

Bowery Residents' Committee, Inc. and Affiliated Organizations

Independent Auditor's Report and Combined Financial Statements

June 30, 2020 and 2019



Bowery Residents' Committee, Inc. and Affiliated Organizations
June 30, 2020 and 2019

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Independent Auditor's Report

Board of Directors
Bowery Residents' Committee, Inc. and Affiliated Organizations
New York, New York

We have audited the accompanying combined financial statements of Bowery Residents' Committee, Inc. and Affiliated Organizations (collectively, the Organization), which comprise the combined statements of financial position as of June 30, 2020 and 2019, and the related statements of activities, changes in net assets, functional expenses and cash flows for the years then ended, and the related notes to the combined financial statements.

Management's Responsibility for the 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these combined financial statements based on our audits. As of June 30, 2019, we did not audit the financial statements of BRC Landing Road II, LP, which statements reflect total assets constituting approximately 37 percent of combined total assets and total revenues constituting 1 percent of total combined revenues as of and for the year then ended. Those statements were audited by other auditors whose report has been furnished to us, and in our opinion, insofar as it relates to the amounts included for BRC Landing Road II, LP, is based solely on the report of the other auditors. We conducted our audits 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 auditor's 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 audit opinion.

Opinion

In our opinion, based on our report and the report of the other auditors, the combined financial statements referred to above present fairly, in all material respects, the financial position of the Organization as of June 30, 2020 and 2019, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As described in *Note 1* to the combined financial statements, in 2020, the Organization adopted ASU 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made* and ASU 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash*. Our opinion is not modified with respect to these matters.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the combined financial statements as a whole. The supplementary information listed in the table of contents 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, the information is fairly stated in all material respects in relation to the combined financial statements as a whole.

BKD, LLP

New York, New York
December 22, 2020

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Financial Position
June 30, 2020 and 2019

	2020	2019
Assets		
Current Assets		
Cash	\$ 6,141,737	\$ 6,762,173
Accounts receivable, net	16,235,900	9,013,507
Contributions receivable	959,974	1,881,974
Prepaid expenses and other assets	1,264,202	1,575,014
Total current assets	24,601,813	19,232,668
Restricted cash - assets limited as to use	4,206,074	3,873,054
Property and equipment, net	94,767,476	92,837,957
Total assets	\$ 123,575,363	\$ 115,943,679
Liabilities and Net Assets		
Current Liabilities		
Accounts payable and accrued expenses	\$ 9,948,728	\$ 5,698,434
Accrued compensation and related taxes	4,962,308	3,076,596
Accrued interest payable	4,468,794	3,936,250
Deferred revenue	592,337	2,251,008
Line of credit	5,000,000	3,000,000
Current portion of loans payable	542,440	446,726
Total current liabilities	25,514,607	18,409,014
Other Liabilities		
Deferred rent	7,374,322	7,550,279
Deferred revenue, net of current portion	3,415,675	3,610,856
Loans payable, net of current portion	65,294,315	62,057,121
Total liabilities	101,598,919	91,627,270
Net Assets		
Without donor restrictions	4,367,022	2,942,504
With donor restrictions	632,995	2,870,081
Noncontrolling interest	16,976,427	18,503,824
Total net assets	21,976,444	24,316,409
Total liabilities and net assets	\$ 123,575,363	\$ 115,943,679

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Activities
Years Ended June 30, 2020 and 2019

	2020		Total
	Without Donor Restrictions	With Donor Restrictions	
Revenues			
Government and other grants	\$ 86,487,807	\$ -	\$ 86,487,807
Medicaid	6,188,150	-	6,188,150
Program service fees	1,739,716	-	1,739,716
Rental income	4,038,759	-	4,038,759
Contributions	1,330,729	666,136	1,996,865
Other income	952,681	-	952,681
Net assets released from restrictions	2,903,222	(2,903,222)	-
Total revenues before special events	103,641,064	(2,237,086)	101,403,978
Special events revenue	1,190,927	-	1,190,927
Less: cost of direct benefit to donors	(124,340)	-	(124,340)
Net revenue from special events	1,066,587	-	1,066,587
Total revenues	104,707,651	(2,237,086)	102,470,565
Expenses			
Program services without affiliated organizations' expenses			
Gateway Services	26,872,037	-	26,872,037
Homeless Services	34,597,354	-	34,597,354
Housing Services	11,488,647	-	11,488,647
Treatment Service	12,834,670	-	12,834,670
Total program services without affiliated organizations' expenses	85,792,708	-	85,792,708
Supporting services			
Management and general	11,770,621	-	11,770,621
Fundraising	721,735	-	721,735
Total supporting services	12,492,356	-	12,492,356
Affiliated organizations' expenses	6,982,902	-	6,982,902
Total expenses	105,267,966	-	105,267,966
Change in Net Assets	(560,315)	(2,237,086)	(2,797,401)
Capital Contributions	457,436	-	457,436
Net Assets, Beginning of Year	21,446,328	2,870,081	24,316,409
Net Assets, End of Year	\$ 21,343,449	\$ 632,995	\$ 21,976,444

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Activities (Continued)
Years Ended June 30, 2020 and 2019

	2019		
	Without Donor Restrictions	With Donor Restrictions	Total
Revenues			
Government and other grants	\$ 77,038,534	\$ -	\$ 77,038,534
Medicaid	6,354,010	-	6,354,010
Program service fees	1,840,899	-	1,840,899
Rental income	3,898,592	-	3,898,592
Contributions	1,029,475	1,187,430	2,216,905
Other income	300,336	-	300,336
Net assets released from restrictions	1,581,600	(1,581,600)	-
Total revenues before special events	<u>92,043,446</u>	<u>(394,170)</u>	<u>91,649,276</u>
Special events revenue	961,206	-	961,206
Less: cost of direct benefit to donors	(184,029)	-	(184,029)
Net revenue from special events	<u>777,177</u>	<u>-</u>	<u>777,177</u>
Total revenues	<u>92,820,623</u>	<u>(394,170)</u>	<u>92,426,453</u>
Expenses			
Program services without affiliated organizations' expenses			
Gateway Services	22,753,749	-	22,753,749
Homeless Services	31,628,289	-	31,628,289
Housing Services	10,292,072	-	10,292,072
Treatment Service	12,998,036	-	12,998,036
Total program services without affiliated organizations' expenses	<u>77,672,146</u>	<u>-</u>	<u>77,672,146</u>
Supporting services			
Management and general	9,754,299	-	9,754,299
Fundraising	807,724	-	807,724
Total supporting services	<u>10,562,023</u>	<u>-</u>	<u>10,562,023</u>
Affiliated organizations' expenses	<u>7,109,674</u>	<u>-</u>	<u>7,109,674</u>
Total expenses	<u>95,343,843</u>	<u>-</u>	<u>95,343,843</u>
Change in Net Assets	<u>(2,523,220)</u>	<u>(394,170)</u>	<u>(2,917,390)</u>
Capital Contributions	<u>15,896,903</u>	<u>-</u>	<u>15,896,903</u>
Net Assets, Beginning of Year	<u>8,072,645</u>	<u>3,264,251</u>	<u>11,336,896</u>
Net Assets, End of Year	<u>\$ 21,446,328</u>	<u>\$ 2,870,081</u>	<u>\$ 24,316,409</u>

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Changes in Net Assets
Years Ended June 30, 2020 and 2019

	2020						
	Controlling Interests			Noncontrolling Interests			Total
	Bowery Residents' Committee, Inc. Without Donor Restrictions	Affiliated Organizations Without Donor Restrictions	Subtotal Without Donor Restrictions	Bowery Residents' Committee, Inc. With Donor Restrictions	Subtotal Controlling Interests	Noncontrolling Interests	
Net Assets, June 30, 2019	\$ 7,480,924	\$ (4,538,420)	\$ 2,942,504	\$ 2,870,081	\$ 5,812,585	\$ 18,503,824	\$ 24,316,409
Increase (decrease) in net assets without donor restrictions	(1,518,603)	39,899	(1,478,704)	-	(1,478,704)	(1,984,833)	(3,463,537)
Restricted contributions	-	-	-	666,136	666,136	-	666,136
Capital contributions	-	-	-	-	-	457,436	457,436
Net assets released from restrictions	2,903,222	-	2,903,222	(2,903,222)	-	-	-
Net Assets, June 30, 2020	<u>\$ 8,865,543</u>	<u>\$ (4,498,521)</u>	<u>\$ 4,367,022</u>	<u>\$ 632,995</u>	<u>\$ 5,000,017</u>	<u>\$ 16,976,427</u>	<u>\$ 21,976,444</u>
	2019						
	Controlling Interests			Noncontrolling Interests			
	Bowery Residents' Committee, Inc. Without Donor Restrictions	Affiliated Organizations Without Donor Restrictions	Subtotal Without Donor Restrictions	Bowery Residents' Committee, Inc. With Donor Restrictions	Subtotal Controlling Interests	Noncontrolling Interests	Total
Net Assets, June 30, 2018	\$ 7,881,269	\$ (4,295,609)	\$ 3,585,660	\$ 3,264,251	\$ 6,849,911	\$ 4,486,985	\$ 11,336,896
Increase (decrease) in net assets without donor restrictions	(1,981,945)	(242,811)	(2,224,756)	-	(2,224,756)	(1,880,064)	(4,104,820)
Restricted contributions	-	-	-	1,187,430	1,187,430	-	1,187,430
Capital contributions	-	-	-	-	-	15,896,903	15,896,903
Net assets released from restrictions	1,581,600	-	1,581,600	(1,581,600)	-	-	-
Net Assets, June 30, 2019	<u>\$ 7,480,924</u>	<u>\$ (4,538,420)</u>	<u>\$ 2,942,504</u>	<u>\$ 2,870,081</u>	<u>\$ 5,812,585</u>	<u>\$ 18,503,824</u>	<u>\$ 24,316,409</u>

