministry operates two camps in New York State known as Quinipet Camp and Retreat Center and Kingswood Campsite.

The Board of Trustees of the NYAC (the “Board of Trustees”) receives, collects and holds in trust, for the benefit of the NYAC and its agencies, donations, bequests and devises of any kind or character, real or personal, that may be given, devised, bequeathed, or conveyed to the Board of Trustees or to the NYAC and its agencies for any benevolent, charitable, or religious purpose. The Board of Trustees administers the income therefrom, in accordance with the directions of the donor, trustor, or testator, and in the interest of the church, society, institution, or agency contemplated by such donor, trustor, or testator, under the direction of NYAC. In addition, the Board of Trustees is responsible for administering the legal, insurance and property matters of the NYAC.

The NYAC is covered under the GCFA’s group ruling determination letter from the Internal Revenue Service confirming that it is a nonprofit corporation and, except for taxes pertaining to unrelated business income, is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code. The NYAC had no unrelated business income during the years ended December 31, 2020.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

2. Summary of Significant Accounting Policies

Principles of Combination

The combined financial statements of the Funds Under the Stewardship of the NYAC includes the accounts of CCFA, the Board of Trustees and the Camping and Retreat Ministry all of which are under common management. Intercompany transactions including administrative services such as finance, human resources and payroll and related receivables and payables have been eliminated.

Use of Estimates

The accompanying combined financial statements, except as discussed in Note 3, have been prepared in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"), which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the combined financial statements and the reported amounts of revenue and expenses during the combined reporting period. Accordingly, actual results could differ from those estimates.

Change in Accounting Principle

Effective January 1, 2020, NYAC adopted Accounting Standards Update ("ASU") 2014-09, *Revenue from Contracts with Customers*, revenue recognition guidance ("Topic 606") which provides a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers, and supersedes most current revenue recognition guidance. The core principle of the new ASU is that an entity should recognize revenue from the transfer of promised goods or services to customers in an amount that reflects the consideration the entity expects to receive for those promised goods or services to customers.

The guidance includes a five-step framework to determine the timing and amount of revenue to recognize related to contracts with customers. In addition, this guidance requires new or expanded disclosures related to judgments made by entities when following this framework. NYAC adopted the ASU on a modified retrospective basis. Adoption of the ASU had an immaterial impact on the NYAC's consolidated financial statements.

Classes of Net Assets

Net assets are classified based on the existence or absence of donor-imposed restrictions. Net assets without donor restrictions are those funds having no restriction as to use or purpose imposed by donors. Net assets with donor restrictions are those whose use by NYAC has been limited by donors to a specific period or purpose. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the combined statement of activities as net assets released from restrictions.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

2. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents

For purposes of the combined statements of financial position and cash flows, the NYAC considers all highly liquid debt instruments with a maturity at the time of purchase, of three months or less, to be cash equivalents.

Allowance for Doubtful Accounts Receivable and Apportionments Receivable

Receivables are stated at the amount management expects to collect from outstanding balances. An allowance for doubtful accounts receivable is estimated based on a combination of write-off history, aging analysis and any specific known troubled accounts. Balances that remain outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a reduction in receivables. The allowance for doubtful accounts receivable was \$110,183 at December 31, 2020. Management has concluded that no allowance for apportionments is required.

Fair Value of Financial Instruments

The NYAC follows U.S. GAAP guidance on *Fair Value Measurements* which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

Investments Valuation

Investments are carried at fair value.

Investment Income Recognition

Purchases and sales of securities are recorded on a trade-date basis. Dividends are recorded on the ex-dividend date. Interest income is recorded on the accrual basis. Realized and unrealized gains and losses are included in the determination of change in net assets.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

2. Summary of Significant Accounting Policies (continued)

Property and Equipment

Property and equipment is stated at cost, less accumulated depreciation. Donated assets are capitalized at their fair value at the time of the donation. Maintenance, routine repairs and minor replacements are charged to operations as incurred, while those improvements which materially extend the lives of the assets are capitalized. Depreciation is recognized on assets or groups of like assets purchased together with a minimum value of \$5,000. Depreciation is calculated using the straight-line method with one half year being recognized in the year of purchase and in the last year. Such assets are depreciated over the estimated useful lives as follows:

Building	50 years
Building improvements	15 years
Furniture and equipment	3-7 years
Computer equipment	3 years
Vehicles	5 years

Capitalized Costs

The NYAC capitalizes certain costs incurred in connection with improvements of its conference center and camps located in New York. Upon completion of the project, these costs are reclassified as building improvements and are depreciated over their estimated useful life.

