

**DWELLING PLACE OF GRAND RAPIDS  
NONPROFIT HOUSING CORPORATION  
AND RELATED ENTITIES**

*COMBINED FINANCIAL STATEMENTS AND ADDITIONAL INFORMATION*

*Years Ended December 31, 2021 and 2020*

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## INDEPENDENT AUDITOR'S REPORT ON COMBINED FINANCIAL STATEMENTS

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Board of Directors  
Dwelling Place of Grand Rapids Nonprofit Housing Corporation  
Grand Rapids, Michigan

### Opinion

We have audited the accompanying combined financial statements of Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities (a nonprofit organization), which comprise the combined balance sheet as of December 31, 2021, and the related combined statements of changes in net assets and equity, operations, and cash flows for the year then ended, and the related notes to the combined financial statements.

In our opinion, the combined financial statements present fairly, in all material respects, the financial position of Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities, as of December 31, 2021, 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.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Combined Financial Statements section of our report. We are required to be independent of Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities, and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Prior Period Financial Statements

The combined financial statements of Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities as of and for the year ended December 31, 2020, were audited by Beene Garter LLP whose report dated May 26, 2021 expressed an unmodified opinion on those statements.

### Responsibilities of Management for the Combined Financial Statements

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

In preparing the combined financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities' ability to continue as a going concern within one year after the date that the combined financial statements are available to be issued.

### **Auditor's Responsibilities for the Audit of the Combined Financial Statements**

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated August 3, 2022 on our consideration of the Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities' internal control over financial reporting and compliance.



Beene Garter  
A Doeren Mayhew Firm  
Grand Rapids, MI  
August 3, 2022

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**COMBINED FINANCIAL STATEMENTS**

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	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 8,261,451	\$ 7,340,757
Cash restricted for current construction	698,241	173,099
Marketable securities	12,905,760	10,135,715
Promises to give	102,500	417,500
Accounts receivable, net of allowance of \$46,773 and \$31,499, respectively	463,796	933,788
Prepaid expenses and deposits	249,690	359,024
<b>TOTAL CURRENT ASSETS</b>	<b>22,681,438</b>	<b>19,359,883</b>
<b>Property and Equipment</b>	<b>126,385,246</b>	<b>122,114,181</b>
<b>Other Assets</b>		
Restricted cash	12,843,956	11,926,780
Promises to give, less current portion	-	25,000
Investments	5,000	5,000
Beneficial interest	332,932	296,385
Intangibles	709,911	690,610
<b>TOTAL OTHER ASSETS</b>	<b>13,891,799</b>	<b>12,943,775</b>
<b>TOTAL ASSETS</b>	<b>\$ 162,958,483</b>	<b>\$ 154,417,839</b>

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**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINED BALANCE SHEETS

December 31, 2021 and 2020

	2021	2020
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Current maturities of long-term debt	\$ 256,597	\$ 1,965,682
Accounts payable		
Trade	685,510	356,835
Construction	1,639,695	4,048,652
Accrued liabilities	484,403	472,024
Deferred rental revenue	214,293	136,555
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,280,498</b>	6,979,748
Tenant Security Deposits	379,043	310,585
Long-Term Debt, net of current maturities (net of unamortized financing fees of \$441,008 and \$466,658)	26,376,294	26,729,592
Long-Term Accrued Interest	3,065,064	2,764,940
Deferred Revenue - Section 1602 Exchange Funds	3,097,429	3,097,429
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>32,917,830</b>	32,902,546
<b>Net Assets and Equity - Controlling Interests</b>		
Without donor restrictions	42,824,525	41,859,851
With donor restrictions	591,129	1,188,103
Deficit	(10,737,624)	(11,826,162)
	<b>32,678,030</b>	31,221,792
<b>Equity - Noncontrolling Interests</b>	<b>94,082,125</b>	83,313,753
<b>TOTAL NET ASSETS AND EQUITY</b>	<b>126,760,155</b>	114,535,545
<b>TOTAL LIABILITIES, NET ASSETS AND EQUITY</b>	<b>\$ 162,958,483</b>	\$ 154,417,839

See accompanying notes



# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINED STATEMENTS OF CHANGES IN NET ASSETS AND EQUITY

Years Ended December 31, 2021 and 2020

	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Controlling Interests - Deficit	Noncontrolling Interests - Equity	Total Net Assets and Equity
<b>BALANCE - January 1, 2020</b>	<b>\$ 41,060,986</b>	<b>\$ 1,023,314</b>	<b>\$ (11,816,413)</b>	<b>\$ 73,791,313</b>	<b>\$ 104,059,200</b>
Contributed capital, net of syndication costs	-	-	-	12,776,326	12,776,326
Distributions	-	-	-	(35,286)	(35,286)
Increase (decrease) in net assets and equity	798,865	164,789	(9,749)	(3,218,600)	(2,264,695)
<b>BALANCE - December 31, 2020</b>	<b>41,859,851</b>	<b>1,188,103</b>	<b>(11,826,162)</b>	<b>83,313,753</b>	<b>114,535,545</b>
Contributed capital, net of syndication costs	-	-	-	16,508,068	16,508,068
Distributions	-	-	-	(58,753)	(58,753)
Increase (decrease) in net assets and equity	964,674	(596,974)	1,088,538	(5,680,943)	(4,224,705)
<b>BALANCE - December 31, 2021</b>	<b>\$ 42,824,525</b>	<b>\$ 591,129</b>	<b>\$ (10,737,624)</b>	<b>\$ 94,082,125</b>	<b>\$ 126,760,155</b>

See accompanying notes

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINED STATEMENTS OF OPERATIONS

Years Ended December 31, 2021 and 2020

	2021	2020
<b>Revenue and Support</b>		
Rental income		
Market/Gross Residential Rent Potential	\$ 10,506,884	\$ 9,088,304
Rental Gain/Loss	(52,954)	(95,057)
Commercial income	1,009,181	943,062
Less: Vacancy loss	(926,980)	(887,012)
Less: Concessions	(4,749)	(54,979)
Net rental income	10,531,382	8,994,318
Interest income	394,002	387,254
Contributions/grants	1,893,914	1,604,335
Government funding	468,783	457,950
Developer and management fee income	358,138	392,192
Other	398,655	382,855
Satisfaction of donor restriction		
Expiration of donor imposed restrictions on contributions	797,732	515,032
<b>TOTAL REVENUE AND SUPPORT</b>	<b>14,842,606</b>	<b>12,733,936</b>
<b>Operating Expenses</b>		
Salaries and wages	3,834,761	3,393,205
Fringe benefits	625,216	556,605
Payroll taxes	349,089	290,274
Contract labor	828,241	911,632
Fees and services	1,314,925	902,062
Utilities	1,673,020	1,558,777
Maintenance and repairs	2,261,676	1,617,224
Mortgage interest	372,925	318,116
Rental of space	49,139	44,393
Insurance	695,883	596,021
Taxes	424,858	385,078
Administrative supplies	266,327	248,976
Employee development	37,693	47,958
Bad debt	90,394	117,110
Miscellaneous	111,887	45,581
<b>TOTAL OPERATING EXPENSES</b>	<b>12,936,034</b>	<b>11,033,012</b>
<b>INCREASE IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>1,906,572</b>	<b>1,700,924</b>

See accompanying notes

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING  
CORPORATION AND RELATED ENTITIES**

COMBINED STATEMENTS OF OPERATIONS (CONTINUED)

Years Ended December 31, 2021 and 2020

	2021	2020
<b>Other Income and (Expenses)</b>		
Construction Loan Interest	\$ (24,674)	\$ -
Deferred Interest Expense	(242,397)	(431,370)
Interest Expense - Amortization of Financing Fees	(12,527)	(12,526)
Unrealized Gain on Marketable Securities	850,382	255,530
Gain on Sale of Investment/Marketable Securities	74,660	209,411
Gain(Loss) on Disposal of Assets	5,343	(406,618)
Forgiveness of Debt	300,000	1,723,036
Depreciation	(6,393,790)	(5,390,118)
Amortization	(91,300)	(77,753)
	<b>(3,627,731)</b>	<b>(2,429,484)</b>
<b>DECREASE IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY</b>		
<b>Changes in Net Assets With Donor Restrictions</b>		
Contributions and grants	200,758	679,821
Satisfaction of donor restrictions		
Expiration of donor imposed restrictions on contributions	(797,732)	(515,032)
	<b>(596,974)</b>	<b>164,789</b>
<b>NET (DECREASE) INCREASE IN NET ASSETS WITH DONOR RESTRICTIONS</b>		
	<b>(596,974)</b>	<b>164,789</b>
<b>DECREASE IN NET ASSETS AND EQUITY</b>	<b>\$ (4,224,705)</b>	<b>\$ (2,264,695)</b>

See accompanying notes

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINED STATEMENTS OF CASH FLOWS

Years Ended December 31, 2021 and 2020

	2021	2020
<b>Cash Flows from Operating Activities</b>		
Change in net assets and equity	\$ (4,224,705)	\$ (2,264,695)
Adjustments to reconcile change in net assets and equity to net cash provided by operating activities:		
Depreciation and amortization	6,485,090	5,467,871
Amortization of financing fees	12,527	12,526
Forgiveness of debt	(300,000)	(1,723,036)
Contributions and grants restricted for construction	(100,000)	(629,696)
Gain on sale of investment	(74,660)	(209,411)
Unrealized gain on marketable securities	(801,180)	(234,337)
Earnings on beneficial interest	(49,202)	(21,193)
Loss on disposal of assets	(5,343)	406,618
Write off of developer fee receivable	-	24,678
Changes in operating assets		
Promises to give	-	1,860
Accounts receivable	469,992	(368,862)
Prepaid expenses and deposits	109,334	(47,706)
Tenant security deposits	68,458	13,496
Accounts payable	328,675	(244,745)
Accrued liabilities	312,503	579,127
Deferred revenue	77,738	7,943
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b>2,309,227</b>	<b>770,438</b>
<b>Cash Flows from Investing Activities</b>		
Purchase of property and equipment	(6,201,086)	(13,169,750)
Insurance proceeds	529,525	-
Transfers from beneficial interest	12,655	12,760
Purchases of marketable securities	(2,720,178)	(2,908,440)
Sales of marketable securities	825,973	2,803,795
Proceeds from the sale of property and equipment	106,000	-
<b>NET CASH USED BY INVESTING ACTIVITIES</b>	<b>(7,447,111)</b>	<b>(13,261,635)</b>

See accompanying notes

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINED STATEMENTS OF CASH FLOWS (CONTINUED)

Years Ended December 31, 2021 and 2020

	2021	2020
<b>Cash Flows from Financing Activities</b>		
Payments received on contributions for the acquisition and renovation of New Ferguson and grants restricted for construction	\$ 440,000	\$ 420,000
Payments on long-term debt	(2,156,923)	(245,707)
Cash paid for financing fees	-	(142,414)
Cash paid for other assets	(61,922)	(212,042)
Long-term borrowings	353,315	1,002,889
Partners' distributions	(58,753)	(35,286)
Contributed capital	8,985,179	9,854,830
<b>NET CASH PROVIDED BY FINANCING ACTIVITIES</b>	<b>7,500,896</b>	10,642,270
<b>NET INCREASE (DECREASE) IN CASH AND RESTRICTED CASH</b>	<b>2,363,012</b>	(1,848,927)
<b>Cash and Restricted Cash at Beginning of Year</b>	<b>19,440,636</b>	21,289,563
<b>CASH AND RESTRICTED CASH AT END OF YEAR</b>	<b>\$ 21,803,648</b>	\$ 19,440,636
Cash and cash equivalents	\$ 8,261,451	\$ 7,340,757
Cash restricted for current construction	698,241	173,099
Restricted cash	12,843,956	11,926,780
	<b>\$ 21,803,648</b>	\$ 19,440,636
<b>Supplemental Disclosures</b>		
<b>Noncash Transactions</b>		
<b>Investing Activities</b>		
Property and equipment purchases funded through accounts and construction payables	\$ 1,639,695	\$ 4,073,607
Property and equipment purchases funded through long-term debt	\$ 28,698	\$ 600,087
Property and equipment purchases funded through equity contributions	\$ 7,522,889	\$ 2,921,496
Tax Credit fees associated with the purchase of property and equipment	\$ (48,679)	\$ -

See accompanying notes

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS

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December 31, 2021 and 2020

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Organization**

Dwelling Place of Grand Rapids Nonprofit Housing Corporation (“Dwelling Place” or “Organization”) was organized as a nonprofit corporation in 1980.