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Functional Expenses
Years Ended June 30, 2020 and 2019

	2020										
	Program Services					Supporting Services					
	Gateway Services	Homeless Services	Housing Services	Treatment Services	Affiliated Organizations - Housing	Total Program Services	Management and General	Fundraising	Direct Costs of Special Events	Total Supporting Services	Total
Salaries	\$ 14,926,533	\$ 16,866,647	\$ 3,730,561	\$ 6,385,592	\$ 796,906	\$ 42,706,239	\$ 6,016,657	\$ 501,989	\$ -	\$ 6,518,646	\$ 49,224,885
Employee taxes and fringe benefits	2,882,529	3,461,459	790,442	1,383,149	162,044	8,679,623	1,267,099	100,924	-	1,368,023	10,047,646
Total salaries and related expenses	17,809,062	20,328,106	4,521,003	7,768,741	958,950	51,385,862	7,283,756	602,913	-	7,886,669	59,272,531
Temporary services	1,033,895	2,068,247	69,524	522,032	34,281	3,727,979	192,089	1,277	-	193,366	3,921,345
Real estates, water and sewer taxes	205,841	448,973	157,059	56,397	88,296	956,566	6,415	594	-	7,009	963,575
Rent	4,036,936	5,414,278	4,875,301	1,900,556	81,898	16,308,969	371,962	38,463	-	410,425	16,719,394
Utilities	295,222	472,038	311,712	230,815	102,529	1,412,316	19,823	1,832	-	21,655	1,433,971
Communications	116,802	113,123	122,467	170,307	5,139	527,838	17,702	1,645	-	19,347	547,185
Printing and postage	413	1,190	718	733	529	3,583	7,922	3,267	-	11,189	14,772
Insurance	315,477	585,026	88,434	173,391	308,419	1,470,747	471,625	2,930	-	474,555	1,945,302
Professional fees	481,272	1,658,255	214,803	281,769	99,054	2,735,153	1,341,737	6,315	-	1,348,052	4,083,205
Staff training and recruitment	36,133	50,559	4,065	11,573	172	102,502	31,210	69	-	31,279	133,781
Office expenses	201,662	229,731	101,599	92,680	23,470	649,142	161,011	38,676	-	199,687	848,829
Supplies	477,588	808,471	160,921	192,795	41,825	1,681,600	20,140	3,593	-	23,733	1,705,333
Equipment	45,980	12,594	116,077	40,221	5,306	220,178	36,995	-	-	36,995	257,173
Maintenance and repairs	843,715	1,108,365	450,935	304,247	102,176	2,809,438	35,308	5,505	-	40,813	2,850,251
Travel	8,157	5,713	15,718	25,659	106	55,353	10,224	361	-	10,585	65,938
Client related expenses	832,251	952,876	229,307	691,615	3,316	2,709,365	6,264	881	-	7,145	2,716,510
Interest	46,878	-	-	-	1,805,258	1,852,136	54,533	-	-	54,533	1,906,669
Catering and other expenses	-	-	-	-	-	-	-	-	124,340	124,340	124,340
Bad debt expenses	-	-	-	-	369,371	369,371	932,239	-	-	932,239	1,301,610
Property management cost	-	-	-	-	10,150	10,150	-	-	-	-	10,150
Other	8,901	278,254	22,083	21,970	814,639	1,145,847	12,781	13,414	-	26,195	1,172,042
Total expenses before depreciation	26,796,185	34,535,799	11,461,726	12,485,501	4,854,884	90,134,095	11,013,736	721,735	124,340	11,859,811	101,993,906
Depreciation	75,852	61,555	26,921	349,169	2,128,018	2,641,515	756,885	-	-	756,885	3,398,400
Less expenses deducted directly from revenues on the statements of activities	-	-	-	-	-	-	-	-	-	-	-
Direct cost of special events	-	-	-	-	-	-	-	-	(124,340)	(124,340)	(124,340)
Total expenses	\$ 26,872,037	\$ 34,597,354	\$ 11,488,647	\$ 12,834,670	\$ 6,982,902	\$ 92,775,610	\$ 11,770,621	\$ 721,735	\$ -	\$ 12,492,356	\$105,267,966

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Functional Expenses (Continued)
Years Ended June 30, 2020 and 2019

	2019										
	Program Services					Supporting Services					Total
	Gateway Services	Homeless Services	Housing Services	Treatment Services	Affiliated Organizations - Housing	Total Program Services	Management and General	Fundraising	Direct Costs of Special Events	Total Supporting Services	
Salaries	\$ 12,547,853	\$ 16,266,245	\$ 3,369,562	\$ 6,417,092	\$ 725,167	\$ 39,325,919	\$ 5,212,264	\$ 415,372	\$ -	\$ 5,627,636	
Employee taxes and fringe benefits	2,683,014	3,383,907	741,350	1,390,800	161,962	8,361,033	980,404	74,538	-	1,054,942	9,415,975
Total salaries and related expenses	15,230,867	19,650,152	4,110,912	7,807,892	887,129	47,686,952	6,192,668	489,910	-	6,682,578	54,369,530
Temporary services	437,319	1,518,713	49,150	435,455	29,554	2,470,191	371,974	-	-	371,974	2,842,165
Real estates, water and sewer taxes	159,829	459,664	128,582	61,848	27,149	837,072	5,699	-	-	5,699	842,771
Rent	3,602,492	5,240,145	4,378,448	1,840,864	107,656	15,169,605	475,438	33,941	-	509,379	15,678,984
Utilities	375,004	567,197	360,823	333,236	83,244	1,719,504	54,275	62	-	54,337	1,773,841
Communications	106,758	123,129	114,946	155,013	-	499,846	16,116	146	-	16,262	516,108
Printing and postage	1,205	1,381	1,284	726	537	5,133	8,185	21,217	-	29,402	34,535
Insurance	237,722	281,726	81,150	136,704	220,325	957,627	335,860	-	-	335,860	1,293,487
Professional fees	464,022	876,883	101,673	375,753	102,332	1,920,663	400,094	38,658	-	438,752	2,359,415
Staff training and recruitment	39,831	103,064	12,354	23,101	1,675	180,025	60,002	1,287	-	61,289	241,314
Office expenses	120,742	131,518	72,402	94,235	7,701	426,598	72,836	7,923	-	80,759	507,357
Supplies	272,508	655,046	147,767	214,373	13,318	1,303,012	49,546	12,348	-	61,894	1,364,906
Equipment	30,942	48,030	84,032	77,024	86,927	326,955	3,827	-	-	3,827	330,782
Maintenance and repairs	636,433	842,541	325,041	328,243	74,998	2,207,256	41,746	-	-	41,746	2,249,002
Travel	31,995	4,915	22,942	35,857	716	96,425	9,153	1,623	-	10,776	107,201
Client related expenses	707,616	941,942	282,489	731,487	3,320	2,666,854	488	2,868	-	3,356	2,670,210
Interest	44,165	-	-	-	2,124,504	2,168,669	32,360	-	-	32,360	2,201,029
Catering and other expenses	-	-	-	-	-	-	-	-	184,029	184,029	184,029
Bad debt expenses	-	-	-	-	125	125	759,893	-	-	759,893	760,018
Property management cost	-	-	-	-	57,901	57,901	-	-	-	-	57,901
Other	268	229	217	1,770	685,962	688,446	66,943	197,741	-	264,684	953,130
Total expenses before depreciation	22,499,718	31,446,275	10,274,212	12,653,581	4,515,073	81,388,859	8,957,103	807,724	184,029	9,948,856	91,337,715
Depreciation	254,031	182,014	17,860	344,455	2,594,601	3,392,961	797,196	-	-	797,196	4,190,157
Less expenses deducted directly from revenues on the statement of activities	-	-	-	-	-	-	-	-	-	-	-
Direct cost of special events	-	-	-	-	-	-	-	-	(184,029)	(184,029)	(184,029)
Total expenses	<u>\$ 22,753,749</u>	<u>\$ 31,628,289</u>	<u>\$ 10,292,072</u>	<u>\$ 12,998,036</u>	<u>\$ 7,109,674</u>	<u>\$ 84,781,820</u>	<u>\$ 9,754,299</u>	<u>\$ 807,724</u>	<u>\$ -</u>	<u>\$ 10,562,023</u>	<u>\$ 95,343,843</u>

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combined Statements of Cash Flows
Years Ended June 30, 2020 and 2019