Asset Retirement Obligations

The NYAC follows U.S. GAAP guidance on, *Accounting for Conditional Asset Retirement Obligations*, which requires recognition of a liability for legal obligations associated with the retirement of tangible long-lived assets when the timing and/or method of settlement of the obligation is conditional on a future event. This guidance requires that the fair value of a liability for a conditional asset retirement obligation be recognized in the period in which it occurred when a reasonable estimate of fair value can be made. The NYAC is not aware of the existence of any asset retirement obligations.

Revenue Recognition

The Camping and Retreat Ministries recognizes revenue from camping and retreat fees at a point in time when the performance obligation of providing this service is met. Payments are required in advance of providing the service. Any amounts collected, but unearned, would be classified as deferred revenue on the combined statement of financial position and recognized as income in the applicable period.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

2. Summary of Significant Accounting Policies (continued)

Apportionments, Contributions and Benevolences

The NYAC derives its revenue primarily from apportionments, grants, contributions, benevolences and retreat fees. Apportionments, grants, contributions and benevolences are accounted for under contribution guidance established by ASU 2018-08, *Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made*. The NYAC recognizes contributions when cash, securities or other assets; an unconditional promise to give; or a notification of a beneficial interest is received. Conditional promises to give – that is, those with a measurable performance or other barrier and a right of return – are not recognized until the contributions on which they depend have been met.

Apportionments are the amounts assessed to each local church to fund the NYAC's budget. Apportionments expire at the end of the calendar year. Local churches do not have any commitment on any underpayment of their apportionments. Designated benevolences represent monetary gifts to causes carrying out a specific mission and or program. Net assets with donor restrictions that are perpetual in nature are those funds whose use is limited by donor imposed restrictions that neither expire by the passage of time nor can be fulfilled or otherwise removed by actions of the NYAC.

Amounts recognized as revenue, but received after December 31, 2020 are recorded as church apportionments receivable.

In-Kind Support

A number of clergy and laity of the NYAC have contributed significant amounts of their time to the affairs of the NYAC, however, these services have not been reflected in the combined financial statements as they do not meet the U.S. GAAP criteria for recognition.

Summarized Financial Information

The combined statements of activities and functional expenses include prior year summarized comparative information in total which 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 combined financial statements for the year ended December 31, 2019 from which the summarized information was derived.

Functional Expenses

The costs of providing the NYAC's programs and other activities have been summarized by function and nature in the statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited using the direct method. Costs that are attributable to a specific program are directly charged as incurred and reported as program expense. The activities not identifiable with a single program are reported as management and general. The NYAC does not have any fundraising or membership development activity. Depreciation is allocated based on the space the program occupies.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

2. Summary of Significant Accounting Policies *(continued)*

Subsequent Events Evaluation by Management

Management has evaluated subsequent events for disclosure and/or recognition in the combined financial statements through the date that the combined financial statements were available to be issued, which date is June 22, 2021.

3. Postretirement Health Benefits Plan

The provision of health benefits to retirees are discussed and approved at NYAC's annual meeting each June and effective for the subsequent calendar year. The NYAC partners with Via Benefits to provide a choice of Medicare Supplement and Medicare Advantage health insurance plans for the NYAC's current and future eligible retirees who are already enrolled in Medicare. These plans are combined with an individual Health Reimbursement Account ("HRA") for each retiree and spouse, as applicable. NYAC funds the HRA within the plan chosen by the retiree with a fixed amount (determined each year by the NYAC similar to the past service pension rate) with which the retiree may choose to pay healthcare premiums and other health-related expenses. The fixed amount for 2020 was \$2,820 per participant, which is pro-rated based upon years of service. The NYAC's expense for its retirees for 2020 was \$1,119,449.

U.S. GAAP guidance requires that the funded status of the Postretirement Health Benefits Plan (the "Plan") be recognized in the accompanying combined statement of financial position and the disclosures about NYAC's participation in the Plan be made. Management has elected not to recognize the funded status in the combined financial statements or to present the required disclosures. Wespath Benefits and Investments ("Wespath"), the unrelated benefits administrator obtained an actuarial valuation of the Plan as of December 31, 2020. The valuation of the accumulated post-retirement benefit obligation as of December 31, 2020, was \$26,130,457. This amount represents the portion of the expected post-retirement benefit obligation attributed to active participants' and retirees' past service. Wespath supervises and administers retirement plans, investment funds, health and welfare benefit plans for The United Methodist Church.