The mission of the Organization and its related entities is to improve the lives of people by creating quality affordable housing, providing essential support services, and serving as a catalyst for neighborhood revitalization.

#### **Combination Policy - Common Control**

The accompanying combined financial statements include the following entities:

The accounts of Dwelling Place of Grand Rapids Nonprofit Housing Corporation include general programs that provide affordable housing, commercial rental management and administrative services to affiliates and other managed properties. The general programs also provide for development of properties for low income housing residents, fund development for the Organization’s programs, support and case management services for tenants, neighborhood revitalization, and residential services for women and children.

Dwelling Place of Grand Rapids Nonprofit Housing Corporation is related to the following entities either through ownership or common control. Dwelling Place of Grand Rapids Nonprofit Housing Corporation has guaranteed certain obligations of the various affordable housing projects including operating deficits, development cost overruns and any reduction of tax benefits. Controlling interest on the combined financial statements consists of the net assets of Dwelling Place of Grand Rapids Nonprofit Housing Corporation, entities under common control and Dwelling Place’s ownership interest in the related entities (primarily the Limited Dividend Housing Associations (LDHAs). The noncontrolling interests consist of the outside ownership interests in the related entities (primarily the LDHAs).

#### **Dwelling Place Foundation (“Foundation”)**

Dwelling Place Foundation is a nonprofit corporation established to raise funds for Dwelling Place of Grand Rapids Nonprofit Housing Corporation and its related organizations.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **Heartside Nonprofit Housing Corporation (“Heartside NPHC”)**

The corporation is a wholly owned subsidiary of Dwelling Place. Heartside NPHC was organized exclusively for the purpose of providing housing facilities for persons of low and moderate income. Heartside Nonprofit Housing Corporation operates Martineau Holdings which owns Martineau Apartments.

### **Sheldon - Weston, Inc.**

The corporation is a wholly owned subsidiary of Dwelling Place. Sheldon - Weston, Inc. was organized for the purpose of providing housing facilities for persons of low-income as the .49% nonmanaging general partner in Grand Pointe Limited Dividend Housing Association Limited Partnership II. Grand Pointe Limited Dividend Housing Association Limited Partnership II was organized for the purpose of providing 109 residential dwelling units at the Globe Apartments. In addition, the corporation owns 10% of Excel-Dwelling Place, LLC. Excel-Dwelling Place, LLC was organized for the purpose of providing 64 residential dwelling units at Emerald Creek Apartments as the .01% nonmanaging general partner in Excel - Dwelling Place Limited Dividend Housing Association Limited Partnership.

### **Dwelling Place Regional Community Land Trust (“Community Land Trust”)**

Community Land Trust is a nonprofit corporation established as a community land trust to create and preserve a permanent supply of affordable homes for low-income households otherwise unable to afford to purchase and own a home in West Michigan. The Community Land Trust began operating in 2020.

### **Bridge Street Nonprofit Housing Corporation (“NPHC”) and Bridge Street Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Bridge Street”**

Bridge Street operates a 16-unit special needs low-income housing project in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Elmdale Apartments Nonprofit Housing Corporation (“Elmdale”)**

Elmdale is a nonprofit corporation that operates a rental housing project under Section 223(f) of the National Housing Act. The project is a 19-unit apartment complex for low to middle income individuals and families located in Grand Rapids, Michigan.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **New Ferguson LLC and Ferguson Apartments Limited Dividend Housing Association LLC (“LDHA”) – collectively referred to as “Ferguson Apartments”**

Ferguson Apartments is comprised of 119 residential dwelling units and several commercial spaces in Grand Rapids, Michigan and operates under the name of Ferguson Apartments. Dwelling Place, as sole member of New Ferguson LLC, exercises complete administrative control of the LDHA. However, approval of the investor member is required to refinance debt or dispose of the project. The LLC is the managing member of the LDHA. Construction was completed during 2021 and full occupancy was established.

### **Ferguson-Heartside Nonprofit Housing Corporation (“NPHC”) and Ferguson-Heartside Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Ferguson-Heartside”**

Ferguson-Heartside was comprised of 101 residential dwelling units and several commercial spaces in Grand Rapids, Michigan. During 2020, Ferguson-Heartside underwent a HUD Rental Assistance Demonstration “RAD” Conversion to Ferguson Apartments Limited Dividend Housing Association LLC.

### **Goodrich Nonprofit Housing Corporation (“NPHC”) and Goodrich Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Goodrich”**

Goodrich operates two buildings, including 14 units of low-income housing and four commercial spaces in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of Goodrich NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Grandville-Heartside Nonprofit Housing Corporation (“NPHC”) and Grandville-Heartside Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Grandville-Heartside”**

Grandville-Heartside operates 10 residential dwelling units in Grand Rapids, Michigan. Dwelling Place owns and exercises complete control of the LDHA. One of the residential dwelling units was sold to a third party during 2021.



# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **HPFH Nonprofit Housing Corporation (“NPHC”) and HPFH Limited Dividend Housing Association Limited Partnership (“LDHA”) – referred to as “Harrison Park”**

Harrison Park was formed in 2016 to acquire, construct and operate 45 units of low-income housing in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Dwelling Place Rural Nonprofit Housing Corporation (“NPHC”) and Harvest Hill Limited Dividend Housing Association Limited Partnership (“LDHA”) – referred to as “Harvest Hill”**

Harvest Hill consists of 46 residential dwelling units located in Rockford, Michigan. Dwelling Place owns and exercises complete control of the LDHA.

### **Herkimer Apartments Nonprofit Housing Corporation (“NPHC”) and Herkimer Apartments Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Herkimer Apartments”**

Herkimer Apartments consists of a 55-unit homeless and special needs low-income housing project and eight commercial spaces in Grand Rapids, Michigan. Dwelling Place, as the sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Herkimer Commerce Limited Dividend Housing Association Limited Partnership – referred to as “Herkimer Commerce”**

Herkimer Commerce consists of a 67-unit homeless and/or special needs low-income housing project in Grand Rapids, Michigan. Dwelling Place, as the sole stockholder of the NPHC (Herkimer Apartments Nonprofit Housing Corporation), exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Kelsey Nonprofit Housing Corporation (“NPHC”) and Kelsey Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Kelsey”**

Kelsey consists of 12 residential dwelling units and 2 live/work spaces in Grand Rapids, Michigan. Dwelling Place owns and exercises complete control of the LDHA.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **LCH36 Nonprofit Housing Corporation (“NPHC”) and LCH36 Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “LCH36”**

LCH36 consists of 49 residential dwelling units in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Martineau Holdings Limited Dividend Housing Association – referred to as “Martineau Holdings” or “Martineau”**

The Martineau project consists of 23 residential and two commercial spaces in two buildings in Grand Rapids, Michigan. The residential space is owned and operated by Martineau Holdings through Heartside NPHC and the two commercial spaces are owned and operated by Dwelling Place.

### **Midtown Village officially known as Liberty Nonprofit Housing Corporation (“NPHC”) and Liberty Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Midtown”**

Midtown Village consists of 30 senior residential dwelling units in Holland, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **New Hope Homes Nonprofit Housing Corporation (“NPHC”) and New Hope Homes Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “New Hope Homes”**

New Hope Homes operates six buildings consisting of 12 units of low-income housing in Grand Rapids, Michigan. Heartside NPHC owns and exercises complete control of the LDHA.

### **Pine Avenue Nonprofit Housing Corporation (“NPHC”) and Pine Avenue Limited Dividend Housing Association Limited Partnership (“LDHA”) – referred to as “Pine Avenue”**

Pine Avenue operates 23 units of low-income housing in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **DP Franklin LLC “LLC” and Plaza Franklin Limited Dividend Housing Association LLC (“LDHA”) – referred to as “Plaza Franklin”**

Plaza Franklin operates 24 units of low-income housing in Grand Rapids, Michigan and began operations in 2020. Dwelling Place, as sole member of the LLC, exercises complete administrative control of the LDHA. However, approval of the investor member is required to refinance debt or dispose of the project. The LLC is the managing member of the LDHA.

### **DP Grandville LLC “LLC” and Plaza Grandville Limited Dividend Housing Association LLC (“LDHA”) – referred to as “Plaza Grandville”**

Plaza Grandville was formed in 2019 to acquire, construct and operate 24 units of low-income housing and a commercial space in Grand Rapids, Michigan. Operations of the low-income housing began in 2021. Dwelling Place, as sole member of the LLC, exercises complete administrative control of the LDHA. However, approval of the investor member is required to refinance debt or dispose of the project. The LLC is the managing member of the LDHA.

### **Reflections Apartments officially known as Hall Street Nonprofit Housing Corporation (“NPHC”) and Hall Street Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Reflections”**

Reflections operates a 60-unit senior housing project in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

### **Roosevelt Nonprofit Housing Corporation (“NPHC”) and Roosevelt Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Roosevelt”**

Roosevelt operates a 50 unit low-income housing project in Muskegon, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

**Verne Barry Apartments officially known as KBC Nonprofit Housing Corporation (“NPHC”) and KBC Limited Dividend Housing Association Limited Partnership (“LDHA”) – collectively referred to as “Verne Barry”**

Verne Barry operates a 116 unit permanent supportive low-income subsidized housing facility for homeless and special needs individuals and ten commercial spaces in Grand Rapids, Michigan. Dwelling Place, as sole stockholder of the NPHC, exercises complete administrative control of the LDHA. However, approval of the limited partner is required to refinance debt or dispose of the project. The NPHC is the managing general partner of the LDHA.

**Villa Esperanza officially known as Sawkaw, Inc.**

Villa Esperanza is a nonprofit corporation that operates a rental housing project under Section 223(f) of the National Housing Act. The project is a 40-unit apartment complex for low to middle income elderly or physically disabled individuals located in Wyoming, Michigan.

**West Shore Apartments officially known as Whitehall DP Limited Partnership (“LP”)**

West Shore operates 48 residential dwelling units located in Whitehall, Michigan. Dwelling Place owns and exercises complete control of the LP.

**Weston Apartments officially known as 44 Ionia Limited Dividend Housing Association Limited Partnership (“Weston”)**

Weston operates two buildings consisting of 190 units of low-income subsidized housing and three commercial spaces in Grand Rapids, Michigan. Heartside Nonprofit Housing Corporation exercises complete administrative control as managing general partner, but approval of the limited partners is required to refinance debt or dispose of the project.

**White River Estates officially known as Dwelling Place Rural Limited Dividend Housing Association Limited Partnership (“LDHA”)**

White River Estates operates 31 residential dwelling units located in Hesperia, Michigan. Dwelling Place owns and exercises complete control of the LDHA.

Material intercompany transactions and balances have been eliminated in combination. All equity interests in the combined entities that are not owned by Dwelling Place of Grand Rapids Nonprofit Housing Corporation or one of the entities under its management have been shown as equity - noncontrolling interests on the basic combined financial statements.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **Method of Accounting**

The Organization maintains its records on the accrual basis of accounting.

### **Cash and Cash Equivalents**

The Organization maintains its cash accounts at several financial institutions. Cash is insured by the Federal Deposit Insurance Corporation. From time to time, the Organization may have cash on deposit in excess of the federally insured limit. The Organization considers money market funds and other temporary investments purchased with an original maturity date of three months or less to be cash equivalents.

The cash restricted for current construction consists of funds held for the purposes of construction and renovation of Ferguson Apartments in 2021, and Ferguson Apartments, Plaza Franklin and Plaza Grandville in 2020.

### **Marketable Securities**

The Organization has the intention to sell its securities in the near term with profit or loss being determined on short-term differences in price. Therefore, the Organization has classified all of its securities as “marketable” securities. Marketable securities are carried at fair value. Fair value is primarily determined using the specific identification method. Unrealized holding gains and losses, interest, and dividends are included in the combined statements of operations.