	2020	2019
Operating Activities		
Change in net assets	\$ (2,797,401)	\$ (2,917,390)
Items not requiring (providing) cash		
Depreciation	3,398,400	4,190,157
Amortization of debt issuance costs included in interest expense	56,928	41,229
Provision for bad debts	1,301,610	760,018
Grants received for construction	(2,879,539)	-
Changes in		
Accounts receivable	(8,569,785)	5,775,362
Contributions receivable	922,000	(388,307)
Prepaid expenses and other assets	310,812	(208,188)
Accounts payable and accrued expenses	3,585,937	(1,438,505)
Accrued compensation and related taxes	1,885,712	846,145
Accrued interest payable	532,544	1,261,336
Deferred revenue	(2,368,637)	(6,099,262)
Deferred rent	(175,957)	(485,329)
	<u>(4,797,376)</u>	<u>1,337,266</u>
Net cash (used in) provided by operating activities		
Investing Activities		
Purchase of property and equipment	(4,102,995)	(1,254,280)
Proceeds from investments	-	53,560
	<u>(4,102,995)</u>	<u>(1,200,720)</u>
Net cash used in investing activities		
Financing Activities		
Payments for debt issuance costs	-	(1,610,045)
Proceeds from equity contributions	457,436	15,896,903
Proceeds from line of credit	12,500,000	8,000,000
Principal payments on line of credit	(10,500,000)	(10,000,000)
Proceeds from loan	3,776,783	6,675,586
Principal payments on loan	(500,803)	(17,053,608)
Proceeds from grants received for construction	2,879,539	-
	<u>8,612,955</u>	<u>1,908,836</u>
Net cash provided by financing activities		
Net (Decrease) Increase in Cash and Restricted Cash	(287,416)	2,045,382
Cash and Restricted Cash, Beginning of Year	10,635,227	8,589,845
Cash and Restricted Cash, End of Year	\$ 10,347,811	\$ 10,635,227
Cash and Restricted Cash Consist of:		
Cash	\$ 6,141,737	\$ 6,762,173
Restricted cash - assets limited as to use	4,206,074	3,873,054
	<u>\$ 10,347,811</u>	<u>\$ 10,635,227</u>
Supplemental Cash Flows Information		
Interest paid	\$ 1,374,125	\$ 939,693
Property and equipment in accounts payable	664,357	-

Bowery Residents' Committee, Inc. and Affiliated Organizations

Notes to Combined Financial Statements

June 30, 2020 and 2019

Note 1: Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

Bowery Residents' Committee, Inc. (BRC) and Affiliated Organizations (collectively, the Organization) were formed for the purpose of addressing the needs of persons with limited resources in the metropolitan New York City area. This included the homeless, hungry, chemically dependent, psychiatrically disabled, aged and persons with HIV and AIDS. BRC provides a comprehensive array of services including health care, vocational rehabilitation, temporary and permanent housing, community education and advocacy. By providing these services, BRC offers its clients the means to function successfully in society and seeks to improve the quality of life in its community.

This mission is also serviced by the following Affiliated Organizations:

Pitt Street Housing Development Fund Corporation (Pitt) operates programs that provide housing to former homeless people with mental illness.

330 East 4th Street Housing Development Fund Corporation (330 E. 4th) was organized to own, construct and operate a permanent housing project for formerly homeless elderly persons who participate in case management, crisis intervention, nutritional and recreational services.

Fulton Street Housing Development Fund Corporation (Fulton) was organized to own and operate a community residence for individuals diagnosed with severe and persistent mental illness.

Palace Renaissance, Inc. (Palace) was organized to provide space to further BRC's mission.

139-141 Avenue D HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for persons of low income.

139-141 Avenue D G.P., Inc. (Avenue D G.P.) was organized as the general partner for 139-141 Avenue D L.P. with a .01 percent interest ownership.

902 Liberty Avenue Housing Development Fund Corporation (Liberty Avenue) was organized as the general partner for 902 Liberty Avenue, L.P. with a .01 percent interest ownership.

902 Liberty Avenue GP provides housing to individuals and families of low income. Liberty Avenue GP was .01 percent interest in 902 Liberty Avenue, L.P. 902 Liberty Avenue, L.P. operates a low and moderate-income housing project, which is managed by BRC.

West 25th Street Housing Development Fund Corporation (25th Street HDFC) was organized to provide transitional housing for individuals of low income.

BRC Landing Road I Housing Development Fund Corporation (BRC Landing Road I) was organized to own, construct and operate transitional and permanent housing for individuals of low income.

BRC AIDS Services Corporation (BRC AIDS) operates programs that provide healthcare services to individuals living with HIV/AIDS.

Bowery Residents' Committee, Inc. and Affiliated Organizations

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BRC Inwood I Housing Development Fund Corporation is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for persons of low income.

139-141 Avenue D L.P. (Glass Factory, L.P.) was formed as a limited partnership under the laws of the State of New York on March 19, 1996 to acquire, rehabilitate, own and operate low and moderate-income housing for single adults with AIDS. The project consists of one building with 45 units located in New York City, and was operating under the name of Glass Factory, L.P. The project qualified for the low-income housing tax credits established under the program described in Section 42 of the Internal Revenue Code (IRC). Glass Factory, L.P. has one general partner, 139-141 Avenue D G.P., which has a .01 percent interest, and one limited partner, 139-41 Avenue D Housing Development Fund Corporation, which had a 99.99 percent interest. The project was managed by BRC. The entity was liquidated in FY 2020 and the net assets were transferred to *139-141 Avenue D HDFC*.

902 Liberty Avenue, L.P. is a limited partnership organized on November 1, 2008 under the laws of the State of New York for the purpose of investing in real property and providing low-income housing through the renovation, rehabilitation and operation of the property, containing 46 apartments and one superintendent unit in Brooklyn, New York.

BRC Landing Road II, L.P. (BRC Landing L.P.) was organized to own, construct and operate a housing project providing supportive housing to low-income individuals, some of whom meet other eligibility criteria. The project was placed into service during the year ended June 30, 2019.

Basis of Combination

All material intercompany transactions and balances have been eliminated in combination.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses, gains, losses and other changes in net assets during the reporting period. Actual results could differ from those estimates.

Cash and Restricted Cash

The Organization considers all liquid investments with original maturities of three months or less to be cash equivalents. Deposits restricted internally and externally are considered to be cash.

At June 30, 2020, the Organization's cash accounts exceeded federally insured limits by approximately \$6,728,000.

Bowery Residents' Committee, Inc. and Affiliated Organizations

Notes to Combined Financial Statements

June 30, 2020 and 2019

Assets Limited as to Use

Assets limited as to use include assets set aside by BRC for future long-term purposes and debt finances for future payout.

Accounts Receivable

Accounts receivable are stated at the amount of consideration from customers, of which the Organization has an unconditional right to receive plus any accrued and unpaid interest. The Organization provides an allowance for doubtful accounts, which is based upon a review of outstanding receivables, historical collection information and existing economic conditions. Accounts receivable from government fees and grants and other sources of income are recorded when services are rendered or when qualifying expenses are incurred.

Allowance for Doubtful Accounts

The Organization determines whether an allowance for uncollectibles should be provided for contributions receivable and accounts receivable. Such estimates are based on management's assessment of the aged basis of the account, current economic conditions and historical information. Receivables are written off against the allowance for doubtful accounts when all reasonable collection efforts have been exhausted. The allowance for doubtful accounts for the fiscal years ended June 30, 2020 and 2019 was approximately \$1,770,000 and \$1,720,000, respectively.

Property and Equipment

Property and equipment acquisitions over \$5,000 are stated at cost, less accumulated depreciation. Depreciation is charged to expense on the straight-line basis over the estimated useful life of each asset. Leasehold improvements are amortized over the shorter of the lease term or respective estimated useful lives.

The estimated useful lives for each major depreciable classification of property and equipment are as follows:

Buildings and improvements	10 – 40 years
Leasehold improvements	10 years
Furniture and fixtures	5 years
Vehicles	4 years

Long-Lived Asset Impairment

The Organization evaluates the recoverability of the carrying value of long-lived assets whenever events or circumstances indicate the carrying amount may not be recoverable. If a long-lived asset is tested for recoverability and the undiscounted estimated future cash flows expected to result from the use and eventual disposition of the asset are less than the carrying amount of the asset, the asset cost is adjusted to fair value and an impairment loss is recognized as the amount by which the carrying amount of a long-lived asset exceeds its fair value.

No asset impairment was recognized during the years ended June 30, 2020 and 2019.

Bowery Residents' Committee, Inc. and Affiliated Organizations
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Deferred Revenue

Revenue from assignment of leasehold interest is amortized over the life of the lease.

Deferred revenue also includes revenue from contracts and is recognized as earned when contract expenses are incurred to the maximum amount allowed for each contract award. Any payments received that have not been earned are classified as deferred revenue on the combined statements of financial position.

Net Assets

Net assets, revenues, gains and losses are classified based on the existence or absence of donor restrictions.

Net assets without donor restrictions are available for use in general operations and not subject to donor restrictions.

Net assets with donor restrictions are subject to donor restrictions. Some restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor.

Contributions

Contributions are provided to the Organization either with or without restrictions placed on the gift by the donor. Revenues and net assets are separately reported to reflect the nature of those gifts – with or without donor restrictions. The value recorded for each contribution is recognized as follows:

Nature of the Gift	Value Recognized
<i>Conditional gifts, with or without restriction</i>	
Gifts that depend on the Organization overcoming a donor-imposed barrier to be entitled to the funds	Not recognized until the gift becomes unconditional, <i>i.e.</i> , the donor-imposed barrier is met
<i>Unconditional gifts, with or without restriction</i>	
Received at date of gift – cash and other assets	Fair value
Received at date of gift – property, equipment and long-lived assets	Estimated fair value
Expected to be collected within one year	Net realizable value
Collected in future years	Initially reported at fair value determined using the discounted present value of estimated future cash flows technique

Bowery Residents' Committee, Inc. and Affiliated Organizations

Notes to Combined Financial Statements

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In addition to the amount initially recognized, revenue for unconditional gifts to be collected in future years is also recognized each year as the present-value discount is amortized using the level-yield method.

When a donor stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the combined statements of activities as net assets released from restrictions. Absent explicit donor stipulations for the period of time that long-lived assets must be held, expirations of restrictions for gifts of land, buildings, equipment and other long-lived assets are reported when those assets are placed in service.

Gifts and investment income having donor stipulations which are satisfied in the period the gift is received are recorded as revenue and net assets without donor restrictions.