4. Parish Development Loans Receivable

The NYAC's Parish Development Commission provides unsecured financing to its member churches and NYAC entities for improvements and major repairs from a revolving loan fund. The loans are made at interest rates determined by the Parish Development Committee and is currently set at 6%.

Loan principal and interest repayments are deposited back into the revolving loan fund to fund future loans and grants. The NYAC annually reviews the collectability of loans outstanding and adjusts the allowance for doubtful accounts accordingly. As of December 31, 2020, the allowance for doubtful accounts was \$1,130,497.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

5. Endowment, Investments and Investment Return

Interpretation of Law

The NYAC follows the provisions of the New York Prudent Management of Institutional Funds Act (“NYPMIFA”). Consistent with its interpretation of NYPMIFA, the NYAC classified as net assets with donor restrictions (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor restricted endowment fund that is not classified as perpetual in nature is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the NYAC in a manner consistent with the standard of prudence prescribed by NYPMIFA.

Return Objectives and Risk Parameters

The NYAC maintains various donor-restricted endowment funds and Board designated endowment funds whose purpose is to provide long term support for its programs and facilities. The NYAC has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment, while attempting to maintain purchasing power of the endowment assets.

The NYAC utilizes a total return investment approach with its asset allocation diversified over multiple asset classes and sub classes. The overall investment objective of the endowment funds and Board designated endowment funds (collectively, the “Endowment”) is to provide the greatest level of support for operating expenses and capital maintenance of the NYAC consistent with the preservation of purchasing power of the Endowment. To balance the current and future needs for operating and maintenance support, the NYAC seeks to maintain or enhance the real (inflation-adjusted) purchasing power of the Endowment, net of payments pursuant to the spending policy described below. This objective leads to a fixed income and equity-oriented investment strategy. The NYAC’s investment performance objective is to attain, over a majority of market cycles, an annualized real total return, net of fees, of at least 5% per annum.

Spending Rate Methods

The NYAC’s policy is to expend amounts from the Endowment to support current operations equal to five percent of the three-year quarterly average market value of investments held. The NYAC may use Board designated endowment funds for operating purposes with the approval of its Trustees.

If donor restricted Endowment funds have experienced losses below the donor restrictions amount of such funds due to market fluctuations, U.S. GAAP requires that such excess losses be absorbed by net assets without donor restrictions. The NYAC’s donor restricted Endowment funds have not experienced any losses during 2020.

The following is a reconciliation of the Endowment activity in investments:

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

5. Endowment, Investments and Investment Return (continued)

	Without Donor Restrictions	With Donor Restrictions	Total
Balance, January 1, 2020	\$ 31,173,787	\$ 10,536,253	\$ 41,710,040
Contributions/Transfers in	4,430,637	210,199	4,640,836
Investment income, net	(26,330)	84,455	58,125
Capital appreciation	5,728,201	1,340,256	7,068,457
Appropriations for programs	<u>(2,620,204)</u>	<u>(256,506)</u>	<u>(2,876,710)</u>
Balance, December 31, 2020	<u>\$ 38,686,091</u>	<u>\$ 11,914,657</u>	<u>\$ 50,600,748</u>
Comprised of the Following:			
Donor restricted funds	\$ -	\$ 11,914,657	\$ 11,914,657
Board designated funds	38,686,091	-	38,686,091
			<u>\$ 50,600,748</u>

The following are major categories of investments measured and categorized by the fair value hierarchy at fair value at December 31, 2020:

	Level 1	Level 2	Total
Money market fund	\$ 45,744	\$ -	\$ 45,744
Fixed income fund	-	6,862,872	6,862,872
Equity fund	-	31,688,960	31,688,960
Balanced fund	-	2,860,289	2,860,289
Bond fund	-	9,142,883	9,142,883
Total Investments at Fair Value	<u>\$ 45,744</u>	<u>\$ 50,555,004</u>	<u>\$ 50,600,748</u>