### **Promises to Give**

Unconditional promises to give are recognized as revenue in the period received and as assets, decreases of liabilities or expenses depending on the form of the benefits received. Promises to give are stated at the amount management expects to collect from balances outstanding. Management has reviewed the balances that comprise the various categories of promises to give and has determined such balances to be fully collectible. Accordingly, no provision for uncollectible promises to give is included in the accompanying financial statements. If amounts become uncollectible, a provision for the potential loss will be charged to operations when that determination is made. Promises to give restricted for use on long-term assets are considered long term in the combined balance sheets. The discount to present value for long-term pledges receivable is not material to record for the years ended December 31, 2021 and 2020.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **Receivables**

Accounts receivable, including developer fee receivable, consist of amounts due from tenants, funding sources, third parties and related parties for services related to residential and commercial rental property management and development. These receivables are stated at the amounts management expects to collect. Management has reviewed the balances that comprise the various categories of accounts receivable and has determined certain balances to be uncollectible. Accordingly, a provision of \$46,773 and \$31,499 for uncollectible accounts is included in the accompanying financial statements at December 31, 2021 and 2020.

### **Property and Equipment**

Property and equipment are stated at cost, if purchased. Donations of property and equipment are recorded as support at estimated fair value at the time received. Fair value is measured in accordance with GAAP guidance relating to "Fair Value Measurements."

Donations of property and equipment are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as support with donor restrictions. The Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service. The Organization follows the policy of capitalizing, at cost, all expenditures for property and equipment in excess of \$5,000. The Organization follows the policy of capitalizing interest as a component of the cost of property constructed for its own use. Depreciation is recorded on the straight-line method at rates based on the estimated useful lives of assets.

Property and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. If the expected future cash flow from the use of the asset and its eventual disposition is less than the carrying amount of the asset, an impairment loss is recognized and measured using the asset's fair value. No such losses were recognized during 2021 or 2020.

### **Investments**

The Organization has generally recorded investments in partnerships at cost because the Organization does not exercise significant influence over operating and financial activities. Certain investments have been recorded using the equity method of accounting. The Organization has guaranteed certain obligations of these entities limited to approximately \$5,285,000 and \$4,962,000 as of December 31, 2021 and 2020.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **Intangibles**

Intangible assets include costs associated with the construction and development of the projects. These intangible costs include compliance and tax credit fees. These fees are being amortized over the compliance period of 15 years. All intangibles are being amortized using straight-line methods. Accumulated amortization was approximately \$926,000 and \$835,000 as of December 31, 2021 and 2020, respectively.

### **Deferred Rental Revenue**

Deferred rental revenue consists of rent received in advance.

### **Net Assets**

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restriction and net assets with donor restrictions. Net assets without donor restrictions are available for use in general operations and not subject to donor or grantor restrictions. Net assets with donor restriction are subject to donor-imposed or certain grantor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the resources are maintained in perpetuity. Gifts restricted for acquisition of long-lived assets are released from restriction when the assets are placed in service.

### **Revenue Recognition**

Various entities are lessors of apartments to individuals who meet income requirements of certain regulatory bodies, including the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and various low-income housing tax credit authorities. HUD also provides rental assistance payments to the entities. The leases are operating leases with terms of one year or less. Rental income is recognized for apartment and commercial rentals as it accrues. Advance receipts of rental income are deferred and classified as liabilities until earned. Rental income is shown at its maximum gross rent potential. Vacancy loss is shown as a reduction in rental income.

### **Contributions**

Contributions received are recorded as donations with donor restriction or without donor restriction depending on the existence and/or nature of any donor restrictions.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restriction are reclassified to net assets without donor restriction and reported in the statement of activities as net assets released from restrictions. If the restriction will be met in the same reporting period, the support will be recorded as without donor restriction. See Note 13 regarding significant contributions.

### **Functional Allocation of Expenses**

The costs of providing the various programs and other activities have been reported on a functional basis. Accordingly, certain costs have been allocated among the programs and supporting services benefited as detailed in Note 4.

### **Income Taxes**

Dwelling Place of Grand Rapids Nonprofit Housing Corporation, Dwelling Place Foundation, Heartside Nonprofit Housing Corporation, Dwelling Place Regional Land Trust and Elmdale Apartments Nonprofit Housing Corporation are exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. Sawkaw Inc. is exempt from federal income taxes under Section 501(c)(4) of the Internal Revenue Code. In addition, the Organizations (except for the Foundation) qualify for the charitable contribution deduction and have been classified as organizations that are not private foundations under Section 509(a)(2). The Foundation has been classified as an organization that is a public charity under Section 509(a)(1) and 170(b)(1)(A)(vi). Martineau Holding is a single member LLC of which Heartside NPHC is the sole member. Therefore, Martineau is a disregarded entity for tax purposes.

All of the limited dividend housing associations are partnership entities or have elected to be treated as a partnership entity; therefore, income taxes on the net earnings are payable personally by the partners and, accordingly, are not reflected in the combined financial statements. The remaining entities reflected in the combined financial statements are taxable entities under the Internal Revenue Code. A provision for income taxes has not been provided due to operating loss carryovers and permanent differences between book income and taxable income.

Deferred tax assets that might result from such losses are considered immaterial to the combined financial statements.

Tax positions taken are assessed for uncertainty and a provision may be recorded if a tax position is not likely to be sustained upon examination.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### **Subsequent Events**

Management has evaluated significant events or transactions occurring subsequent to December 31, 2021, for potential recognition or disclosure in these financial statements. The evaluation was performed through August 3, 2022, the date the financial statements were available for issuance.

### **Use of Estimates**

Management uses estimates and assumptions in preparing these financial statements in accordance with U.S. generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

### **Recently Issued Accounting Pronouncements**

In February 2016, the Financial Accounting Standards Board (FASB) issued ASU No. 2016-02, Leases (Topic 842), which provides guidance for accounting for leases. The new guidance requires companies to recognize the assets and liabilities for the rights and obligations created by leased assets, initially measured at the present value of the lease payments. The accounting guidance for lessors is largely unchanged. The ASU is effective for annual periods beginning after December 15, 2021.

In June 2016, the FASB issued ASU No. 2016-13, Financial Instruments – Credit Losses (Topic 326). The main provisions of this pronouncement include requiring financial assets to be presented at the net amount expected to be collected utilizing an allowance for credit losses. The ASU is effective for annual periods beginning after December 15, 2022.

In September 2020, the FASB issued ASU 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets. Upon implementation of this guidance, contributed nonfinancial assets will be presented as a separate line item in the statement of activities. Added disclosures will provide information to describe the nature of the assets, how they are valued, the intended use, and donor restrictions attached to the gift (if any). The purpose of this update is to increase transparency. This ASU is effective for annual periods beginning after June 15, 2021. It will be implemented retrospectively.

Dwelling Place is currently evaluating the impact this guidance will have on its financial statements.

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# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

### NOTE 2 - LIQUIDITY

The Organization's financial assets which are available within one year of the balance sheet date for general expenditures are as follows for December 31:

	<u>2021</u>	<u>2020</u>
Cash and cash equivalents	\$ 8,261,451	\$ 7,340,757
Accounts receivable	463,796	604,092
Promises to give	2,500	2,500
Marketable securities	<u>12,905,760</u>	<u>10,135,715</u>
	<u>\$ 21,633,507</u>	<u>\$ 18,083,064</u>

As part of Dwelling Place's liquidity management, Dwelling Place has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

Dwelling Place of Grand Rapids NPHC shall maintain a minimum balance in cash and/or marketable securities and other liquid assets sufficient to fund 100% of operational costs for 12 months. This amount will be based on documented operational expenses (non-capital) for all properties and programs in the most recent fiscal year for which there are audited combined financial statements. Exceptions to the 12-month threshold may be granted by the Dwelling Place Board or Executive Committee.

In addition, Dwelling Place has access to a secured line of credit with a bank in the event that liquid balances prove insufficient. See Note 7 for further information on the line of credit.

Cash expenditures and/or financial commitments outside of approved budgets and not related to real estate transactions shall be limited to \$250,000 without formal approval from one of the following: Dwelling Place Board, Executive Committee, or Finance Committee.

Expenditures for real estate development transactions over \$250,000 shall be determined on a case by case basis with authorizations granted through one of the following: Dwelling Place Board, Executive Committee, or Real Estate Development Committee.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

Certain nonprofit and limited dividend housing association limited partnership entities affiliated with Dwelling Place have limitations on liquidity based on government regulatory requirements. Government regulatory bodies also may control access to available funds set aside for repairs, replacement or cash flow funding.

### **NOTE 3 - FAIR VALUE MEASUREMENT**

Marketable securities are recorded at fair value. A framework is used to establish fair value of investments that is based on a hierarchy which prioritizes the use of inputs to various valuation techniques.

The three levels of the fair value hierarchy, with Level 1 given the highest priority, are as follows:

- Level 1 Unadjusted quoted prices in active markets for identical assets or liabilities.
- Level 2 Quoted prices in markets that are not considered to be active or financial instruments for which all significant inputs are observable, either directly or indirectly.
- Level 3 Investments held by others where Dwelling Place has no ability to liquidate or redeem the investments.

The fair value measurement level of an investment within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used should maximize the use of observable inputs.

Dwelling Place's primary investment objectives are to preserve and grow the value of its assets, while utilizing the assets as a collateral tool for the line of credit and guarantees for loans during the development phase of housing projects, no other guarantees are permitted. Current investments are held primarily at one institution; the majority of securities being in investment grade corporate bond funds and equity securities.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

The levels within the fair value hierarchy at which Dwelling Place's investments are valued at December 31, 2021 are as follows:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<b>Assets</b>				
Equity securities	\$ 7,398,837	\$ -	\$ -	\$ 7,398,837
Fixed income				
Corporate bond funds	5,358,640	-	-	5,358,640
Other bonds	148,283	-	-	148,283
Beneficial interest	-	-	332,932	332,932
	<u>\$ 12,905,760</u>	<u>\$ -</u>	<u>\$ 332,932</u>	<u>\$ 13,238,692</u>

The levels within the fair value hierarchy at which Dwelling Place's investments are valued at December 31, 2020 are as follows:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<b>Assets</b>				
Equity securities	\$ 5,416,387	\$ -	\$ -	\$ 5,416,387
Fixed income				
Corporate bond funds	4,572,285	-	-	4,572,285
Other bonds	147,043	-	-	147,043
Beneficial interest	-	-	296,385	296,385
	<u>\$ 10,135,715</u>	<u>\$ -</u>	<u>\$ 296,385</u>	<u>\$ 10,432,100</u>

For the valuation of the beneficial interest in net assets, Dwelling Place used the fair value of the underlying investments. The underlying assets cannot be liquidated or redeemed by Dwelling Place. As such, no quoted prices or active markets are available for this asset (Level 3). Management reviewed the values provided by the Grand Rapids Community Foundation, the holder of the assets.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

Following is a reconciliation of activity for the year ended December 31, 2021 for assets measured at fair value based on significant unobservable (Level 3) information:

<b>Balance at December 31, 2019</b>	<b>\$ 287,952</b>
Gain on investments	21,193
Spendable distribution	<u>(12,760)</u>
<b>Balance at December 31, 2020</b>	<b>296,385</b>
Gain on investments	49,202
Spendable distribution	<u>(12,655)</u>
<b>Balance at December 31, 2021</b>	<b><u>\$ 332,932</u></b>

The investments are exposed to a variety of uncertainties, including interest rate, market and credit risks. Due to the level of risk associated with certain investments, it is possible that changes in values of these investments could occur in the near term. Such changes could materially affect the amounts reported in the financial statements of the Organization.