Conditional contributions having donor stipulations which are satisfied in the period the gift is received are recorded as revenue and net assets without donor restrictions.

Government Grants

Support funded by grants is recognized as the Organization meets the conditions prescribed by the grant agreement, performs the contracted services or incurs outlays eligible for reimbursement under the grant agreements. Grant activities and outlays are subject to audit and acceptance by the granting agency and, as a result of such audit, adjustments could be required.

Program Fees

BRC receives third-party payments for some program participants. A portion of the payment represents the participants' program fees and is recognized as revenues when received. Any portion of the payment that is for the participant's personal use is recognized as a liability due to the client.

Noncontrolling Interests

In accordance with Accounting Standards Codification (ASC) 810, *Consolidation*, the Organization reports noncontrolling interests, sometimes referred to as minority interests, as part of total net assets in the combined statements of financial position. Furthermore, the Organization reports the changes in net assets of both the controlling and noncontrolling interests, for all periods presented, in the combined statements of changes in net assets. For the years ended June 30, 2020 and 2019, the change in the noncontrolling interest balance was (\$1,527,397) and \$14,016,839, respectively.

Income Taxes

BRC, Pitt, 330 E. 4th, Fulton, BRC AIDS, 25th Street HDFC, 139-141 Avenue D HDFC, BRC Inwood I, BRC Landing Road I and Liberty Avenue are exempt from federal income tax under Section 501(c)(3) of the IRC and have been determined by the Internal Revenue Service (IRS) not to be a "private foundation" within the meaning of Section 509(a) of the IRC.

Bowery Residents' Committee, Inc. and Affiliated Organizations

Notes to Combined Financial Statements

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Landing GP, 93 Pitt Street G.P., Avenue D G.P. and 902 Liberty Avenue G.P. are New York corporations subject to federal income tax and applicable state and local taxes.

Palace is an exempt organization from federal income tax under Section 501(c)(2) of the IRC.

The income tax regulations associated to Glass Factory, L.P., 902 Liberty Avenue, L.P. and BRC Landing, L.P. provide that all taxes on income of the limited partnership are payable by the partners. Therefore, the combined financial statements reflect no provision or liability for such taxes.

The Organization adheres to provisions from ASC 740, *Income Taxes*. Under ASC 740, an organization must recognize the tax benefit associated with tax positions taken for tax return purposes when it is more likely than not that the position will be sustained upon examination by a taxing authority. BRC does not believe it has taken any material uncertain tax positions and accordingly, it has not recorded any liability for unrecognized tax benefits. 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 returns, as required, and all other applicable returns in jurisdictions where so required. For the year ended June 30, 2020, there was no interest or penalties recorded or included in the combined statements of activities. The Organization believes it is no longer subject to income tax examinations for the years prior to 2017, which is the standard statute of limitation look-back period.

Revisions

The 2019 information in the combined statement of cash flows has been revised for immaterial computational errors. As a result, the 2019 combined statement of cash flows has been revised as indicated in the table below:

	<u>As Originally Reported</u>	<u>As Revised</u>	<u>Effect of Change</u>
Operating activities			
Provision for bad debts	\$ (383,442)	\$ 760,018	\$ (1,143,460)
Change in accounts receivable	6,918,822	5,775,362	1,143,460
Financing activities			
Proceeds from line of credit	6,500,000	8,000,000	(1,500,000)
Principal payments on line of credit	(8,500,000)	(10,000,000)	1,500,000

Additionally, in order to correct immaterial errors in the 2019 financial statements, deferred revenues and fixed assets decreased approximately \$1,930,000 for intercompany development fees and cash and restricted cash were adjusted for approximately \$1,340,000 to reflect cash held under escrow as restricted cash. This revision did not have an impact on net assets.

Bowery Residents' Committee, Inc. and Affiliated Organizations
Notes to Combined Financial Statements
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Functional Allocation of Expenses

The costs of supporting the various programs and other activities have been summarized on a functional basis in the combined statements of activities. The combined statements of functional expenses present the natural classification detail of expenses by function. Certain costs have been allocated among the program, management and general and fundraising categories based on the direct cost method and other methods.

Changes in Accounting Principles

ASU 2018-08, Not for Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made

During 2020, the Organization adopted Financial Accounting Standards (FASB) Accounting Standards Board (ASU) 2018-08, (Topic 958): *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. The core guidance in ASU 2018-08 is to clarify existing guidance on determining whether a transaction with a resource provider, e.g., the receipts of funds under a government grant or contract, is a contribution or exchange transaction. As a result of adoption of the standard, there was no change on the previously report net assets or change in net assets.

ASU 2016-18, Statement of Cash Flows (Topic 230): Restricted Cash

In 2020, the Organization changed their method of accounting for restricted cash and restricted cash equivalents by adopting the provisions of Accounting Standards Update (ASU) 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash*. The new accounting guidance in ASU 2016-18 requires balances generally described as restricted cash or restricted cash equivalents to be included with cash and cash equivalents when reconciling beginning and end-of-period balances on the statements of cash flows. The change was applied retrospectively to all periods presented which resulted in changes with the statements cash flows as follows:

	As Originally Reported	As Reported Under ASU 2016-18	Effect of Change
Investing activities			
Changes in assets limited as to use	\$ 223,565	\$ -	\$ 223,565
Net cash used in investing activities	(977,155)	(1,200,720)	223,565
Cash and restricted cash, beginning of year	5,829,765	8,589,845	(2,760,080)
Cash and restricted cash, end of year	8,098,712	10,635,227	(2,536,515)

Bowery Residents' Committee, Inc. and Affiliated Organizations
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Grant Reimbursements Receivable and Future Commitments

The Organization receives its grant support through periodic claims filed with the respective funding sources, not to exceed a limit specified in the grant agreements. Since the combined financial statements of the Organization are prepared on the accrual basis, all portions of the grants not yet received as of June 30, 2020 where the Organization has an unconditional right to payment have been recorded as receivables. The following are the grant commitments that extend beyond June 30, 2020:

Grant	Term	Grant Amount	Earned Through 2020	Funding Available
DHS	Various from 7/1/2018- 6/30/2023	\$491,624,855	\$193,434,140	\$298,190,715
HUD	Various from 11/1/2018- 4/30/2021	709,807	355,564	354,243
HASA	Various from 7/1/2018- 6/30/2024	12,651,643	8,485,736	4,165,907
DFTA	12/1/2019- 6/30/2021	938,620	265,472	673,148
OMH	Various from 5/1/2013- 6/30/2022	10,051,550	4,844,008	5,207,542
OASAS	Various from 7/1/2019- 6/30/2024	2,756,189	390,949	2,365,240
Other	Various from 7/1/2019- 6/30/2022	5,340,712	3,140,834	2,199,878
DOHMH	Various from 7/1/2019- 6/30/2024	22,927,424	3,504,572	19,422,852
Total		<u>\$547,000,800</u>	<u>\$214,421,275</u>	<u>\$332,579,525</u>

The grant agreements include certain clauses that allow them to be terminated in whole or in part by the granting agency as well as the Organization.

Note 2: Contributions Receivable

Contributions receivable at June 30, 2020 and 2019 consisted of the following:

	2020		
	Without Donor Restrictions	With Donor Restrictions	Total
Due within one year	\$ 71,305	\$ 888,669	\$ 959,974
	<u>\$ 71,305</u>	<u>\$ 888,669</u>	<u>\$ 959,974</u>
	2019		
	Without Donor Restrictions	With Donor Restrictions	Total
Due within one year	\$ 891,974	\$ 990,000	\$ 1,881,974
	<u>\$ 891,974</u>	<u>\$ 990,000</u>	<u>\$ 1,881,974</u>

Bowery Residents' Committee, Inc. and Affiliated Organizations
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Note 3: Property and Equipment

Property and equipment at June 30, 2020 and 2019 consist of:

	2020		
	BRC	Affiliated Organizations	Total
Land	\$ 1,020,002	\$ 5,845,057	\$ 6,865,059
Buildings and improvements	26,814,097	80,432,562	107,246,659
Leasehold improvements	5,393,268	3,722,645	9,115,913
Furniture and equipment	3,817,803	748,894	4,566,697
Vehicles	643,304	-	643,304
Construction in progress	3,438,345	-	3,438,345
	<u>41,126,819</u>	<u>90,749,158</u>	<u>131,875,977</u>
Less accumulated depreciation	<u>(16,458,587)</u>	<u>(20,649,914)</u>	<u>(37,108,501)</u>
Property and equipment, net	<u>\$ 24,668,232</u>	<u>\$ 70,099,244</u>	<u>\$ 94,767,476</u>
	2019		
	BRC	Affiliated Organizations	Total
Land	\$ -	\$ 5,845,059	\$ 5,845,059
Buildings and improvements	26,814,097	79,778,492	106,592,589
Leasehold improvements	5,393,268	3,722,645	9,115,913
Furniture and equipment	3,584,970	612,690	4,197,660
Vehicles	643,304	-	643,304
	<u>36,435,639</u>	<u>89,958,886</u>	<u>126,394,525</u>
Less accumulated depreciation	<u>(15,188,202)</u>	<u>(18,368,366)</u>	<u>(33,556,568)</u>
Property and equipment, net	<u>\$ 21,247,437</u>	<u>\$ 71,590,520</u>	<u>\$ 92,837,957</u>

Bowery Residents' Committee, Inc. and Affiliated Organizations
Notes to Combined Financial Statements
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Note 4: Accounts Receivable, Net

At June 30, 2020 and 2019, accounts receivable, net consist of the following:

	2020		
	BRC	Affiliated Organizations	Total
Government and other grants	\$ 16,440,622	\$ -	\$ 16,440,622
Medicaid	1,133,535	-	1,133,535
Other	153,062	274,784	427,846
Allowance for doubtful accounts	<u>(1,609,382)</u>	<u>(156,721)</u>	<u>(1,766,103)</u>
	<u>\$ 16,117,837</u>	<u>\$ 118,063</u>	<u>\$ 16,235,900</u>
	2019		
	BRC	Affiliated Organizations	Total
Government and other grants	\$ 8,547,811	\$ -	\$ 8,547,811
Medicaid	1,117,272	-	1,117,272
Other	156,455	912,290	1,068,745
Allowance for doubtful accounts	<u>(1,023,493)</u>	<u>(696,828)</u>	<u>(1,720,321)</u>
	<u>\$ 8,798,045</u>	<u>\$ 215,462</u>	<u>\$ 9,013,507</u>

Note 5: Assets Limited as to Use

As of June 30, 2020 and 2019, assets limited as to use consist of the following:

	2020		
	BRC	Affiliated Organizations	Total
Operating reserve	\$ 296,475	\$ 1,768,671	\$ 2,065,146
Replacement reserve	162,370	259,771	422,141
Capital reserve	-	928,069	928,069
Social service reserve	216,310	303,443	519,753
Escrow deposit	<u>-</u>	<u>270,965</u>	<u>270,965</u>
	<u>\$ 675,155</u>	<u>\$ 3,530,919</u>	<u>\$ 4,206,074</u>

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	2019		
	BRC	Affiliated Organizations	Total
Operating reserve	\$ 313,388	\$ 1,918,380	\$ 2,231,768
Replacement reserve	346,962	232,576	579,538
Capital reserve	-	726,845	726,845
Social service reserve	-	303,400	303,400
Escrow deposit	-	31,503	31,503
	\$ 660,350	\$ 3,212,704	\$ 3,873,054

Note 6: Line of Credit

The Organization has a \$7,500,000 unsecured revolving line of credit expiring in 2021. At June 30, 2020 and 2019, there was \$5,000,000 and \$3,000,000, respectively, borrowed against this line. Interest varies with the London Interbank Offered Rate (LIBOR) plus 100 basis points per three months, which was average of 1.22 and 3.43 percent at June 30, 2020 and 2019 and is payable monthly, respectively.

Note 7: Operating Leases

Noncancelable operating leases for office space expire in various years through 2043. Rental expense to non-related parties was \$16,719,394 and \$15,678,984 for the years ended June 30, 2020 and 2019.

In February 2010, BRC entered into a long-term lease for 100,000 square feet of program and office space. As part of that lease, the landlord made substantial contributions toward base building renovations. This amount as well as the straight lining of rent escalations is recognized as deferred rent and is being amortized over the life of the lease.

Future minimum lease payments at June 30, 2020, were:

2021	\$ 7,774,748
2022	5,572,233
2023	4,525,777
2024	4,411,236
2025	4,373,005
Thereafter	83,194,473
	\$ 109,851,472

Bowery Residents' Committee, Inc. and Affiliated Organizations
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Note 8: Loans Payable

	2020	2019
BRC		
Mortgage due to the Low-Income Investment Fund, payable in monthly installments of \$12,116 including interest at 6.5% per annum. The mortgage matures on February 1, 2024 and is secured by leasehold mortgage on 317 Bowery, New York, NY and an assignment of certain receivables.	\$ 583,376	\$ 734,678
In May 2020, BRC entered into a loan agreement with Nonprofit Finance Fund for \$3,000,000 as a working capital loan to support its operation due to COVID-19. This loan is payable in four (4) equal quarterly payments commencing August 1, 2022 until May 1, 2023 with zero percent (0%) per annum.	3,000,000	-
In February 2015, BRC was awarded a multi-year recoverable grant from the Deutsche Bank Americas Foundation in the amount of \$120,000. There is no interest on the loan. The loan is due in three annual installments of \$40,000, beginning March 31, 2018. BRC received a one year extension for the last \$40,000 payment. During December 2019, BRC received an additional recoverable grant of \$120,000 disbursed in the amount of 40,000 per year for three years. This loan is due in three annual installments of \$40,000 starting on November 2022.	80,000	40,000
Total BRC	3,663,376	774,678

Affiliated Organizations

330 East 4th Street HDFC:

330 East 4th Street HDFC is the holder of the mortgage dated March 30, 1990 to The City of New York for the principal sum of \$1,525,000 and another mortgage dated March 20, 1992 for the principal sum of \$193,921, which were consolidated into a single lien securing the principal sum of \$1,718,921. These consolidated mortgages had interest of \$394,435 accrued and payable as of August 2014.

In August 2014, the terms of the mortgages and accrued interest were modified. The debt and accrued interest for the mortgage in the amount of \$1,525,000 is due and payable on August 7, 2074 at the rate of 1% per annum. The debt for the mortgage in the amount of \$193,921 is due and payable on December 30, 2023. However, this loan shall be reduced and deemed paid in five equal annual decrements of \$38,784, starting on December 30, 2019 and annually thereafter until December 30, 2023, as long as 330 East 4th HDFC is still owned by a not-for-profit corporation and no default occurs under the mortgage. If any amount is not paid when due, interest on such unpaid amount shall be payable at the rate of 12% per annum from the date such payment was due until paid.

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	2020	2019
330 East 4th Street HDFC also obtained an additional loan in the amount of \$1,474,000 from the City of New York to rehabilitate the premises as housing for low-income persons, of which only \$760,678 has been drawn down as of June 30, 2020. In December 2019, 330 East 4th Street HDFC obtained a loan in the amount of \$1,161,493 from the City of New York to rehabilitate the premises as housing for low-income persons, of which only \$84,598 has been drawn down as of June 30, 2020.	\$ 2,525,413	\$ 2,339,292
Palace Renaissance:		
Loan payable due to the City of New York. The loan will not accrue interest (0% loan) and will not require any debt service payments during years 1 through 25, provided there has been no default thereunder through that date. The loan shall be decreased each year during years 26 through 30 to the extent of 20% of the principal. The loan matures on August 14, 2031.	2,854,573	2,854,573
Mortgage payable due to Rebel Realty LLC, accrued interest and principal are due on or before January 2, 2028. The interest rate is 8%. The mortgage is secured by real property.	10,000	10,000
Mortgage payable due to 315 Bowery Lender LLC. The mortgage is payable in annual installments plus interest at 3.75%. Mortgage matures on August 30, 2038 and is secured by a leasehold mortgage on 315 Bowery, New York, NY.	18,417	19,417
Mortgage payable due to 317 Bowery Lender LLC. The mortgage is payable in annual installments plus interest at 3.75%. Mortgage matures on August 30, 2038 and is secured by a leasehold mortgage on 317 Bowery, New York, NY.	18,417	19,417
BRC Landing Road I HDFC:		
In March 2018, BRC Landing Road I HDFC obtained a note payable from the Community Preservation Corporation in the amount of \$18,575,688. There is a 5.57% annual interest rate on the loan. The loan principal and interest are due in monthly installments beginning on May 1, 2018. The maturity date on the loan is April 1, 2048.	18,016,193	18,282,803
Pitt Street HDFC:		
Mortgage due to The City of New York Department of Housing Preservation and Development of \$2,276,588, which consists of three portions; (1) Shelter plus care loan, \$552,000, 5.25% interest rate until 10th anniversary and .97% thereafter, 30-year term maturing in July 2025, (2) Capital budget loan, \$1,330,194, 1.25% interest rate, 30-year term maturing in July 2025 and (3) Loan of \$394,394, 1.25% interest rate, maturing July 2040. Above mortgages were modified in June 2013. The terms of payment of the indebtedness are modified as follows: No interest shall accrue on the principal amount and the principal amount remaining is due in July 2024.	2,276,588	2,276,588

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	2020	2019
902 Liberty Ave., L.P.:		
Mortgage payable to The City of New York Department of Housing Preservation and Development. The interest rate is 3.10% per annum. The mortgage requires no interest or principal payments until maturity in March 2052. The loan is secured by an interest in real estate.	\$ 6,446,813	\$ 6,446,813
Mortgage payable to NYS Housing Finance Agency. The loan is non-interest-bearing with principal due March 2052. The loan is secured by an interest in real estate.	1,260,000	1,260,000
BRC Landing Road II, L.P.:		
Mortgage payable to New York City Housing Development Corporation (HDC). The interest rate is 5.7% per annum. The mortgage requires interest and principal payments until maturity in November 2048. The loan is secured by an interest in real estate.	1,200,797	1,206,355
Mortgage payable (2nd Tranche A) to HDC. The interest rate is 2.72% per annum. The mortgage requires interest and no principal payments until maturity in November 2048. The loan is secured by an interest in real estate.	8,840,000	8,840,000
Mortgage payable (2nd Tranche B – BLA) to HDC. The interest rate is 2.72% per annum. The mortgage requires interest and no principal payments until maturity in November 2048. The loan is secured by an interest in real estate.	7,480,000	7,480,000
Mortgage payable to New York State Homeless Housing and Assistance Corporation. The interest rate is 1% per annum. The mortgage requires no interest or principal payments until maturity in November 2047. The loan is secured by an interest in real estate.	2,015,000	2,015,000
Mortgage payable to The City of New York Department of Housing Preservation and Development (Tranche A (BLA) and Tranche B (BLA)). The interest rate is 2.47% per annum up through maturity. This loan does not require interest or principal payments until maturity in November 2078. The loan is secured by an interest in real estate.	5,683,545	5,683,545
139-141 Avenue D HDFC:		
139-141 Avenue D HDFC is the holder of a mortgage dated June 2017 to the City of New York for the principal sum of \$647,792. As of June 30, 2020, 139-141 Avenue D HDFC was advanced \$619,050 of the mortgage principal. The interest rate is 2.65% per annum up through maturity in December 2048, at which time the outstanding principal and interest are due. The mortgage is secured by an interest in the real estate.		
Green Reserve Loan payable to New York City Housing Development Corporation (HDC). The interest rate is 2.65% per annum. As of June 30, 2020, 139-141 Avenue D HDFC was advanced \$22,824 of the mortgage principal. The loan requires no interest or principal payments until maturity in December 2048. The loan is secured by an interest in real estate.		