6. Property and Equipment

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

	CCFA	Board of Trustees	Camping Ministry	Total
Buildings	\$ -	\$ -	\$ 846,637	\$ 846,637
Building improvements	-	-	1,314,059	1,314,059
District parsonages	-	1,389,628	-	1,389,628
Episcopal residence	-	1,052,338	-	1,052,338
Conference center	-	6,998,182	-	6,998,182
Vehicles	-	-	283,987	283,987
Land improvements	-	-	1,290,525	1,290,525
Camp property	-	307,455	-	307,455
Furniture and equipment	<u>181,380</u>	<u>75,146</u>	<u>211,761</u>	<u>468,287</u>
	181,380	9,822,749	3,946,969	13,951,098
Accumulated depreciation	<u>(142,856)</u>	<u>(3,792,560)</u>	<u>(1,925,156)</u>	<u>(5,860,572)</u>
	<u>\$ 38,524</u>	<u>\$ 6,030,189</u>	<u>\$ 2,021,813</u>	<u>\$ 8,090,526</u>

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

7. Loan Payable – Wesleyan Investive

In 2001, the Board of Trustees borrowed \$1,000,000 from Wesleyan Investive towards the purchase and renovation of the conference center located in White Plains, New York. This loan is secured by the NYAC's real property. In July 2012, the NYAC renegotiated the terms for this loan reducing the interest rate from 8% to 4.75% per annum and requires monthly payments of principal and interest of \$7,200 through the loan's maturity date of January 2021. Interest expense amounted to \$3,017 for 2020. Aggregate maturities of this obligation for the year ended December 31, 2021 is \$10,724.

8. Loan Payable – U.S. Small Business Administration

In December 12, 2013, the Camping Ministries obtained a loan from the U.S. Small Business Administration ("SBA") in the amount \$703,200 to repair/replace disaster damaged land improvements. The loan is secured by the Quinipet camp real property. The loan provides for principal and interest at 3% beginning in December 2014 through the loan's maturity in December 2044. Interest expense for 2020 amounted to \$18,318. Aggregate maturities of this obligation at December 31, 2020 are due as follows:

2021	\$ 18,950
2022	19,519
2023	20,105
2024	20,708
2025	21,329
Thereafter	<u>495,129</u>
	<u>\$ 595,740</u>

9. Paycheck Protection Program

On May 1, 2020, NYAC received loan proceeds in the amount of \$935,200 under the Paycheck Protection Program (the "PPP"). The PPP, established as part of the Coronavirus Aid, Relief and Economic Security Act (the "CARES Act"), provides for loans to qualifying entities for amounts up to 2.5 times their 2019 average monthly payroll expenses of the qualifying entity. The PPP loan bears an interest rate of 1% per annum. All or a portion of the PPP loan principal and accrued interest are forgivable as long as the borrower uses the loan proceeds for eligible purposes, as described in the CARES Act as amended, over a period between eight to twenty-four weeks (the "Covered Period"). The amount of loan forgiveness could be reduced if the borrower terminates employees or reduces salaries above a certain threshold during the Covered Period and does not qualify for certain safe harbors. The unforgiven portion of the PPP loan, if any, is payable within two years from the date of the PPP loan with a deferral of payments of principal or interest until the amount of loan forgiveness is approved by the SBA.

NYAC has elected to report the PPP loan proceeds as a conditional grant under requirements contained in ASU 2018-08. Accordingly, NYAC recognizes income as the conditions of the PPP loan are met. For the year ended December 31, 2020, NYAC recognized \$935,200 of the proceeds from the PPP loan as grant income in the consolidated statement of activities. As of November 27, 2020, the SBA has notified NYAC that the PPP loan has been forgiven.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

10. Retirement Plans

The NYAC participates in a multiemployer defined benefit pension plan administered by Wespath that covers substantially all UMC clergy. There are three plans under these multiemployer plans which are: 1) Clergy Retirement Security Program (“CRSP”), 2) the Ministerial Pension Plan (“MPP Annuities”) and 3) the Pre-1982 Plan. This multiemployer plan is a non-electing church plan under the Internal Revenue Code Sections 414 (e) and 410 (d) and as such is exempt from the minimum funding requirements of ERISA, the Pension Protection Act of 2006, and Internal Revenue Code Sections 412 and 430 through 436. Accordingly, no funding improvement plan or zoning funding requirements apply.