### NOTE 4 - FUNCTIONAL EXPENSE ALLOCATION

Dwelling Place, Heartside NPHC, Foundation, Community Land Trust, Elmdale, and Villa Esperanza's expenses are allocated on a functional basis. The expenses that are allocated include the following:

- Based on square footage
  - depreciation and amortization
  - insurance
  - office and occupancy
- Based on estimates of time and effort
  - salaries and benefits
- Based on estimates of time and costs utilized
  - technology

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

Expenses have been allocated for the not-for-profit entities as follows for the years ended December 31:

	2021			
	Program Services	Management and General	Fundraising	Total Expenses
Payroll, benefits, and taxes	\$ 1,877,441	\$ 1,193,911	\$ 92,275	\$ 3,163,627
Management, legal, and other professional fees	102,592	378,965	489	482,046
Office expenses	151,327	100,008	1,191	252,526
Occupancy	590,065	78,246	800	669,111
Conferences and travel	7,773	23,087	295	31,155
Contract and consulting	23,212	85,181	438	108,831
Depreciation and amortization	543,912	97,294	-	641,206
Repairs and maintenance	208,325	19,619	-	227,944
Grants	175,355	-	365,375	540,730
Project expenses	8,227	-	-	8,227
Miscellaneous	212,902	18,414	-	231,316
<b>Total expenses</b>	<b>\$ 3,901,131</b>	<b>\$ 1,994,725</b>	<b>\$ 460,863</b>	<b>\$ 6,356,719</b>
	2020			
	Program Services	Management and General	Fundraising	Total Expenses
Payroll, benefits, and taxes	\$ 1,611,364	\$ 1,143,166	\$ 74,625	\$ 2,829,155
Management, legal, and other professional fees	148,935	280,117	1,185	430,237
Office expenses	114,365	75,589	1,102	191,056
Occupancy	617,083	72,512	780	690,375
Conferences and travel	8,767	25,312	124	34,203
Contract and consulting	18,005	42,966	797	61,768
Depreciation and amortization	532,036	108,705	-	640,741
Repairs and maintenance	221,186	37,952	-	259,138
Grants	295,177	-	114,227	409,404
Project expenses	12,602	-	-	12,602
Miscellaneous	154,991	22,008	1,013	178,012
<b>Total expenses</b>	<b>\$ 3,734,511</b>	<b>\$ 1,808,327</b>	<b>\$ 193,853</b>	<b>\$ 5,736,691</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

**NOTE 5 - PROPERTY AND EQUIPMENT**

Property and equipment consist primarily of assets held for rent as follows:

	2021	2020
Land and improvements	\$ 13,977,080	\$ 13,353,420
Buildings and building improvements	155,588,907	131,957,064
Furniture, fixtures and equipment	10,708,292	8,997,977
Construction-in-progress	639,065	16,098,997
	180,913,344	170,407,458
Accumulated depreciation and amortization	(54,528,098)	(48,293,277)
	\$ 126,385,246	\$ 122,114,181

Depreciation expense for the years ended December 31, 2021 and 2020 was approximately \$6,394,000 and \$5,390,000, respectively.

Construction in progress mainly consists of construction relating to Ferguson Apartments and the Community Land Trust projects.

The Organization has entered into several contracts for construction and architectural services. At December 31, 2021, approximately \$13 million of costs had been incurred, with an additional \$540,000 of commitments specific to such contracts.

**NOTE 6 - RESTRICTED CASH**

Restricted cash consists of the following:

<b>Designated Accounts and Escrow</b>	2021	2020
Designated accounts		
Tenant security deposits	\$ 362,841	\$ 320,525
Reserves for replacement	4,536,608	4,180,279
Residual receipts	7,745	7,740
Tax and insurance escrow deposits	249,017	114,953
Operating deficit escrows	6,499,833	6,519,829
Other reserves and donor restricted cash	1,187,912	929,155
	\$ 12,843,956	\$ 11,926,780

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

Certain of the above designated accounts have been established in accordance with HUD, MSHDA and Rural Development. Withdrawals from the accounts can be made only for project purposes and must be approved by the respective agency. Certain restricted cash accounts may be payable to the regulatory agency when the projects are sold or the mortgages are paid in full or refinanced.

The operating deficit escrow consists of escrow accounts held for the purpose of funding operating deficits of Bridge Street, Goodrich, Ferguson Apartments, Harrison Park, Herkimer Apartments, Herkimer Commerce, LCH36, Midtown, Pine, Plaza Franklin, Plaza Grandville, Reflections, Roosevelt, Verne Barry, and Weston.

### NOTE 7 - DEBT

Debt consists of the following at December 31:

	Rate	Required Monthly Payment	Due Date	2021	2020
<b>Dwelling Place of Grand Rapids</b>					
Note payable to Grand Rapids Community Foundation	4%	\$ 7,106	January 2024	\$ 184,391	\$ 260,385
<b>Bridge Street</b>					
HOME note payable to the City of Grand Rapids	none	none	June 2044	415,000	415,000
<b>Elmdale</b>					
HUD insured mortgage note payable to Love Funding	4.27%	\$ 3,393	August 2042	558,337	574,824
<b>Ferguson Apartments</b>					
Mortgage note payable to MSHDA	6.20%	none	May 2060	410,741	141,853
HTF mortgage note	1.00%	none	June 2070	5,111,000	5,061,000
MHCDF mortgage note	1.00%	none	June 2070	239,000	239,000
<b>Goodrich</b>					
TCAP note payable to MSHDA	0% - 3%	none	February 2060	666,697	666,697
HOME note payable to City of Grand Rapids	none	Payable with surplus cash	February 2045	700,000	700,000
<b>Herkimer Apartments</b>					
HOME loan payable to the City of Grand Rapids	none	none	December 2029	130,000	130,000
HOME loan payable to MSHDA	3%	To begin in 2030	December 2062	2,699,950	2,699,950
<b>Herkimer Commerce</b>					
HOME loan payable to the City of Grand Rapids	none	none	December 2032	527,089	527,089
<b>Kelsey</b>					
Mortgage note payable to PNC	5.12%	\$ 1,899	December 2023	202,918	214,834
HOME note payable to City of Grand Rapids	5.36%	none	November 2040	310,285	310,285
<b>LCH36</b>					
HOME loan payable to the City of Grand Rapids	none	none	June 2061	300,000	300,000



# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

	Rate	Required Monthly Payment	Due Date	2021	2020
<b>Midtown</b>					
Note payable to MSHDA	6.75%	\$ 1,291	September 2045	\$ 190,758	\$ 193,283
TCAP note payable to MSHDA	0% - 3%	Payable with surplus cash	August 2060	2,150,599	2,150,599
<b>New Hope Homes</b>					
HOME note payable to the City of Grand Rapids	none	none	Forgiven 2021	-	300,000
<b>Pine Avenue</b>					
HOME note payable to the City of Grand Rapids	none	none	June 2054	300,000	250,000
<b>Plaza Franklin</b>					
Construction loan payable to Huntington Bank	Libor + 1.75%	none	Paid in full	-	850,000
<b>Plaza Grandville</b>					
Construction loan payable to Huntington Bank	Libor + 1.75%	none	Paid in full	-	850,000
<b>Reflections</b>					
Note payable to MSHDA	9%	\$ 2,425	March 2048	290,904	293,680
NSP note payable to City of Grand Rapids	none	none	June 2051	750,000	750,000
NSP mortgage to MSHDA	none	none	June 2051	4,127,849	4,127,849
<b>Verne Barry Place</b>					
HOME mortgage note payable to MSHDA	5.29%	none	July 2026	2,000,000	2,000,000
HOME note payable to City of Grand Rapids	5.29%	none	July 2026	400,000	400,000
<b>Villa Esperanza</b>					
HUD insured mortgage note payable to Love Funding	4%	\$ 6,548	August 2042	1,103,735	1,137,425
<b>Weston</b>					
HUD insured mortgage note payable to Pillar	4%	\$ 16,083	September 2050	2,747,126	2,824,364
<b>West Shore</b>					
Mortgage note payable to Fifth Third	7.1%	\$ 1,161	Paid in full	-	211,515
Mortgage note payable to Rural Development	3.75%	\$ 1,746	February 2024	775	1,112
<b>White River Estates</b>					
Mortgage note payable to Rural Development	10.75%	\$ 5,992	March 2033	556,745	581,188
				<b>27,073,899</b>	29,161,932
<b>Less: unamortized financing fees</b>				<b>(441,008)</b>	(466,658)
				<b>26,632,891</b>	28,695,274
<b>Less: current maturities</b>				<b>(256,597)</b>	(1,965,682)
				<b>\$ 26,376,294</b>	\$ 26,729,592

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

The loans above are payable to various banks, corporations, and governmental agencies as indicated. The interest rates range from zero to 10.75%. Several of the loans bear interest based on a variant of LIBOR or the Applicable Federal Rate. The notes are collateralized by substantially all assets of the combined entities. Certain notes payable accrue interest until the conversion to term notes or until the due date of the notes payable. The accrued interest related to these notes is presented as a long term liability on the combined balance sheet.

Net book value of collateral for the respective properties as of December 31, 2021, is as follows:

Dwelling Place of Grand Rapids NPHC, Inc.	\$ 5,465,828
Community Land Trust	304,328
Bridge Street	1,181,183
Elmdale	138,515
Goodrich	1,395,952
Grandville-Heartside	505,380
Harrison Park	10,457,970
Harvest Hill	753,168
Herkimer Apartments	9,413,140
Herkimer Commerce	8,361,792
Kelsey	1,682,066
LCH 36 LDHA	7,833,371
Martineau Holding	3,350,390
Midtown	4,747,318
New Ferguson	18,795,635
New Hope Homes	293,917
Pine Avenue	6,061,120
Plaza Franklin	7,039,226
Plaza Grandville	6,981,576
Reflections	5,705,900
Roosevelt LDHA	8,952,168
Verne Barry Place	7,434,643
Villa Esperanza	551,993
Weston	7,345,417
West Shore	1,052,135
White River Estates	581,115
	<u><u>\$ 126,385,246</u></u>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

The Tax Credit Assistance Program (TCAP) mortgage notes for Goodrich and Midtown, and the Neighborhood Stabilization Program (NSP) mortgage notes for Reflections are subject to certain provisions in the debt agreements. On the maturity dates, interest is payable at the lesser of the net estimated value of the property as defined by the partnership agreements or three percent simple interest on the outstanding principal balance. Goodrich, Midtown and Reflections are also required to establish a subordinate debt payment reserve at the earliest of the full repayment of the developer fee or the 13th year following the date the mortgage notes commence. The reserves will be funded annually with no less than 25% of surplus cash, as determined by the certified audit conducted in accordance with MSHDA audit guidelines. The deposits to the reserves must equal the monthly installments previously made on the respective mortgage notes.

The annual maturities of debt are as follows:

Years ending December 31:

2022	\$	256,597
2023		501,001
2024		267,805
2025		238,723
2026		-
Thereafter		<u>25,809,773</u>
	\$	<u><b>27,073,899</b></u>

Cash paid for interest for the years ended December 31, 2021 and 2020 was approximately \$867,000 and \$736,000, respectively. Capitalized interest for the years ended December 31, 2021 and 2020 was approximately \$26,600 and \$61,100, respectively.

The Organization has available a secured line of credit with a capacity of \$1,500,000 that matures on December 5, 2022. Outstanding borrowings bear interest based on a prime based rate as defined in the agreement or a factor of LIBOR (0.06% at December 31, 2021) plus 2.75% at the borrower's option. There were no borrowings as of December 31, 2021 or 2020.

During 2020, the Organization obtained a note payable with a bank and the U.S. Small Business Administration for \$758,087. The note was obtained pursuant to the Paycheck Protection Program (PPP) of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Proceeds from the loan were to be used for qualifying expenses as defined by the CARES Act. The Organization applied for and received full forgiveness under the Payroll Protection Program with the U.S. Small Business Administration. Accordingly, the Organization recorded forgiveness of debt as a component of other income (expense) within the statement of operations during 2020.

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

**NOTE 8 - DEFERRED REVENUE - SECTION 1602 EXCHANGE FUNDS**

In accordance with Section 1602 of the American Recovery and Reinvestment Act, MSHDA has provided a sub-award grant of Section 1602 funds in the aggregate amount of \$3,097,429 for the construction of Midtown, as evidenced by a Section 1602 mortgage note in the same amount. Principal and interest are not due on this mortgage note provided a default does not occur. The partnership, however, may be subject to repayment of the Section 1602 exchange funds if Midtown fails to meet certain requirements of the Grant Agreement during the compliance period. Under the terms of the mortgage note, at such time as MSHDA determines all provisions of the regulatory agreement and 1602 regulations have been complied with and that a recapture obligation cannot arise, the obligations under the 1602 mortgage note payable will be released and fully satisfied. Midtown may be subject to compliance for up to 50 years.