Bowery Residents' Committee, Inc. and Affiliated Organizations
Notes to Combined Financial Statements
June 30, 2020 and 2019

	2020	2019
Reserve Loan payable to New York City Housing Development Corporation (HDC). The interest rate is 0.25% per annum. The mortgage requires interest and principal payments until maturity in December 2023. As of June 30, 2020, the remaining principal balance was \$46,676. The loan is secured by an interest in real estate.	\$ 688,550	\$ 361,812
139-141 Avenue D L.P.:		
Mortgage payable to The City of New York Department of Housing Preservation and Development. The loan is non-interest-bearing and matures in December 2048, at which time outstanding principal and service fees are due. The loan is secured by an interest in real estate. This loan was transferred to the HDPC in 2020.	<u>4,202,370</u>	<u>4,202,370</u>
Total affiliated organizations	<u>63,536,676</u>	<u>63,297,985</u>
Total	67,200,052	64,072,663
Less unamortized debt issuance costs	<u>(1,363,297)</u>	<u>(1,568,816)</u>
Total loans payable, less unamortized debt issuance costs	<u>\$ 65,836,755</u>	<u>\$ 62,503,847</u>

At June 30, 2020, aggregate annual maturities of loans payable are as follows:

2021	\$	542,440
2022		569,672
2023		3,558,486
2024		507,715
2025		378,952
Thereafter		<u>61,642,787</u>
Total loan payable		67,200,052
Less unamortized debt issuance costs		<u>(1,363,297)</u>
		65,836,755
Less current portion		<u>(542,440)</u>
Loans payable, net of current portion		<u>\$ 65,294,315</u>

Bowery Residents' Committee, Inc. and Affiliated Organizations
Notes to Combined Financial Statements
June 30, 2020 and 2019

Note 9: Pension Benefit Plans

Defined Contribution Plan

The Organization has two defined contribution pension plans covering substantially all employees. Based on the Board approved policy, the Organization matches of up to 4 percent effective July 1st and January 1st after one year of employment. Pension expense was \$829,382 and \$709,324 for the years ended June 30, 2020 and 2019, respectively.

Note 10: Net Assets

Net Assets with Donor Restrictions

Net assets with donor restrictions at June 30 are restricted for the following purposes or periods:

	2020	2019
Subject to expenditure for specified purpose		
The Way Home Fund - real estate development	\$ 632,995	\$ 2,870,081

Net Assets Released from Restrictions

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors.

	2020	2019
Satisfaction of purpose restrictions		
The Way Home Fund - real estate development	\$ 2,903,222	\$ 1,581,600

Bowery Residents' Committee, Inc. and Affiliated Organizations
Notes to Combined Financial Statements
June 30, 2020 and 2019

Note 11: Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of June 30, 2020 and 2019, comprise the following:

	2020	2019
Total current financial assets	\$ 23,337,611	\$ 17,657,654
Donor imposed restrictions		
With donor restrictions	632,995	2,870,081
Financial assets available to meet cash needs for general expenditures within one year	\$ 22,704,616	\$ 14,787,573

The Organization manages its liquidity and reserves following three guiding principles: operating within a prudent range of financial soundness and stability, maintaining adequate liquid assets to fund near-term operating needs and maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged.

Note 12: Deferred Revenue

During fiscal year 2020, BRC received advances, which primarily consist of cost reimbursement contracts that have not been expended at year-end. BRC's deferred revenue balance related to these advances totaled \$397,156 and \$2,055,827 at June 30, 2020 and 2019, respectively.

In December 2013, Palace assigned its leasehold interest in 313-315 Bowery to a third party in the amount of \$5,516,000. The amount was recorded as deferred revenue and is being amortized over the remaining life of the lease. The unamortized balance at June 30, 2020 and 2019 was \$3,610,856 and \$3,806,037, respectively.

As of June 30, 2020 and 2019, total deferred revenue was \$4,008,012 and \$5,861,864, respectively.

Note 13: Significant Estimates and Concentrations

Accounting principles generally accepted in the United States of America require disclosure of certain significant estimates and current vulnerabilities due to certain concentrations. Those matters include the following:

Contributions Receivable

Approximately 51 and 73 percent of all contributions receivable are from one and two donors in 2020 and 2019, respectively.

Bowery Residents' Committee, Inc. and Affiliated Organizations

Notes to Combined Financial Statements

June 30, 2020 and 2019

Contributions

Approximately 16 and 24 percent of all contributions were received from one and two donors in 2020 and 2019, respectively.

Governmental Grants Receivable

Approximately 36 and 25 percent of all governmental grants receivable are from two agencies in 2020 and 2019, respectively.

Governmental Grants

Approximately 29 and 35 percent of all governmental grants were received from two and three agencies in 2020 and 2019, respectively.

General Litigation

The Organization is subject to claims and lawsuits that arise primarily in the ordinary course of its activities. It is the opinion of management the disposition or ultimate resolution of such claims and lawsuits will not have a material adverse effect on the financial position, change in net assets and cash flows of the Organization. Events could occur that would change this estimate materially in the near term.

Note 14: Economic Uncertainties

As a result of the spread of the COVID-19 coronavirus, economic uncertainties have arisen which may negatively affect the financial position, changes in net assets and cash flows of the Organization. The duration of these uncertainties and the ultimate financial effects cannot be reasonably estimated at this time.

While certainly not immune to the impacts of the COVID crisis, BRC is very proud of the successful emergency response actions that we implemented for our clients, our staff and our sector. We have remained resilient and operational, and it is important to note that our clients continue to achieve significant and positive outcomes. Since March 2020, BRC has served more than 7,000 individuals; BRC's residential programs remain fully operational, housing on average more than 2,300 people per night; nearly 475 individuals received treatment through BRC's substance abuse treatment programs; and almost 500 people moved into more independent housing.

Note 15: Subsequent Events

Subsequent events have been evaluated through December 22, 2020, which is the date the financial statements were available to be issued.

Bowery Residents' Committee, Inc. and Affiliated Organizations
Notes to Combined Financial Statements
June 30, 2020 and 2019

Note 16: Future Changes in Accounting Principles

Accounting for Leases

FASB amended its standard related to the accounting for leases. Under the new standard, lessees will now be required to recognize substantially all leases on the statements of financial position as both a right-of-use asset and a liability. The standard has two types of leases for statements of activities recognition purposes: operating leases and finance leases. Operating leases will result in the recognition of a single lease expense on a straight-line basis over the lease term similar to the treatment for operating leases under existing standards. Finance leases will result in an accelerated expense similar to the accounting for capital leases under existing standards. The determination of lease classification as operating or finance will be done in a manner similar to existing standards. The new standard also contains amended guidance regarding the identification of embedded leases in service contracts and the identification of lease and nonlease components in an arrangement. The new standard is effective for annual periods beginning after December 15, 2021. The Organization is evaluating the effect the standard will have on the combined financial statements; however, the standard is expected to have a material effect on the combined financial statements due to the recognition of additional assets and liabilities for operating leases.