Pre-1982 Plan

The Pre-1982 Plan covers service prior to 1982. The Pre-1982 Plan provisions specify that the specific benefit levels of the plan are determined by participating plan sponsors at their annual meeting. The NYAC adopted the following benefit levels for 2020:

Past service rate	\$ 617
Contingent annuitant percentage	70%

For the year ended December 31, 2020, the last valuation date is as of January 1, 2018, the Pre-1982 Plan had a funded status of 99%. In 2020, \$664,293 was transferred out of the Pre-1982 Plan to the CRSP.

MPP Annuities

The MPP Annuities cover service from 1982 through 2006. For the year ended December 31, 2020, the last valuation date is as of January 1, 2018, the MPP Annuities plan had a funded status of 108%. Expense for 2020 amounted to \$0.

CRSP

The CRSP plan covers service on or after January 1, 2007. The plan has both defined benefit and defined contribution components. For the year ended December 31, 2020, the last valuation date is as of January 1, 2018, the CRSP plan had a funded status of 109%. The defined benefit contributions for 2020 amounted to \$1,319,041 of which \$664,293 was transferred from the Pre-1982 Plan and \$654,748 was contributed with funds from the pension deposit accounts. The defined contribution expense for 2020 amounted to \$172,487.

United Methodist Personal Investment Plan (“UMPIP”)

Lay-staff retirement benefits are covered under UMPIP, a 403(b) defined contribution plan. Participation in UMPIP requires each eligible employee to contribute 3% or more of wages to receive a 12% of salary contribution by the NYAC. Expense for 2020 amounted to \$166,263.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

11. Medical and Health Plan

The NYAC provides health benefits under a multi-employer plan, HealthFlex, administered by Wespath. HealthFlex provides medical and health benefits for eligible clergy and eligible lay-staff employed by the NYAC.

The cost of participating in HealthFlex is based on a uniform rate determined annually by the NYAC. The NYAC's expense for its clergy and staff in HealthFlex for 2020 was \$668,566.

12. Support Services

CCFA provides payroll processing and administrative services on a reimbursement basis to the Camping and Retreat Ministry, the Board of Trustees and the United Methodist Frontier Foundation (the "Frontier Foundation") (an unrelated entity).

13. Pension and Health Benefits Deposit Accounts

In accordance with a resolution of the NYAC, the Conference Board of Pensions and Health Benefits maintains six accounts with Wespath on behalf of the NYAC for the purpose of funding NYAC's participation in the multiemployer defined benefit plans disclosed in Note 9 and the multiemployer medical and health plan disclosed in note 10, as well as the post-retirement health benefits plan disclosed in Note 3.

As of December 31, 2020, the account balances for the purpose of funding the multiemployer benefit plans were the Integrity in Pensions account of \$754,499 and the Pre-82 pension account \$25,223,723. Pursuant to U.S. GAAP these two accounts are not recorded in the accounts of the NYAC due to them being part of a multiemployer plan disclosed in Note 9.

The following deposit accounts are included in Note 5 as part of endowment investments held without donor restrictions:

As of December 31, 2020, the Deposit account with a balance of \$4,940 serves as a clearing account through which Healthflex, CRSP and Death and Disability ("CPP") benefit bills are settled with the plan administrator.

As of December 31, 2020, the Retiree HRA Funding account with a balance of \$341,663 serves to fund the postretirement health plan disclosed in Note 3.

As of December 31, 2020, the General account with a balance of \$337,671, is used to fund certain wellness initiatives approved by the Conference Board of Pensions and Health Benefits and host seminars for those about to retire for NYAC's participation in the aforementioned multiemployer plans.

As of December 31, 2020, the Health Benefits Reserve account with a balance of \$28,374,397, is used to cover retiree health insurance as well as for CRSP defined benefit receipts and year end payments to the General Board of Pensions and Health Benefits.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

14. Restrictions and Limitations on Net Assets

Net assets without donor restrictions are as follows at December 31, 2020:

Undesignated	\$ 10,781,267
Board designated endowment funds	<u>38,686,091</u>
	<u><u>\$ 49,467,358</u></u>

The table below presents the net assets released from restrictions and the components of net assets with donor restrictions at December 31, 2020:

<u>Fund Description</u>	<u>Net Assets Released From Restriction in 2020</u>	<u>Net Assets With Donor Restrictions at December 31, 2020</u>
Special Funds		
Epworth - Camp Capital Fund	\$ -	\$ 75,132
Epworth - Other Capital Fund	-	456,608
Groveville Cemetery Fund	-	5,861
Young Clergy DAP Fund	39,500	413,417
Parish Development Loan Fund	<u>3,426</u>	<u>712,860</u>
	<u>42,926</u>	<u>1,663,878</u>
Trust Funds		
Aldersgate Church Fund	9,909	227,826
Collard Fund	601	35,393
Denver Fund	26,779	1,320,276
Dier Trust Fund	82,173	5,776,457
Hess Craryville	75	4,430
Hess Five Points	45	2,652
Hess Fund for National Division	571	33,668
Hess Fund for World Division	259	15,264
Hess Methodist Hospital	184	10,918
Jeffersonville Fund	78	4,646
Shauman Fund	1,000	48,484
Williams Fund	<u>6,932</u>	<u>178,893</u>
	<u>128,606</u>	<u>7,658,907</u>
General Camping Programs	-	227,362
Quinipet Camp Program	<u>-</u>	<u>18,400</u>
	<u>-</u>	<u>245,762</u>
Conference Programs	<u>5,684,068</u>	<u>2,346,110</u>
	<u><u>\$ 5,855,600</u></u>	<u><u>\$ 11,914,657</u></u>

15. Gain on Sale of Properties

In 2020, the NYAC sold various church properties, resulting in a gain totaling \$2,709,710. This amount is included in the combined statement of activities.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

16. Concentrations of Credit Risk

Financial instruments, which potentially subject the NYAC to concentrations of credit risk consist primarily of cash, investments and receivables. At times, the NYAC maintains balances with banking institutions that exceed the Federal Deposit Insurance Corporation's ("FDIC") insurable limit. Investments are diversified to reduce concentrations so that there is no significant concentration of credit risk. The NYAC's receivables are primarily from its member churches. The NYAC believes that no significant concentrations of credit risk exist with respect to its cash, investments and receivables. At December 31, 2020, approximately \$1,417,000 of cash was maintained with an institution in excess of FDIC limits.

17. Operating Lease Commitments

The NYAC leases office equipment, telecommunications equipment and software under various commercial operating leases with equipment suppliers or commercial leasing companies. Rent expense for 2020 was \$132,402. Aggregate minimum annual rental payments at December 31, 2020 are payable as follows:

2021	\$ 118,838
2022	44,329
2023	36,943
2024	<u>26,414</u>
	<u>\$ 226,524</u>

18. Availability of Financial Assets

The following reflects the NYAC's financial assets as of the combined statement of financial position date, reduced by amounts not available for general use within one year of the combined statement of financial position date because of contractual, donor-imposed restrictions or internal designations. Amounts not available include amounts set aside for long-term investing in the operating and capital reserves that could be drawn upon if the governing board approves that action.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

18. Availability of Financial Assets (continued)

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

	2020
Financial Assets:	
Cash	\$ 2,930,761
Investments	50,600,748
Church apportionments receivable	94,547
Accounts receivable, net	271,022
Total Financial assets	53,897,078
Less:	
Net assets with donor restrictions	(11,914,657)
Board designated endowment funds	(38,686,091)
Financial assets available to meet cash needs for general expenditures within one year	\$ 3,296,330

The NYAC has an operating reserve included in the combined statement of financial position with a balance of approximately \$2.8 million at December 31, 2020, which is included in the board designated endowment funds. This is a governing board-designated reserve with the objective of setting funds aside to be drawn upon the event of a financial distress or an immediate liquidity need resulting from events outside the typical life cycle of converting financial assets to cash or settling financial liabilities. The NYAC's target for this reserve is a total of 50% of the NYAC annual budget, which was suggested by GCFA. The operating reserve funds are held in fossil free investments in Wespath.

19. Contingencies

The NYAC is involved in litigation arising in the normal course of business. Management estimates that the ultimate resolution of these matters will not be material to the NYAC's financial position.

Coronavirus

The NYAC's operations have been affected by the recent and ongoing outbreak of COVID-19, which was declared a pandemic by the World Health Organization in March 2020. Many countries around the world, including the United States, have significant governmental measures being implemented to control the spread of COVID-19, including temporary closures of businesses, severe restrictions on travel and the movement of people and other material limitation on the conduct of business. The COVID-19 pandemic and restrictions caused retreat revenues to be significantly lower due to the temporary closure of the camping and retreat site.