**NOTE 9 - RESTRICTIONS ON ASSETS**

Net assets with donor restrictions consist of the following:

	2021	2020
NeighborWorks America Capital Grant restricted for capitalizable real estate activities	\$ 50,000	\$ 50,000
Spectrum Grant restricted for capitalizable real estate activities	156,005	-
Cash restricted for donor specified purposes	132,624	115,907
Promises to give granted for a specified purpose or future time period	2,500	772,196
Beneficial interest in assets held by community foundation	250,000	250,000
	\$ 591,129	\$ 1,188,103

**NOTE 10 - EQUITY**

Equity reflects capital contributions received from investors plus accumulated earnings (deficits) in various projects held by entities included in these financial statements. During 2021, approximately \$9,462,000 from Ferguson Apartments, \$3,244,000 from Plaza Franklin, \$3,103,000 from Plaza Grandville, and \$699,000 from Harrison Park of contributed capital was received from the limited partners, respectively.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

During 2020, approximately \$3,681,000 from New Ferguson, \$3,335,000 from Pine Avenue, \$2,866,000 from Plaza Franklin, \$2,805,000 from Plaza Grandville, and \$139,000 from Harrison Park of contributed capital was received from the limited partners, respectively, net of \$50,000 of syndication fees.

Additional capital has been committed from the limited partners as follows:

Plaza Franklin	\$	54,478
Plaza Grandville		42,956
Pine Avenue		54,262
Ferguson Apartments		1,632,655

Such contributions are subject to certain terms and conditions specified in the partnership agreement.

### NOTE 11 - RETIREMENT PLAN

The Organization has a 403(b) retirement plan that covers substantially all employees. Employees are immediately eligible to make elective deferrals to the plan. Upon completion of one year of service and reaching age 21, employees are eligible to receive matching contributions. Contributions for the year ended December 31, 2021 and 2020 totaled approximately \$127,000 and \$98,000, respectively.

### NOTE 12 - LEASES

The Organization leases multiple commercial spaces throughout the Grand Rapids area under noncancelable operating lease agreements. Gross rent potential income under these agreements for the years ended December 31, 2021 and 2020 totaled approximately \$1,101,000 and \$943,000, respectively. Approximate future minimum lease receipts expected under noncancelable operating leases are:

#### Years Ended December 31:

2022	\$	523,036
2023		374,888
2024		169,206
2025		103,333
2026		85,625
Thereafter		779,125
	\$	<u>2,035,213</u>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

### NOTE 13 - CONCENTRATIONS

The Organization and its related entities operate in an environment dependent upon financial support from governmental agencies, private investors, and philanthropists. Economic conditions that impact the vulnerable populations served by the Organization have a significant impact on the operating results of the housing projects held by the related entities. Certain of the related entities are susceptible to the regulated multi-family housing industry constraints and the limited resources of the governmental agencies that typically fund the projects. These entities are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies.

Management has focused efforts in recent years to secure long-term funding alternatives and to partner with appropriate community resources. Significant effort is expended to develop unique solutions to operational and funding challenges.

HUD and the USDA have committed to make rental assistance payments, either directly or through the Michigan State Housing Development Authority or the Grand Rapids Housing Commission, on behalf of qualified tenants of Bridge Street, Elmdale, Ferguson Apartments, Goodrich, Harrison Park, Herkimer Apartments, Herkimer Commerce, LCH36, Midtown, Pine Avenue, Reflections, Roosevelt, Verne Barry, Villa Esperanza, Weston, West Shore and White River Estates. Annual payments are limited to specified amounts pursuant to individual contracts. Rental assistance and grants originating from the US Department of Housing and Urban Development represent approximately 37% of revenue and unrestricted support for the years ended December 31, 2021 and 2020, respectively.

### NOTE 14 - CONTINGENCIES

Dwelling Place of Grand Rapids Nonprofit Housing Corporation and related entities participate in federal grant programs. The programs are subject to program compliance audits. The audits of the programs for the year ended December 31, 2021 have been conducted and various program and Single Audit Reports have been issued. However, the compliance audit reports have not yet been accepted by the grantors. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although Dwelling Place of Grand Rapids Nonprofit Housing Corporation and related entities expect such amounts, if any, to be immaterial.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

The Organization has received the proceeds of direct pay subsidies and grants under the Affordable Housing Program of the Federal Home Loan Bank of Indianapolis, the HOME Investment Partnerships Program of HUD, and the Supportive Housing Program of HUD. This funding was provided in the form of repayable grants that were fully recognized as revenue in the years that the funds were received. Such funding is subject to certain requirements and conditions as set forth in the subsidy repayment agreements. Specifically, these agreements require that the grantees agree to the placing of liens on the premises being renovated. The liens are required in order to provide security for the repayment of the grants in the event that the properties are sold to a for-profit entity and/or the units become unaffordable to low-income persons, so as not to violate the intent of the grants.

Specific terms of these grants are as follows:

Date Received	Property Funded	Amount	Compliance Period
2020	Ferguson Apartments (AHP Funds)	\$ 329,696	15 years
2018	Roosevelt Apartments (AHP Funds)	662,500	15 years
2014	Herkimer Apartments (AHP Funds)	369,258	15 years
2014	Herkimer Commerce (AHP Funds)	484,403	15 years
2012	Herkimer Commerce (SHP Funds)	50,771	20 years
2009	Bridge Street (AHP Funds)	320,000	15 years
2007	Verne Barry (SHP Funds)	250,000	20 years
2006	Verne Barry (SHP Funds)	150,000	20 years
2006	Verne Barry (AHP Funds)	500,000	15 years
2006	Martineau (HOME funds)	394,225	15 years
2004	Martineau (HOME funds)	620,000	20 years

The Organization used the proceeds of these grants to cover development and construction costs not paid by other sources of funding.

A majority of the housing projects were allocated and qualified for low-income housing tax credits. Internal Revenue Code Section 42 requires a project to maintain compliance with occupant eligibility and unit gross rent, among other items, or to correct noncompliance within a reasonable time period. Failure to correct noncompliance could result in the recapture of previously claimed tax credits plus interest. Compliance with the regulations is required for each of the fifteen years following the year the project is placed in service.

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

December 31, 2021 and 2020

Due to Dwelling Place's involvement in the development of properties financed with low-income housing tax credits, Dwelling Place is subject to certain contingencies related to various requirements over the compliance periods. Exposure associated with these funds is as follows for the year ended December 31, 2021:

Property Funded	Amount	Period End Date
Bridge Street Place	\$ 590,000	December 2025
Goodrich Apartments	417,000	December 2025
Harrison Park	931,000	December 2035
Herkimer Commerce	1,135,000	December 2029
Herkimer Apartments	1,105,000	December 2029
Kelsey Apartments	8,000	December 2021
LCH36	1,145,000	December 2033
Midtown Village	896,000	December 2027
Ferguson Apartments	840,000	December 2036
Plaza Franklin	350,000	December 2036
Plaza Grandville	344,000	December 2036
Pine	255,000	December 2034
Reflections	1,994,000	December 2027
Roosevelt	897,000	December 2033
Verne Barry Place	759,000	December 2023
Weston Apartments	22,000	December 2022

Compliance with regulations for the TCAP, 1602 and NSP provisions are for the longer of the extended use period, as defined by the agreements, or fifty years. Failure to maintain compliance could cause the TCAP mortgage note payable, the Section 1602 exchange funds, and the NSP mortgage note payable to become subject to a Recapture Obligation.

### **NOTE 15 - INVOLVEMENT IN THE MICHIGAN NONPROFIT HOUSING CORPORATION**

Dwelling Place has been the recipient of limited dividend payments from several unrelated housing entities. During 2015, several of these housing entities were sold and restructured under the low-income housing tax credit program. Dwelling Place received distributions from the nonprofit entity that sponsored the housing entities. The contributions were a result of the proceeds from the sale of the properties. Dwelling Place received \$906,414 and \$172,457 in 2021 and 2020, respectively as contributions related to the sale of the properties.



# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## NOTES TO COMBINED FINANCIAL STATEMENTS (CONTINUED)

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December 31, 2021 and 2020

Dwelling Place also is a 30% owner of the .01% general partner of the new housing developments. The general partner is entitled to receive a portion of the developer fees and future limited dividend payments. Management of Dwelling Place anticipates future distributions from the general partner in proportion to their ownership interest. Dwelling Place received distributions of approximately \$323,000 and \$333,000 during the years ended December 31, 2021, and 2020.

### **NOTE 16 - RISKS AND UNCERTAINTIES**

During March 2020, a global pandemic was declared by the World Health Organization related to the rapidly growing outbreak of a novel strain of coronavirus (COVID-19). The pandemic significantly impacted the economic conditions in the U.S. and globally throughout 2020 and 2021. While many industries have returned to normal operating conditions, there is still uncertainty around future outbreaks and related economic effects. At this time, management does not anticipate significant disruptions in the Organization's operations.

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**ADDITIONAL INFORMATION**

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## INDEPENDENT AUDITOR'S REPORT ON ADDITIONAL INFORMATION

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Board of Directors  
Dwelling Place of Grand Rapids Nonprofit Housing Corporation  
Grand Rapids, Michigan

We have audited the combined financial statements of Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities as of and for the year ended December 31, 2021, and our report thereon dated August 3, 2022 which expresses an unmodified opinion on those combined financial statements, appears on page one. Our audit was conducted for the purpose of forming an opinion on the combined financial statements as a whole. The 2021 combining balance sheet and combining statement of operations are presented for purposes of additional analysis of the combined financial statements rather than to present the financial position and results of operations of the individual entities and are 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 2021 combining 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 the auditing standards generally accepted in the United States of America. In our opinion, the combining information is fairly stated in all material respects in relation to the combined financial statements as a whole.

The 2020 combining balance sheet and combining statement of operations of Dwelling Place of Grand Rapids Nonprofit Housing Corporation and Related Entities as of and for the year ended December 31, 2020 was subjected to the auditing procedures applied in the 2020 audit of the basic combined financial statements by Beene Garter LLP, whose report on such information stated that it was fairly stated in all material respects in relation to the 2020 basic combined financial statements.