Supplementary Information

Bowery Residents' Committee, Inc. and Affiliated Organizations

Combining Schedules of Financial Position

June 30, 2020 and 2019

	2020																		Eliminations	Total	
	BRC	Pitt St HDFC (91 & 93 Pitt)	330 East HDFC	Fulton St HDFC	Palace Renaissance	139-141 Ave D HDFC	139-141 Ave D GP	902 Liberty Ave HDFC	902 Liberty Ave GP	West 29th St HDFC	BRC Landing Road I HDFC	BRC AIDS SERVICES	Pitt St GP	139-141 Ave D LP	902 Liberty Ave LP	BRC Landing Road II LP					
Assets																					
Current																					
Cash and cash equivalents	\$ 4,498,850	\$ 459,145	\$ -	\$ -	\$ 362,624	\$ 59,539	\$ -	\$ -	\$ -	\$ 102,272	\$ 393,655	\$ -	\$ -	\$ -	\$ 16,152	\$ 249,500	\$ -	\$ 6,141,737			
Accounts receivable, net	16,117,837	6,921	-	-	(39,987)	107,520	-	-	-	-	-	-	-	-	746	42,863	-	16,235,900			
Contributions receivable	959,974	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	959,974			
Prepaid expenses and other assets	914,873	-	-	-	116,028	-	-	-	-	-	-	-	-	-	-	233,046	255	1,264,202			
Total current assets	22,491,534	466,066	-	-	438,665	167,059	-	-	-	102,272	393,655	-	-	-	249,944	292,618	-	24,601,813			
Assets limited as to use	675,155	1,119,270	-	-	-	306,512	-	-	-	-	27,092	-	-	-	35,469	2,042,576	-	4,206,074			
Related party loans	2,205,968	-	-	-	378,183	-	-	-	-	-	-	-	-	-	-	-	-	(2,584,151)			
Investment in limited partnerships at cost	100	-	-	-	-	500,100	-	-	-	-	-	100	-	-	-	-	-	(500,300)			
Property and equipment, net	24,668,232	1,189,248	1,135,762	475,610	96,365	2,505,493	(12,400)	-	-	-	18,221,290	520,173	-	-	11,888,919	41,231,995	-	94,767,476			
Total assets	\$ 50,040,989	\$ 2,774,584	\$ 1,135,762	\$ 475,610	\$ 913,213	\$ 2,979,064	\$ 487,700	\$ -	\$ -	\$ 102,272	\$ 18,642,037	\$ 520,173	\$ 100	\$ -	\$ 12,174,332	\$ 43,567,189	\$(10,237,662)	\$123,575,363			
Liabilities and Net Assets																					
Current Liabilities																					
Accounts payable and accrued expenses	\$ 8,868,648	\$ 2,659	\$ 6,455	\$ 2,597	\$ 3,200	\$ 35,942	\$ -	\$ -	\$ -	\$ 2,600	\$ 961,129	\$ -	\$ -	\$ -	\$ 16,522	\$ 84,957	\$ (35,981)	\$ 9,948,728			
Due to/from affiliates	3,971,976	(108,955)	(307,404)	668,835	(5,070,915)	39,127	(11,461)	(18,695)	(1,526)	104,796	(1,251,358)	1,886,225	2,159	-	19,500	77,696	-	-			
Accrued salaries and fringes	4,962,308	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,962,308			
Accrued interest payable	50,309	476,707	461,313	8,829	630	117,566	-	-	-	-	17,815	-	-	-	2,044,504	1,291,121	-	4,468,794			
Deferred revenue	325,234	22,072	-	-	198,672	-	-	-	-	-	-	-	-	-	735,309	726,659	(1,415,609)	592,337			
Lines of credit	5,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000,000			
Current portion of loans payable	542,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	542,440			
Total current liabilities	23,720,915	392,483	160,364	680,261	(4,868,413)	192,635	(11,461)	(18,695)	(1,526)	107,396	(272,414)	1,886,225	2,159	-	2,815,835	2,180,433	(1,451,590)	25,514,607			
Deferred rent	7,373,465	-	-	-	857	-	-	-	-	-	-	-	-	-	-	-	-	7,374,322			
Deferred revenue, net of current portion	-	-	-	-	3,415,675	-	-	-	-	-	-	-	-	-	-	-	-	3,415,675			
Loans payable, net of current portion	3,499,119	2,276,588	2,525,413	-	2,901,407	4,890,920	-	-	-	-	18,016,193	-	-	-	7,950,074	25,818,752	(2,584,151)	65,294,315			
Total liabilities	34,593,499	2,669,071	2,685,777	680,261	1,449,526	5,083,555	(11,461)	(18,695)	(1,526)	107,396	17,743,779	1,886,225	2,159	-	10,765,909	27,999,185	(4,035,741)	101,598,919			
Net Assets																					
Without donor restrictions	14,814,495	105,513	(1,550,015)	(204,651)	(536,313)	(2,104,491)	499,161	18,695	1,526	(5,124)	898,258	(1,366,052)	(2,059)	-	-	-	(6,201,921)	4,367,022			
With donor restrictions	632,995	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	632,995			
Noncontrolling interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,408,423	15,568,004	-	16,976,427			
Total net assets	15,447,490	105,513	(1,550,015)	(204,651)	(536,313)	(2,104,491)	499,161	18,695	1,526	(5,124)	898,258	(1,366,052)	(2,059)	-	1,408,423	15,568,004	(6,201,921)	21,976,444			
Total liabilities and net assets	\$ 50,040,989	\$ 2,774,584	\$ 1,135,762	\$ 475,610	\$ 913,213	\$ 2,979,064	\$ 487,700	\$ -	\$ -	\$ 102,272	\$ 18,642,037	\$ 520,173	\$ 100	\$ -	\$ 12,174,332	\$ 43,567,189	\$(10,237,662)	\$123,575,363			

Bowery Residents' Committee, Inc. and Affiliated Organizations
Combining Schedules of Financial Position (Continued)
June 30, 2020 and 2019

	2019																	Eliminations	Total
	BRC	Pitt St HDFC (91 & 93 Pitt)	330 East HDFC	Fulton St HDFC	Palace Renaissance	139-141 Ave D HDFC	139-141 Ave D GP	902 Liberty Ave HDFC	902 Liberty Ave GP	West 25th St HDFC	BRC Landing Road I HDFC	BRC AIDS SERVICES	Pitt St GP	139-141 Ave D LP	902 Liberty Ave LP	BRC Landing Road II LP			
Assets																			
Current																			
Cash and cash equivalents	\$ 4,578,020	\$ 323,432	\$ -	\$ -	\$ 379,998	\$ (7,198)	\$ -	\$ -	\$ 102,272	\$ 480,284	\$ -	\$ -	\$ 68,210	\$ 166,518	\$ 670,637	\$ -	\$ 6,762,173		
Accounts receivable, net	8,101,217	7,777	-	-	462,235	-	47,761	-	-	700	-	25,595	157,233	77,965	133,024	-	9,013,507		
Contributions receivable	1,881,974	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,881,974		
Prepaid expenses and other assets	1,225,940	-	-	-	116,028	-	-	-	-	-	-	-	-	233,046	-	-	1,575,014		
Total current assets	15,787,151	331,209	-	-	958,261	(7,198)	47,761	-	102,272	480,984	-	25,595	225,443	477,529	803,661	-	19,232,668		
Assets limited as to use	660,350	1,025,916	-	-	-	-	-	-	-	414,588	-	-	8,930	35,367	1,727,903	-	3,873,054		
Related party loans	2,116,127	-	-	-	459,408	-	-	-	-	-	-	-	-	-	-	(2,575,535)	-		
Investment in limited partnerships at cost	100	-	-	-	-	-	500,100	-	-	-	-	100	-	-	-	(500,300)	-		
Property and equipment, net	21,247,437	1,176,800	1,155,645	500,943	212,556	-	(12,400)	-	-	18,670,912	550,406	-	2,286,465	12,134,338	42,224,613	(7,309,758)	92,837,957		
Total assets	\$ 39,811,165	\$ 2,533,925	\$ 1,155,645	\$ 500,943	\$ 1,630,225	\$ (7,198)	\$ 535,461	\$ -	\$ 102,272	\$ 19,566,484	\$ 550,406	\$ 25,695	\$ 2,520,838	\$ 12,647,234	\$ 44,756,177	\$ (10,385,593)	\$ 115,943,679		
Liabilities and Net Assets																			
Current Liabilities																			
Accounts payable and accrued expenses	\$ 4,756,424	\$ 1,613	\$ -	\$ -	\$ 2,344	\$ -	\$ 940	\$ -	\$ 750	\$ 959,746	\$ 2,201	\$ 749	\$ 48,374	\$ 104,391	\$ 68,233	\$ (247,331)	\$ 5,698,434		
Due to/from affiliates	2,863,344	(109,975)	(306,449)	713,832	(5,050,162)	28,806	(13,141)	(19,165)	(96,522)	104,796	(623,340)	1,886,224	1,912	147,327	327,584	-	-		
Accrued salaries and fringes	3,076,596	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,076,596		
Accrued interest payable	50,309	476,707	437,889	8,829	-	-	-	-	-	-	17,815	-	-	117,566	1,965,003	862,132	3,936,250		
Deferred revenue	2,012,367	22,072	-	-	198,672	-	-	-	-	-	-	-	-	735,309	1,212,982	(1,930,394)	2,251,008		
Lines of credit	3,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000,000		
Related party loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Current portion of loans payable	446,726	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	446,726		
Total current liabilities	16,205,766	390,417	131,440	722,661	(4,849,146)	28,806	(12,201)	(19,165)	(95,772)	104,796	354,221	1,888,425	2,661	313,267	2,949,632	2,470,931	(2,177,725)	18,409,014	
Deferred rent	7,547,078	-	-	-	3,201	-	-	-	-	-	-	-	-	-	-	-	7,550,279		
Deferred revenue, net of current portion	-	-	-	-	3,610,856	-	-	-	-	-	-	-	-	-	-	-	3,610,856		
Loans payable, net of current portion	327,952	2,276,588	2,339,292	-	3,362,815	-	-	-	-	-	-	-	-	4,564,182	7,706,813	25,772,211	(2,575,535)	62,057,121	
Total liabilities	24,080,796	2,667,005	2,470,732	722,661	2,127,726	28,806	(12,201)	(19,165)	(95,772)	104,796	18,637,024	1,888,425	2,661	4,877,449	10,656,445	28,243,142	(4,753,260)	91,627,270	
Net Assets																			
Without donor restrictions	12,860,288	(133,080)	(1,315,087)	(221,718)	(497,501)	(36,004)	547,662	19,165	95,772	(2,524)	929,460	(1,338,019)	23,034	(2,356,611)	-	-	(5,632,333)	2,942,504	
With donor restrictions	2,870,081	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,870,081	
Noncontrolling interest	-	-	-	-	-	-	-	-	-	-	-	-	-	1,990,789	16,513,035	-	18,503,824		
Total net assets	15,730,369	(133,080)	(1,315,087)	(221,718)	(497,501)	(36,004)	547,662	19,165	95,772	(2,524)	929,460	(1,338,019)	23,034	(2,356,611)	1,990,789	16,513,035	(5,632,333)	24,316,409	
Total liabilities and net assets	\$ 39,811,165	\$ 2,533,925	\$ 1,155,645	\$ 500,943	\$ 1,630,225	\$ (7,198)	\$ 535,461	\$ -	\$ 102,272	\$ 19,566,484	\$ 550,406	\$ 25,695	\$ 2,520,838	\$ 12,647,234	\$ 44,756,177	\$ (10,385,593)	\$ 115,943,679		