**Funds Under the Stewardship of the
New York Annual Conference of the United Methodist Church**

Notes to Combined Financial Statements
December 31, 2020

19. Contingencies (continued)

Coronavirus (continued)

COVID-19 has also resulted in substantial volatility in the global financial markets. The NYAC's investment portfolio has not incurred a significant decline in its fair value since December 31, 2020, however, because the value of the NYAC's individual investments has and will fluctuate in response to changing market conditions, the amount of losses, if any, that will be recognized in subsequent periods, cannot be determined.

The full duration and extent of the COVID-19 pandemic, related business and travel restrictions and changes to behavior intended to reduce its spread are uncertain as of the date these combined financial statements were available for issuance, as the pandemic continues to evolve globally. Therefore, the full extent of any adverse impact on the results of operations, financial position and cash flows in 2021 cannot be reasonably estimated at this time.

20. Subsequent Events

A Special Session of the General Conference of The United Methodist Church took place February 23-26, 2019 in St. Louis, Missouri. The purpose was to act on a report from the Commission on a Way Forward, authorized to examine paragraphs in The Book of Discipline concerning human sexuality and to explore options to strengthen church unity.

The United Methodist General Conference 2019 delegates passed The Traditional Plan 438 to 384. The Traditional Plan as amended, affirms the church's current bans on ordaining lesbian, gay, bisexual, transgender and queer ("LGBTQ") clergy and officiating at or hosting same-sex marriage.

In February 2020, a diverse, 16-member group of United Methodist bishops, including NYAC Bishop Thomas J. Bickerton and other leaders offered a proposal that would preserve The United Methodist Church while allowing traditionalist-minded congregations to form a new denomination. The separating group would receive \$25 million in United Methodist funds and would retain its local church properties. The proposal required approval at the 2020 General Conference, which was first postponed to 2021 due to the COVID-19 pandemic, and has again been postponed until 2022. These denominational matters could have a significant impact on the future receipts, assets and overall activities of the Conference. However, the effects of these changes cannot be reasonably estimated as of the date of this report.

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**Funds Under the Stewardship of the
New York Annual Conference
of the United Methodist Church**

Supplemental Information

December 31, 2020

**Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church**

Combining Schedule of Financial Position
December 31, 2020
(with comparative amounts at December 31, 2019)

2020

	CCFA	Board of Trustees	Camping Ministry	Sub-Total	Eliminating Entries Debit (Credit)	Combined	2019 Combined
ASSETS							
Cash	\$ 2,703,561	\$ -	\$ 227,200	\$ 2,930,761	\$ -	\$ 2,930,761	\$ 3,207,032
Investments	40,114,139	10,158,688	327,921	50,600,748	-	50,600,748	41,710,040
Church apportionments receivable	94,547	-	-	94,547	-	94,547	63,315
Accounts receivable, net	267,109	-	3,913	271,022	-	271,022	67,090
Prepaid expenses and other assets	122,010	223,249	9,071	354,330	-	354,330	632,753
Parish development loans receivable, net	778,572	-	-	778,572	-	778,572	968,055
Due from the Camping Ministry	461,327	-	-	461,327	(461,327)	-	-
Due from CCFA	-	406,170	-	406,170	(406,170)	-	-
Property and equipment, net	38,524	6,030,189	2,021,813	8,090,526	-	8,090,526	8,702,263
	<u>\$ 44,579,789</u>	<u>\$ 16,818,296</u>	<u>\$ 2,589,918</u>	<u>\$ 63,988,003</u>	<u>\$ (867,497)</u>	<u>\$ 63,120,506</u>	<u>\$ 55,350,548</u>
LIABILITIES AND NET ASSETS							
Liabilities							
Church apportionments designated for future periods	\$ 58,882	\$ -	\$ -	\$ 58,882	\$ -	\$ 58,882	\$ 126,314
Accounts payable and accrued expenses	969,780	-	31,550	1,001,330	-	1,001,330	1,820,737
Deferred revenue	-	-	71,815	71,815	-	71,815	67,561
Due to BOT	406,170	-	-	406,170	(406,170)	-	-
Due to CCFA	-	-	461,327	461,327	(461,327)	-	-
Loan payable - Wesleyan Investive	-	10,724	-	10,724	-	10,724	101,240
Mortgage payable - U.S. Small Business Administration	-	-	595,740	595,740	-	595,740	611,631
Total Liabilities	1,434,832	10,724	1,160,432	2,605,988	(867,497)	1,738,491	2,727,483
Net Assets							
Without donor restrictions	37,131,662	11,144,507	1,191,189	49,467,358	-	49,467,358	42,086,812
With donor restrictions	6,013,295	5,663,065	238,297	11,914,657	-	11,914,657	10,536,253
Total Net Assets	<u>43,144,957</u>	<u>16,807,572</u>	<u>1,429,486</u>	<u>61,382,015</u>	<u>-</u>	<u>61,382,015</u>	<u>52,623,065</u>
	<u>\$ 44,579,789</u>	<u>\$ 16,818,296</u>	<u>\$ 2,589,918</u>	<u>\$ 63,988,003</u>	<u>\$ (867,497)</u>	<u>\$ 63,120,506</u>	<u>\$ 55,350,548</u>