*Beene Garter*

Beene Garter  
A Doeren Mayhew Firm  
Grand Rapids, MI  
August 3, 2022

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET

December 31, 2021

	Dwelling Place NPHC	Dwelling Place Foundation	Heartside NPHC	Sheldon- Weston, Inc.	Community Land Trust	Bridge Street	Elmdale	Ferguson Apartments
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash and cash equivalents	\$ 5,794,686	\$ 42,591	\$ 23,967	\$ -	\$ 31,593	\$ 18,292	\$ 6,378	\$ 236,966
Cash restricted for current construction	-	-	-	-	-	-	-	698,241
Marketable securities	11,336,845	1,568,915	-	-	-	-	-	-
Promises to give	102,500	-	-	-	-	-	-	-
Accounts receivable								
Related parties	1,022,454	-	31,105	-	-	-	-	3,680
Other	206,904	-	-	-	244	1,808	193	26,984
Developer fee receivable	1,482,270	-	-	-	-	-	-	-
Prepaid expenses and deposits	41,078	-	35	-	-	6,898	730	12,148
<b>TOTAL CURRENT ASSETS</b>	<b>19,986,737</b>	<b>1,611,506</b>	<b>55,107</b>	<b>-</b>	<b>31,837</b>	<b>26,998</b>	<b>7,301</b>	<b>978,019</b>
<b>Property and Equipment</b>								
Land and land improvements	1,182,960	-	-	-	205,680	179,520	62,379	656,752
Buildings and building improvements	8,177,461	-	-	-	-	2,418,799	722,668	20,424,888
Furniture, fixtures and equipment	566,319	-	-	-	-	558,626	36,375	634,319
Construction-in-progress	496,186	-	-	-	116,472	-	-	-
	<b>10,422,926</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>322,152</b>	<b>3,156,945</b>	<b>821,422</b>	<b>21,715,959</b>
Accumulated depreciation	(4,314,661)	-	-	-	-	(1,711,059)	(671,069)	(502,776)
	<b>6,108,265</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>322,152</b>	<b>1,445,886</b>	<b>150,353</b>	<b>21,213,183</b>
<b>Other Assets</b>								
Restricted cash	269,754	-	-	-	167,553	156,635	185,986	1,010,226
Developer fee receivable	1,534,240	-	-	-	-	-	-	-
Interest receivable	2,030,335	-	1,103,333	-	-	-	-	-
Accounts receivable - related party	741,057	-	-	-	-	-	-	-
Notes receivable - related party	14,026,645	-	9,057,830	-	-	-	-	-
Investments	8,268,484	-	6,854,140	100	-	-	-	-
Beneficial interest	332,932	-	-	-	-	-	-	-
Intangibles	-	-	-	-	-	6,151	-	135,306
	<b>27,203,447</b>	<b>-</b>	<b>17,015,303</b>	<b>100</b>	<b>167,553</b>	<b>162,786</b>	<b>185,986</b>	<b>1,145,532</b>
	<b>\$ 53,298,449</b>	<b>\$ 1,611,506</b>	<b>\$ 17,070,410</b>	<b>\$ 100</b>	<b>\$ 521,542</b>	<b>\$ 1,635,670</b>	<b>\$ 343,640</b>	<b>\$ 23,336,734</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Goodrich	Grandville- Heartside	Harrison Park	Harvest Hill	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH 36
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash and cash equivalents	\$ 7,425	\$ 25,275	\$ 235,928	\$ 94,712	\$ 75,386	\$ 306,468	\$ 77,436	\$ 142,457
Cash restricted for current construction	-	-	-	-	-	-	-	-
Marketable securities	-	-	-	-	-	-	-	-
Promises to give	-	-	-	-	-	-	-	-
Accounts receivable								
Related parties	-	-	-	-	-	-	-	-
Other	30	-	11,916	30,090	50,808	8,523	1,650	19,716
Developer fee receivable	-	-	-	-	-	-	-	-
Prepaid expenses and deposits	11,733	902	5,720	3,970	35,089	3,074	2,356	15,682
<b>TOTAL CURRENT ASSETS</b>	<b>19,188</b>	<b>26,177</b>	<b>253,564</b>	<b>128,772</b>	<b>161,283</b>	<b>318,065</b>	<b>81,442</b>	<b>177,855</b>
<b>Property and Equipment</b>								
Land and land improvements	301,270	1,587	1,913,392	171,663	1,093,353	694,517	80,352	2,080,470
Buildings and building improvements	2,436,705	1,569,976	9,918,118	2,476,461	15,188,600	11,865,695	3,965,347	9,311,513
Furniture, fixtures and equipment	65,118	45,993	1,233,268	12,875	403,649	921,162	89,913	145,761
Construction-in-progress	-	-	-	-	-	-	-	-
	<b>2,803,093</b>	<b>1,617,556</b>	<b>13,064,778</b>	<b>2,660,999</b>	<b>16,685,602</b>	<b>13,481,374</b>	<b>4,135,612</b>	<b>11,537,744</b>
Accumulated depreciation	(1,114,493)	(987,328)	(1,275,796)	(1,811,611)	(4,973,637)	(4,481,398)	(2,218,041)	(1,735,400)
	<b>1,688,600</b>	<b>630,228</b>	<b>11,788,982</b>	<b>849,388</b>	<b>11,711,965</b>	<b>8,999,976</b>	<b>1,917,571</b>	<b>9,802,344</b>
<b>Other Assets</b>								
Restricted cash	389,429	6,115	215,321	21,048	1,277,408	1,063,951	11,386	282,172
Developer fee receivable	-	-	-	-	-	-	-	-
Interest receivable	-	92,711	-	-	-	-	-	-
Accounts receivable - related party	-	-	-	-	-	-	-	-
Notes receivable - related party	-	381,058	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Beneficial interest	-	-	-	-	-	-	-	-
Intangibles	4,592	-	86,425	-	45,576	54,102	2,660	40,043
	<b>394,021</b>	<b>479,884</b>	<b>301,746</b>	<b>21,048</b>	<b>1,322,984</b>	<b>1,118,053</b>	<b>14,046</b>	<b>322,215</b>
	<b>\$ 2,101,809</b>	<b>\$ 1,136,289</b>	<b>\$ 12,344,292</b>	<b>\$ 999,208</b>	<b>\$ 13,196,232</b>	<b>\$ 10,436,094</b>	<b>\$ 2,013,059</b>	<b>\$ 10,302,414</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Martineau Holdings	Midtown	New Hope Homes	Pine Avenue	Plaza Franklin	Plaza Grandville	Reflections	Roosevelt
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash and cash equivalents	\$ 103,114	\$ 13,752	\$ 40,024	\$ 167,078	\$ 85,617	\$ 48,494	\$ 196,855	\$ 15,209
Cash restricted for current construction	-	-	-	-	-	-	-	-
Marketable securities	-	-	-	-	-	-	-	-
Promises to give	-	-	-	-	-	-	-	-
Accounts receivable								
Related parties	-	-	-	-	-	9,160	-	-
Other	5,122	-	1,603	9,935	140	8,118	5,243	13,225
Developer fee receivable	-	-	-	-	-	-	-	-
Prepaid expenses and deposits	1,297	18,110	6,219	6,016	1,303	1,105	7,049	9,552
<b>TOTAL CURRENT ASSETS</b>	<b>109,533</b>	<b>31,862</b>	<b>47,846</b>	<b>183,029</b>	<b>87,060</b>	<b>66,877</b>	<b>209,147</b>	<b>37,986</b>
<b>Property and Equipment</b>								
Land and land improvements	-	591,382	9,500	395,810	831,360	762,153	514,830	214,086
Buildings and building improvements	7,516,375	8,382,045	1,142,812	6,424,573	6,659,953	6,638,225	9,960,466	11,912,492
Furniture, fixtures and equipment	90,180	201,016	101,483	454,275	1,017,266	942,041	1,420,306	358,834
Construction-in-progress	26,407	-	-	-	-	-	-	-
	<b>7,632,962</b>	<b>9,174,443</b>	<b>1,253,795</b>	<b>7,274,658</b>	<b>8,508,579</b>	<b>8,342,419</b>	<b>11,895,602</b>	<b>12,485,412</b>
Accumulated depreciation	(3,466,551)	(3,516,328)	(959,878)	(578,933)	(456,996)	(388,781)	(5,110,681)	(2,233,470)
	<b>4,166,411</b>	<b>5,658,115</b>	<b>293,917</b>	<b>6,695,725</b>	<b>8,051,583</b>	<b>7,953,638</b>	<b>6,784,921</b>	<b>10,251,942</b>
<b>Other Assets</b>								
Restricted cash	15,495	760,583	7,401	113,386	119,082	118,847	2,455,399	250,599
Developer fee receivable	-	-	-	-	-	-	-	-
Interest receivable	-	-	-	-	-	-	-	-
Accounts receivable - related party	-	-	-	-	-	-	-	-
Notes receivable - related party	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Beneficial interest	-	-	-	-	-	-	-	-
Intangibles	-	61,333	-	46,970	58,779	58,139	37,692	53,845
	<b>15,495</b>	<b>821,916</b>	<b>7,401</b>	<b>160,356</b>	<b>177,861</b>	<b>176,986</b>	<b>2,493,091</b>	<b>304,444</b>
	<b>\$ 4,291,439</b>	<b>\$ 6,511,893</b>	<b>\$ 349,164</b>	<b>\$ 7,039,110</b>	<b>\$ 8,316,504</b>	<b>\$ 8,197,501</b>	<b>\$ 9,487,159</b>	<b>\$ 10,594,372</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	Combined Totals
<b>ASSETS</b>							
<b>Current Assets</b>							
Cash and cash equivalents	\$ 222,314	\$ 27,733	\$ 67,408	\$ 106,202	\$ 48,091	\$ -	\$ 8,261,451
Cash restricted for current construction	-	-	-	-	-	-	698,241
Marketable securities	-	-	-	-	-	-	12,905,760
Promises to give	-	-	-	-	-	-	102,500
Accounts receivable							
Related parties	-	-	-	-	-	(1,066,399)	-
Other	12,491	264	22,433	24,310	2,046	-	463,796
Developer fee receivable	-	-	-	-	-	(1,482,270)	-
Prepaid expenses and deposits	31,273	8,829	2,865	14,970	1,687	-	249,690
<b>TOTAL CURRENT ASSETS</b>	<b>266,078</b>	<b>36,826</b>	<b>92,706</b>	<b>145,482</b>	<b>51,824</b>	<b>(2,548,669)</b>	<b>22,681,438</b>
<b>Property and Equipment</b>							
Land and land improvements	1,167,922	202,862	219,861	1,104,750	118,004	(779,335)	13,977,080
Buildings and building improvements	16,179,793	1,230,794	2,556,716	15,236,836	1,783,995	(28,512,399)	155,588,907
Furniture, fixtures and equipment	147,307	279,820	299,436	701,118	1,015	(19,183)	10,708,292
Construction-in-progress	-	-	-	-	-	-	639,065
	<b>17,495,022</b>	<b>1,713,476</b>	<b>3,076,013</b>	<b>17,042,704</b>	<b>1,903,014</b>	<b>(29,310,917)</b>	<b>180,913,344</b>
Accumulated depreciation	(8,800,857)	(1,161,483)	(1,883,321)	(6,304,595)	(1,241,190)	7,372,235	(54,528,098)
	<b>8,694,165</b>	<b>551,993</b>	<b>1,192,692</b>	<b>10,738,109</b>	<b>661,824</b>	<b>(21,938,682)</b>	<b>126,385,246</b>
<b>Other Assets</b>							
Restricted cash	1,838,119	449,042	66,518	1,337,569	254,932	-	12,843,956
Developer fee receivable	-	-	-	-	-	(1,534,240)	-
Interest receivable	-	-	-	-	-	(3,226,379)	-
Accounts receivable - related party	-	-	-	-	-	(741,057)	-
Notes receivable - related party	-	-	-	-	-	(23,465,533)	-
Investments	-	-	-	-	-	(15,117,724)	5,000
Beneficial interest	-	-	-	-	-	-	332,932
Intangibles	18,298	-	-	-	-	-	709,911
	<b>1,856,417</b>	<b>449,042</b>	<b>66,518</b>	<b>1,337,569</b>	<b>254,932</b>	<b>(44,084,933)</b>	<b>13,891,799</b>
	<b>\$ 10,816,660</b>	<b>\$ 1,037,861</b>	<b>\$ 1,351,916</b>	<b>\$ 12,221,160</b>	<b>\$ 968,580</b>	<b>\$ (68,572,284)</b>	<b>\$ 162,958,483</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Dwelling Place NPHC	Dwelling Place Foundation	Heartside NPHC	Sheldon- Weston, Inc.	Community Land Trust	Bridge Street	Elmdale	Ferguson Apartments
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>								
<b>Current Liabilities</b>								
Current maturities of long-term debt								
Related party	\$ -	\$ -	\$ 31,105	\$ -	\$ 14,490	\$ -	\$ -	\$ 300,000
Other	79,080	-	-	-	-	-	17,206	-
Accounts payable								
Related party	12,840	5,995	-	-	195,795	661	947	7,608
Trade	32,370	-	-	-	12,847	4,789	8,652	243,369
Construction	177,718	-	-	-	11,489	-	-	1,450,454
Accrued liabilities	461,635	-	-	-	-	-	1,987	-
Developer fee payable	-	-	-	-	-	-	-	956,162
Deferred rental revenue	70,544	-	-	-	-	485	2,051	15,870
<b>TOTAL CURRENT LIABILITIES</b>	<b>834,187</b>	<b>5,995</b>	<b>31,105</b>	<b>-</b>	<b>234,621</b>	<b>5,935</b>	<b>30,843</b>	<b>2,973,463</b>
Tenant security deposits	42,167	-	-	-	190	800	4,185	21,584
Related party notes	904,432	-	1,040,091	-	18,000	621,974	-	1,813,661
Long-term debt, net of current maturities	102,368	-	-	-	-	415,000	541,129	5,632,842
Accrued interest								
Related party	-	-	2,678	-	57	-	-	83,627
Nonrelated party	-	-	-	-	-	-	-	77,837
Deferred revenue - Section 1602 exchange funds	-	-	-	-	-	-	-	-
Developer fee payable	-	-	-	-	-	-	-	93,838
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,048,967</b>	<b>-</b>	<b>1,042,769</b>	<b>-</b>	<b>18,247</b>	<b>1,037,774</b>	<b>545,314</b>	<b>7,723,389</b>
<b>Net Assets and Equity</b>								
Without donor restrictions	50,980,171	1,605,511	15,996,536	-	112,669	-	(232,517)	-
With donor restrictions	435,124	-	-	-	156,005	-	-	-
Equity - controlling interest	-	-	-	100	-	17,928	-	32,427
Equity - noncontrolling interest	-	-	-	-	-	574,033	-	12,607,455
	<b>51,415,295</b>	<b>1,605,511</b>	<b>15,996,536</b>	<b>100</b>	<b>268,674</b>	<b>591,961</b>	<b>(232,517)</b>	<b>12,639,882</b>
	<b>\$ 53,298,449</b>	<b>\$ 1,611,506</b>	<b>\$ 17,070,410</b>	<b>\$ 100</b>	<b>\$ 521,542</b>	<b>\$ 1,635,670</b>	<b>\$ 343,640</b>	<b>\$ 23,336,734</b>