Bowery Residents' Committee, Inc. and Affiliated Organizations

Combining Schedules of Activities

Years Ended June 30, 2020 and 2019

2020																				
	BRC Without Donor Restrictions	BRC With Donor Restrictions	Total BRC	Pitt St HDFC (91 & 93 Pitt)	330 East HDFC	Fulton St HDFC	Palace Renaissance	139-141 Ave D HDFC	139-141 Ave D GP	902 Liberty Ave HDFC	902 Liberty Ave GP	West 25th St HDFC	BRC Landing Road I HDFC	BRC AIDS Services	Pitt St GP	139-141 Ave D LP	902 Liberty Ave LP	BRC Landing Road II LP	Eliminations	Total
Public Support and Revenue																				
Government and other grants	\$ 86,076,099	\$ -	\$ 86,076,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,347	\$ 411,708	\$ (178,347)	\$ 86,487,807
Medical	6,188,150	-	6,188,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,188,150
Program service fees	1,739,216	-	1,739,216	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,739,216
Rental income	1,384,527	-	1,384,527	391,202	-	45,000	214,854	468,800	-	-	-	-	1,904,151	-	-	-	700,119	933,793	(2,003,687)	4,038,759
Contributions	1,330,729	666,136	1,996,865	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,996,865
Management fees	121,185	-	121,185	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	-	-	(131,185)
Other income	1,359,607	-	1,359,607	80,917	38,784	-	25,355	271,375	-	-	-	-	-	-	-	-	(28,727)	37,911	(832,541)	952,681
Net assets released from restrictions	2,903,222	(2,903,222)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total revenues before special events	101,103,235	(2,237,086)	98,866,149	472,119	38,784	45,000	240,209	740,175	-	-	10,000	-	1,904,151	-	-	-	849,739	1,383,412	(3,145,760)	101,403,978
Special events revenue	1,190,927	-	1,190,927	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,190,927
Cost of direct benefit to donors	(124,340)	-	(124,340)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(124,340)
Net revenue from special events	1,066,587	-	1,066,587	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,066,587
Total public support and revenue	102,169,822	(2,237,086)	99,932,736	472,119	38,784	45,000	240,209	740,175	-	-	10,000	-	1,904,151	-	-	-	849,739	1,383,412	(3,145,760)	102,470,565
Expenses																				
Program services																				
Gateway Services	26,897,392	-	26,897,392	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(25,355)
Homeless Services	36,501,505	-	36,501,505	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,904,151)
Housing Services	11,488,647	-	11,488,647	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,488,647
Treatment Services	12,897,070	-	12,897,070	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(62,400)
Total program services	87,784,614	-	87,784,614	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,991,906)
Supporting services																				
Management and general	11,709,266	-	11,709,266	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(37,136)
Fundraising	721,735	-	721,735	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	721,735
Total supporting services	12,431,001	-	12,431,001	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(37,136)
Affiliated organizations' expenses	-	-	-	233,526	273,712	27,933	279,021	452,051	48,501	470	104,246	2,600	1,935,353	28,033	25,093	-	1,432,105	2,785,879	(547,130)	7,081,393
Total expenses	100,215,615	-	100,215,615	233,526	273,712	27,933	279,021	452,051	48,501	470	104,246	2,600	1,935,353	28,033	25,093	-	1,432,105	2,785,879	(2,576,172)	105,267,966
Change in Net Assets Before Other Items	1,954,207	(2,237,086)	(282,879)	238,593	(234,928)	17,067	(38,812)	288,124	(48,501)	(470)	(94,246)	(2,600)	(31,202)	(28,033)	(25,093)	-	(582,366)	(1,402,467)	(569,588)	(2,797,401)
Transfer to HDFC	-	-	-	-	-	-	-	(2,356,611)	-	-	-	-	-	-	-	-	2,356,611	-	-	-
Change in Net Assets	1,954,207	(2,237,086)	(282,879)	238,593	(234,928)	17,067	(38,812)	(2,068,487)	(48,501)	(470)	(94,246)	(2,600)	(31,202)	(28,033)	(25,093)	2,356,611	(582,366)	(1,402,467)	(569,588)	(2,797,401)
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	457,436	457,436
Net Assets, Beginning of Year	12,860,288	2,870,081	15,730,369	(133,080)	(1,315,087)	(221,718)	(497,501)	(36,004)	547,662	19,165	95,772	(2,524)	929,460	(1,338,019)	23,034	(2,356,611)	1,990,789	16,513,035	(5,632,333)	24,316,409
Net Assets, End of Year	\$ 14,814,495	\$ 632,995	\$ 15,447,490	\$ 105,513	\$ (1,550,015)	\$ (204,651)	\$ (536,313)	\$ (2,104,491)	\$ 499,161	\$ 18,695	\$ 1,526	\$ (5,124)	\$ 898,258	\$ (1,366,052)	\$ (2,059)	\$ -	\$ 1,408,423	\$ 15,568,004	\$ (6,201,921)	\$ 21,976,444

Bowery Residents' Committee, Inc. and Affiliated Organizations

Combining Schedules of Activities (Continued)

Years Ended June 30, 2020 and 2019

		2019																					
	BRC Without Donor Restrictions	BRC With Donor Restrictions	Total BRC	Pitt St HDFC (91 & 93 Pitt)	330 East HDFC	Fulton St HDFC	Palace Renaissance	139-141 Ave D HDFC	139-141 Ave D GP	902 Liberty Ave HDFC	902 Liberty Ave GP	West 25th St HDFC	BRC Landing Road I HDFC	BRC AIDS Services	Pitt St GP	139-141 Ave D LP	902 Liberty Ave LP	BRC Landing Road II LP	Eliminations	Total			
Public Support and Revenue																							
Government and other grants	\$ 76,636,867	\$ -	\$ 76,636,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401,667	\$ -	\$ 77,038,534	
Medicaid	6,354,010	-	6,354,010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,354,010	
Program service fees	1,840,899	-	1,840,899	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,840,899	
Rental income	1,256,212	-	1,256,212	405,178	-	45,000	195,504	-	-	-	-	-	1,857,708	-	-	465,758	668,191	925,149	(1,920,108)	-	-	3,898,592	
Contributions	1,029,475	1,187,430	2,216,905	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,216,905	
Management fees	126,047	-	126,047	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	-	-	-	-	(136,047)	
Other income	4,206,186	-	4,206,186	-	-	-	27,394	-	-	-	-	-	140,970	-	-	-	41,237	89,464	(4,204,915)	-	-	300,336	
Net assets released from restrictions	1,581,600	(1,581,600)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total revenues before special events	93,031,296	(394,170)	92,637,126	405,178	-	45,000	222,898	-	-	-	10,000	-	1,998,678	-	-	465,758	709,428	1,416,280	(6,261,070)	-	-	91,649,276	
Special events revenue	961,206	-	961,206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	961,206	
Cost of direct benefit to donors	(184,029)	-	(184,029)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(184,029)
Net revenue from special events	777,177	-	777,177	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	777,177
Total public support and revenue	93,808,473	(394,170)	93,414,303	405,178	-	45,000	222,898	-	-	-	10,000	-	1,998,678	-	-	465,758	709,428	1,416,280	(6,261,070)	-	-	92,426,453	
Expenses																							
Program services																							
Gateway Services	22,753,749	-	22,753,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,753,749
Homeless Services	33,485,997	-	33,485,997	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,628,289
Housing Services	10,309,472	-	10,309,472	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(17,400)
Treatment Services	12,998,036	-	12,998,036	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,998,036
Total program services	79,547,254	-	79,547,254	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,875,108)
Supporting services																							
Management and general	9,754,299	-	9,754,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,754,299
Fundraising	807,724	-	807,724	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	807,724
Total supporting services	10,562,023	-	10,562,023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,562,023
Affiliated organizations' expenses	-	-	-	366,218	103,548	26,395	763,995	152,432	2,500	4,144	-	1,009	1,642,279	31,267	296	296,240	1,178,196	2,827,576	(286,421)	-	-	-	7,109,674
Total expenses	90,109,277	-	90,109,277	366,218	103,548	26,395	763,995	152,432	2,500	4,144	-	1,009	1,642,279	31,267	296	296,240	1,178,196	2,827,576	(2,161,529)	-	-	-	95,343,843
Change in Net Assets	3,699,196	(394,170)	3,305,026	38,960	(103,548)	18,605	(541,097)	(152,432)	(2,500)	(4,144)	10,000	(1,009)	356,399	(31,267)	(296)	169,518	(468,768)	(1,411,296)	(4,099,541)	-	-	(2,917,390)	
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,896,903
Net Assets, Beginning of Year	9,161,092	3,264,251	12,425,343	(172,040)	(1,211,539)	(240,323)	43,596	116,428	550,162	23,309	85,772	(1,515)	573,061	(1,306,752)	23,330	(2,526,129)	2,459,557	2,027,428	(1,532,792)	-	-	-	11,336,896
Net Assets, End of Year	\$ 12,860,288	\$ 2,870,081	\$ 15,730,369	\$ (133,080)	\$ (1,315,087)	\$ (221,718)	\$ (497,501)	\$ (36,004)	\$ 547,662	\$ 19,165	\$ 95,772	\$ (2,524)	\$ 929,460	\$ (1,338,019)	\$ 23,034	\$ (2,356,611)	\$ 1,990,789	\$ 1,651,305	\$ (5,632,333)	-	-	-	\$ 24,316,409