**Funds Under the Stewardship of the New York
Annual Conference of the United Methodist Church**

Combining Schedule of Activities
Year Ended December 31, 2020

(with summarized totals for the year ended December 31, 2019)

	2020											
	CCFA			Board of Trustees			Camping Ministry			Eliminating Entries		2019 Combined
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total	(Debit) Credit	Combined	
SUPPORT AND REVENUE												
Church apportionments	\$ 1,962,805	\$ 4,802,171	\$ 6,764,976	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,764,976	\$ 7,368,754
Designated benevolences	340,812	987,622	1,328,434	-	-	-	-	-	-	(340,812)	987,622	791,653
Fees and reimbursements	105,434	-	105,434	-	-	-	-	-	-	-	105,434	380,468
Grants and contributions	2,304,169	-	2,304,169	527,207	19,500	546,707	143,224	-	143,224	(1,218,984)	1,775,116	61,360
Retreat	-	-	-	-	-	-	189,388	-	189,388	-	189,388	1,501,813
Store sales	-	-	-	-	-	-	3,929	-	3,929	-	3,929	2,564
Investment return, net	5,601,658	530,665	6,132,323	89,643	881,144	970,787	10,570	12,902	23,472	-	7,126,582	7,022,981
Interest	46,212	-	46,212	-	-	-	-	-	-	-	46,212	60,604
Other	-	-	-	-	-	-	963	-	963	-	963	2,723
Gain on sale of properties	1,443,884	-	1,443,884	1,265,826	-	1,265,826	-	-	-	-	2,709,710	121,552
Net assets released from restrictions	4,631,816	(4,631,816)	-	1,223,784	(1,223,784)	-	-	-	-	-	-	-
Total Support and Revenue	<u>16,436,790</u>	<u>1,688,642</u>	<u>18,125,432</u>	<u>3,106,460</u>	<u>(323,140)</u>	<u>2,783,320</u>	<u>348,074</u>	<u>12,902</u>	<u>360,976</u>	<u>(1,559,796)</u>	<u>19,709,932</u>	<u>17,314,472</u>
EXPENSES												
Program services	6,125,823	-	6,125,823	1,696,668	-	1,696,668	877,160	-	877,160	(1,559,796)	7,139,855	7,751,519
Management and general	<u>3,795,224</u>	-	<u>3,795,224</u>	-	-	-	<u>15,903</u>	-	<u>15,903</u>	-	<u>3,811,127</u>	<u>4,808,343</u>
Total Expenses	<u>9,921,047</u>	-	<u>9,921,047</u>	<u>1,696,668</u>	-	<u>1,696,668</u>	<u>893,063</u>	-	<u>893,063</u>	<u>(1,559,796)</u>	<u>10,950,982</u>	<u>12,559,862</u>
Change in Net Assets	6,515,743	1,688,642	8,204,385	1,409,792	(323,140)	1,086,652	(544,989)	12,902	(532,087)	-	8,758,950	4,754,610
NET ASSETS												
Beginning of year	<u>30,615,919</u>	<u>4,324,653</u>	<u>34,940,572</u>	<u>9,734,715</u>	<u>5,986,205</u>	<u>15,720,920</u>	<u>1,736,178</u>	<u>225,395</u>	<u>1,961,573</u>	-	<u>52,623,065</u>	<u>47,868,455</u>
End of year	<u>\$ 37,131,662</u>	<u>\$ 6,013,295</u>	<u>\$ 43,144,957</u>	<u>\$ 11,144,507</u>	<u>\$ 5,663,065</u>	<u>\$ 16,807,572</u>	<u>\$ 1,191,189</u>	<u>\$ 238,297</u>	<u>\$ 1,429,486</u>	<u>\$ -</u>	<u>\$ 61,382,015</u>	<u>\$ 52,623,065</u>