**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Goodrich	Grandville- Heartside	Harrison Park	Harvest Hill	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH 36
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>								
<b>Current Liabilities</b>								
Current maturities of long-term debt								
Related party	\$ -	\$ -	\$ -	\$ 57,061	\$ -	\$ -	\$ -	\$ -
Other	-	-	-	-	-	-	11,917	-
Accounts payable								
Related party	1,106	228,758	2,496	134,188	109,541	4,969	969	110,669
Trade	8,723	91	12,860	6,747	65,662	17,499	1,424	11,494
Construction	-	-	34	-	-	-	-	-
Accrued liabilities	-	-	-	1,313	-	-	490	-
Developer fee payable	-	-	230,309	-	-	-	-	34,745
Deferred rental revenue	1,900	3,519	13,055	6,111	4,874	6,071	918	10,811
<b>TOTAL CURRENT LIABILITIES</b>	<b>11,729</b>	<b>232,368</b>	<b>258,754</b>	<b>205,420</b>	<b>180,077</b>	<b>28,539</b>	<b>15,718</b>	<b>167,719</b>
Tenant security deposits	9,023	5,444	15,386	19,009	9,482	11,008	10,476	24,811
Related party notes	23,009	536,881	1,170,038	668,964	-	1,082,655	350,000	2,444,547
Long-term debt, net of current maturities	1,355,110	-	-	-	2,777,982	527,089	498,294	300,000
Accrued interest								
Related party	-	11,802	131,651	43,760	-	-	199,154	546,920
Nonrelated party	-	-	-	-	639,634	-	244,596	-
Deferred revenue - Section 1602 exchange funds	-	-	-	-	-	-	-	-
Developer fee payable	-	-	160,161	-	-	-	-	35,625
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,387,142</b>	<b>554,127</b>	<b>1,477,236</b>	<b>731,733</b>	<b>3,427,098</b>	<b>1,620,752</b>	<b>1,302,520</b>	<b>3,351,903</b>
<b>Net Assets and Equity</b>								
Without donor restrictions	-	-	-	-	-	-	-	-
With donor restrictions	-	-	-	-	-	-	-	-
Equity - controlling interest	85,646	349,794	-	62,055	2,165,473	(115,046)	694,821	(99)
Equity - noncontrolling interest	617,292	-	10,608,302	-	7,423,584	8,901,849	-	6,782,891
	<b>702,938</b>	<b>349,794</b>	<b>10,608,302</b>	<b>62,055</b>	<b>9,589,057</b>	<b>8,786,803</b>	<b>694,821</b>	<b>6,782,792</b>
	<b>\$ 2,101,809</b>	<b>\$ 1,136,289</b>	<b>\$ 12,344,292</b>	<b>\$ 999,208</b>	<b>\$ 13,196,232</b>	<b>\$ 10,436,094</b>	<b>\$ 2,013,059</b>	<b>\$ 10,302,414</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Martineau Holdings	Midtown	New Hope Homes	Pine Avenue	Plaza Franklin	Plaza Grandville	Reflections	Roosevelt
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>								
<b>Current Liabilities</b>								
Current maturities of long-term debt								
Related party	\$ 31,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	-	2,700	-	-	-	-	3,036	-
Accounts payable								
Related party	65,243	20,409	97,576	39,800	12,726	11,928	4,095	163,093
Trade	5,087	11,211	983	2,411	4,693	4,382	51,035	36,804
Construction	-	-	-	-	-	-	-	-
Accrued liabilities	-	1,073	-	-	-	-	2,182	-
Developer fee payable	-	-	-	184,262	57,973	18,818	-	-
Deferred rental revenue	5,748	2,738	1,457	5,388	10,272	5,217	4,040	6,485
<b>TOTAL CURRENT LIABILITIES</b>	<b>107,183</b>	<b>38,131</b>	<b>100,016</b>	<b>231,861</b>	<b>85,664</b>	<b>40,345</b>	<b>64,388</b>	<b>206,382</b>
Tenant security deposits	14,549	17,607	6,713	7,937	22,135	22,872	16,660	18,753
Related party notes	1,230,071	252,816	244,175	568,260	975,933	985,541	-	1,916,047
Long-term debt, net of current maturities	-	2,252,542	-	300,000	-	-	5,152,940	-
Accrued interest								
Related party	265,243	-	80,414	48,485	58,789	86,751	-	285,631
Nonrelated party	-	-	-	-	-	-	-	-
Deferred revenue - Section 1602 exchange funds	-	3,097,429	-	-	-	-	-	-
Developer fee payable	-	-	-	174,563	209,828	257,253	-	602,973
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,509,863</b>	<b>5,620,394</b>	<b>331,302</b>	<b>1,099,245</b>	<b>1,266,685</b>	<b>1,352,417</b>	<b>5,169,600</b>	<b>2,823,404</b>
<b>Net Assets and Equity</b>								
Without donor restrictions	2,674,393	-	-	-	-	-	-	-
With donor restrictions	-	-	-	-	-	-	-	-
Equity - controlling interest	-	1,569,812	(82,154)	38	48	51	(125,265)	(193)
Equity - noncontrolling interest	-	(716,444)	-	5,707,966	6,964,107	6,804,688	4,378,436	7,564,779
	<b>2,674,393</b>	<b>853,368</b>	<b>(82,154)</b>	<b>5,708,004</b>	<b>6,964,155</b>	<b>6,804,739</b>	<b>4,253,171</b>	<b>7,564,586</b>
	<b>\$ 4,291,439</b>	<b>\$ 6,511,893</b>	<b>\$ 349,164</b>	<b>\$ 7,039,110</b>	<b>\$ 8,316,504</b>	<b>\$ 8,197,501</b>	<b>\$ 9,487,159</b>	<b>\$ 10,594,372</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET (CONTINUED)

December 31, 2021

	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	Combined Totals
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>							
<b>Current Liabilities</b>							
Current maturities of long-term debt							
Related party	\$ -	\$ -	\$ 32,356	\$ -	\$ -	\$ (466,117)	\$ -
Other	-	35,061	130	80,505	26,962	-	256,597
Accounts payable							
Related party	6,750	2,616	5,918	89,583	5,065	(1,341,344)	-
Trade	39,815	26,429	4,405	66,520	5,208	-	685,510
Construction	-	-	-	-	-	-	1,639,695
Accrued liabilities	-	3,680	638	9,501	3,854	(1,950)	484,403
Developer fee payable	-	-	-	-	-	(1,482,269)	-
Deferred rental revenue	8,053	1,190	3,817	21,397	2,282	-	214,293
<b>TOTAL CURRENT LIABILITIES</b>	<b>54,618</b>	<b>68,976</b>	<b>47,264</b>	<b>267,506</b>	<b>43,371</b>	<b>(3,291,680)</b>	<b>3,280,498</b>
Tenant security deposits	10,035	9,954	14,859	35,497	7,907	-	379,043
Related party notes	1,450,000	-	500,470	4,465,664	202,303	(23,465,532)	-
Long-term debt, net of current maturities	2,400,000	1,068,674	645	2,521,896	529,783	-	26,376,294
Accrued interest							
Related party	1,081,725	-	111,667	150,817	35,256	(3,224,427)	-
Nonrelated party	2,102,997	-	-	-	-	-	3,065,064
Deferred revenue - Section 1602 exchange funds	-	-	-	-	-	-	3,097,429
Developer fee payable	-	-	-	-	-	(1,534,241)	-
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>7,044,757</b>	<b>1,078,628</b>	<b>627,641</b>	<b>7,173,874</b>	<b>775,249</b>	<b>(28,224,200)</b>	<b>32,917,830</b>
<b>Net Assets and Equity</b>							
Without donor restrictions	-	(109,743)	-	-	-	(28,202,495)	42,824,525
With donor restrictions	-	-	-	-	-	-	591,129
Equity - controlling interest	930,250	-	677,011	2,018,497	149,960	(19,168,778)	(10,737,624)
Equity - noncontrolling interest	2,787,035	-	-	2,761,283	-	10,314,869	94,082,125
	<b>3,717,285</b>	<b>(109,743)</b>	<b>677,011</b>	<b>4,779,780</b>	<b>149,960</b>	<b>(37,056,404)</b>	<b>126,760,155</b>
	<b>\$ 10,816,660</b>	<b>\$ 1,037,861</b>	<b>\$ 1,351,916</b>	<b>\$ 12,221,160</b>	<b>\$ 968,580</b>	<b>\$ (68,572,284)</b>	<b>\$ 162,958,483</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS

Year Ended December 31, 2021

	General Admin	Affordable Management	Housing Development	Fund Development	Supportive Services	Neighborhood Revitalization	DP Owned Residential	Eliminations	<b>Dwelling Place NPHC Total</b>
<b>Revenue and Support</b>									
Rental income									
Market/Gross Residential Rent Potential	\$ 175,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,600	\$ (167,407)	\$ 30,075
Rental Gain/Loss	-	-	-	-	-	-	(250)	-	(250)
Commercial income	-	-	-	-	-	1,018,971	24,363	(57,458)	985,876
Less: Vacancy loss	-	-	-	-	-	(237,593)	(2,280)	-	(239,873)
Less: Concessions	-	-	-	-	-	(3,442)	-	-	(3,442)
Net rental income	175,882	-	-	-	-	777,936	43,433	(224,865)	772,386
Interest income	244,458	-	-	-	-	-	-	-	244,458
Contributions/grants	1,787,263	190,831	36,654	1,113,518	260,113	289,357	-	(1,382,838)	2,294,898
Government funding	-	-	-	-	66,374	-	-	-	66,374
Developer and management fee income	-	1,208,210	1,503,680	-	382,064	40,637	-	(23,989)	3,110,602
Other income	370,390	6,000	-	-	-	16,704	-	(1,200)	391,894
Satisfaction of donor restrictions									
Expiration of donor imposed restriction on contributions	348,949	3,373	-	440,000	662	4,748	-	-	797,732
<b>Total Revenue and Support</b>	<b>2,926,942</b>	<b>1,408,414</b>	<b>1,540,334</b>	<b>1,553,518</b>	<b>709,213</b>	<b>1,129,382</b>	<b>43,433</b>	<b>(1,632,892)</b>	<b>7,678,344</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	Dwelling Place Foundation	Community Land Trust	Heartside NPHC	Bridge Street	Elmdale	Ferguson Apartments	Goodrich	Grandville- Heartside	Harrison Park	Harvest Hill
<b>Revenue and Support</b>										
Rental income										
Market/Gross Residential Rent Potential	\$ -	\$ -	\$ -	\$ 165,896	\$ 160,044	\$ 823,852	\$ 128,376	\$ 85,200	\$ 573,204	\$ 401,400
Rental Gain/Loss	-	190	-	36	-	16,013	3,613	(8,646)	-	(50,618)
Commercial income	-	-	-	-	-	-	27,976	-	16,854	-
Less: Vacancy loss	-	-	-	(6,559)	(8,361)	(136,414)	(16,336)	-	(1,984)	(19,696)
Less: Concessions	-	-	-	-	-	-	-	(597)	-	-
Net rental income	-	190	-	159,373	151,683	703,451	143,629	75,957	588,074	331,086
Interest income	27,934	-	32,553	14	64	17,360	8,944	26	-	97
Contributions/grants	25	209,395	-	-	-	-	-	-	-	-
Government funding	-	-	468,783	-	-	-	-	-	-	-
Developer and management fee income	-	8,014	-	1,215	380	7,925	165	448	3,560	1,131
Other income	173	211,930	-	-	-	720	200	-	1,312	-
Satisfaction of donor restrictions										
Expiration of donor imposed restriction on contributions	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Support</b>	<b>28,132</b>	<b>429,529</b>	<b>501,336</b>	<b>160,602</b>	<b>152,127</b>	<b>729,456</b>	<b>152,938</b>	<b>76,431</b>	<b>592,946</b>	<b>332,314</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH36	Martineau Holdings	Midtown	New Hope Homes	Pine Avenue	Plaza Franklin	Plaza Grandville
<b>Revenue and Support</b>										
Rental income										
Market/Gross Residential Rent Potential	\$ 496,320	\$ 687,000	\$ 124,704	\$ 483,696	\$ 202,773	\$ 264,744	\$ 106,032	\$ 319,020	\$ 272,916	\$ 253,976
Rental Gain/Loss	-	-	2,280	(2,924)	(4,331)	544	(3,856)	-	(60)	(16)
Commercial income	78,818	17,878	23,305	40,046	18,660	-	-	-	-	-
Less: Vacancy loss	(22,575)	(32,415)	(18,730)	(29,875)	-	(1,679)	-	(758)	(52,075)	(80,922)
Less: Concessions	-	-	(350)	-	(360)	-	-	-	-	-
Net rental income	552,563	672,463	131,209	490,943	216,742	263,609	102,176	318,262	220,781	173,038
Interest income	29,642	61	50	30	95	17,319	13	9	4	3
Contributions/grants	-	-	-	-	-	-	-	-	-	-
Government funding	-	255,871	-	-	-	-	-	-	-	-
Developer and management fee income	4,982	1,698	2,430	5,484	9,318	120	1,260	2,640	960	2,523
Other income	-	-	840	200	-	-	-	200	3,918	3,752
Satisfaction of donor restrictions										
Expiration of donor imposed restriction on contributions	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Support</b>	<b>587,187</b>	<b>930,093</b>	<b>134,529</b>	<b>496,657</b>	<b>226,155</b>	<b>281,048</b>	<b>103,449</b>	<b>321,111</b>	<b>225,663</b>	<b>179,316</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	Reflections	Roosevelt	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	Combined Totals
<b>Revenue and Support</b>									
Rental income									
Market/Gross Residential Rent Potential	\$ 721,500	\$ 433,723	\$ 885,648	\$ 361,600	\$ 361,440	\$ 1,887,088	\$ 308,736	\$ (32,079)	\$ 10,506,884
Rental Gain/Loss	-	(4,929)	-	-	-	-	-	-	(52,954)
Commercial income	-	-	58,842	-	-	52,075	-	(311,149)	1,009,181
Less: Vacancy loss	(10,819)	(20,826)	(59,821)	(64)	(14,915)	(146,984)	(5,299)	-	(926,980)
Less: Concessions	-	-	-	-	-	-	-	-	(4,749)
Net rental income	710,681	407,968	884,669	361,536	346,525	1,792,179	303,437	(343,228)	10,531,382
Interest income	54,350	21	47,613	148	24	1,276	381	(88,487)	394,002
Contributions/grants	-	-	-	-	-	-	-	(610,404)	1,893,914
Government funding	-	-	146,538	-	-	-	-	(468,783)	468,783
Developer and management fee income	3,725	810	1,101	307	5,364	29,848	467	(2,848,339)	358,138
Other income	-	100	48	-	-	98	-	(216,730)	398,655
Satisfaction of donor restrictions									
Expiration of donor imposed restriction on contributions	-	-	-	-	-	-	-	-	797,732
<b>Total Revenue and Support</b>	<b>768,756</b>	<b>408,899</b>	<b>1,079,969</b>	<b>361,991</b>	<b>351,913</b>	<b>1,823,401</b>	<b>304,285</b>	<b>(4,575,971)</b>	<b>14,842,606</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	General Admin	Affordable Management	Housing Development	Fund Development	Supportive Services	Neighborhood Revitalization	DP Owned Residential	Eliminations	Dwelling Place NPHC Total
<b>Operating Expenses</b>									
Salaries and wages	\$ 257,041	\$ 861,433	\$ 365,364	\$ 89,602	\$ 516,129	\$ 285,775	\$ 4,088	\$ -	\$ 2,379,432
Fringe benefits	32,120	107,829	50,015	8,067	95,512	54,122	1,229	-	348,894
Payroll taxes	35,674	74,637	32,342	7,772	45,083	25,889	400	-	221,797
Contract labor	8,135	101	1,008	202	101	10,290	1,067	-	20,904
Fees and services	237,891	38,433	12,515	1,035	5,718	100,175	2,503	(25,189)	373,081
Dwelling Place subsidy	8,227	-	-	-	-	-	-	-	8,227
Utilities	23,201	5,419	2,080	884	5,882	89,924	3,468	-	130,858
Maintenance and repairs	19,614	1,167	5	-	-	69,577	18,678	-	109,041
Mortgage interest	-	-	-	-	-	9,023	-	-	9,023
Rental of space	49,139	74,048	33,002	17,277	18,284	393,404	-	(224,865)	360,289
Insurance	16,218	-	-	-	-	19,754	2,219	-	38,191
Taxes	1,368	-	-	-	-	61,251	3,251	-	65,870
Administrative supplies	49,451	25,853	4,192	1,246	19,667	33,885	146	-	134,440
Employee development	18,259	5,739	315	300	2,175	3,291	11	-	30,090
Bad debt	-	-	-	-	-	1,559	-	-	1,559
Other expenses	346,983	76,119	-	1,397,080	-	-	-	(1,382,838)	437,344
Miscellaneous	12,519	23,935	5	-	-	37,038	-	-	73,497
<b>Total Operating Expenses</b>	<b>1,115,840</b>	<b>1,294,713</b>	<b>500,843</b>	<b>1,523,465</b>	<b>708,551</b>	<b>1,194,957</b>	<b>37,060</b>	<b>(1,632,892)</b>	<b>4,742,537</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>1,811,102</b>	<b>113,701</b>	<b>1,039,491</b>	<b>30,053</b>	<b>662</b>	<b>(65,575)</b>	<b>6,373</b>	<b>-</b>	<b>2,935,807</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	-
Deferred Interest Income (Expense)	407,272	-	-	-	-	-	-	-	407,272
Financing Fees - Accumulated Interest	-	-	-	-	-	(1,388)	-	-	(1,388)
Unrealized Gain (Loss) on Investments	739,517	-	-	-	-	-	-	-	739,517
Gain (Loss) on Sale of Investment	70,872	-	-	-	-	-	-	-	70,872
Gain (Loss) on Disposal of Assets	-	-	-	-	-	-	-	-	-
Forgiveness of Debt	-	-	-	-	-	-	-	-	-
Depreciation	(97,294)	(8,352)	-	-	-	(257,291)	(7,022)	-	(369,959)
Amortization	-	-	-	-	-	-	-	-	-
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>2,931,469</b>	<b>105,349</b>	<b>1,039,491</b>	<b>30,053</b>	<b>662</b>	<b>(324,254)</b>	<b>(649)</b>	<b>-</b>	<b>3,782,121</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants</b>	<b>(329,991)</b>	<b>(3,373)</b>	<b>-</b>	<b>(440,000)</b>	<b>(662)</b>	<b>21,047</b>	<b>-</b>	<b>-</b>	<b>(752,979)</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ 2,601,478</b>	<b>\$ 101,976</b>	<b>\$ 1,039,491</b>	<b>\$ (409,947)</b>	<b>\$ -</b>	<b>\$ (303,207)</b>	<b>\$ (649)</b>	<b>\$ -</b>	<b>\$ 3,029,142</b>



# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	Dwelling Place Foundation	Community Land Trust	Heartside NPHC	Bridge Street	Elmdale	Ferguson Apartments	Goodrich	Grandville- Heartside	Harrison Park	Harvest Hill
<b>Operating Expenses</b>										
Salaries and wages	\$ -	\$ 75,222	\$ -	\$ 19,380	\$ 14,982	\$ 145,949	\$ 18,888	\$ 12,179	\$ 68,838	\$ 36,143
Fringe benefits	-	11,771	-	3,140	2,754	24,850	4,997	3,300	11,646	6,244
Payroll taxes	-	6,838	-	1,688	1,173	12,897	1,708	1,092	6,461	2,768
Contract labor	-	30	-	4,574	3,634	58,462	4,253	274	11,139	5,649
Fees and services	1,121	168,503	7,067	45,781	16,548	124,234	39,961	19,914	59,962	38,478
Dwelling Place subsidy	-	-	-	-	-	-	-	-	-	-
Utilities	-	600	-	38,215	13,869	91,382	17,857	8,742	74,064	37,427
Maintenance and repairs	-	-	-	40,297	38,048	88,036	58,783	45,139	68,160	80,891
Mortgage interest	-	-	32,554	-	24,166	79,632	-	-	-	16,496
Rental of space	-	5,650	-	-	-	-	-	-	1,073	-
Insurance	-	-	37	22,833	10,162	41,361	12,035	5,964	20,434	22,337
Taxes	-	-	-	4,276	-	5,238	5,116	27,519	9,046	35,720
Administrative supplies	-	2,134	-	1,308	2,138	11,376	1,113	762	5,011	4,552
Employee development	-	969	-	48	40	693	68	40	425	83
Bad debt	-	-	-	1,120	-	5,509	467	(279)	1	6,874
Other expenses	-	-	713,786	-	-	-	-	-	-	-
Miscellaneous	-	45,086	-	-	800	-	-	-	1,932	27
<b>Total Operating Expenses</b>	<b>1,121</b>	<b>316,803</b>	<b>753,444</b>	<b>182,660</b>	<b>128,314</b>	<b>689,619</b>	<b>165,246</b>	<b>124,646</b>	<b>338,192</b>	<b>293,689</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>27,011</b>	<b>112,726</b>	<b>(252,108)</b>	<b>(22,058)</b>	<b>23,813</b>	<b>39,837</b>	<b>(12,308)</b>	<b>(48,215)</b>	<b>254,754</b>	<b>38,625</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	-	-
Deferred Interest Income (Expense)	-	(57)	136,585	-	-	-	-	7,143	(63,500)	(2,266)
Financing Fees - Accumulated Interest	-	-	-	-	-	-	(290)	-	-	-
Unrealized Gain (Loss) on Investments	110,865	-	-	-	-	-	-	-	-	-
Gain (Loss) on Sale of Investment	3,788	-	-	-	-	-	-	-	-	-
Gain (Loss) on Disposal of Assets	-	-	-	-	-	-	-	23,167	-	-
Forgiveness of Debt	-	-	-	-	-	-	-	-	-	-
Depreciation	-	-	-	(96,782)	(5,064)	(471,094)	(92,719)	(50,815)	(616,522)	(93,737)
Amortization	-	-	-	(1,995)	-	(5,189)	(1,253)	-	(6,691)	-
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>141,664</b>	<b>112,669</b>	<b>(115,523)</b>	<b>(120,835)</b>	<b>18,749</b>	<b>(436,446)</b>	<b>(106,570)</b>	<b>(68,720)</b>	<b>(431,959)</b>	<b>(57,378)</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants</b>	<b>-</b>	<b>156,005</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ 141,664</b>	<b>\$ 268,674</b>	<b>\$ (115,523)</b>	<b>\$ (120,835)</b>	<b>\$ 18,749</b>	<b>\$ (436,446)</b>	<b>\$ (106,570)</b>	<b>\$ (68,720)</b>	<b>\$ (431,959)</b>	<b>\$ (57,378)</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH36	Martineau Holdings	Midtown	New Hope Homes	Pine Avenue	Plaza Franklin	Plaza Grandville
<b>Operating Expenses</b>										
Salaries and wages	\$ 75,836	\$ 89,150	\$ 17,213	\$ 76,084	\$ 30,989	\$ 60,422	\$ 19,567	\$ 35,771	\$ 23,421	\$ 22,746
Fringe benefits	24,749	29,892	4,528	22,068	7,970	2,160	5,520	6,046	2,779	2,779
Payroll taxes	5,698	6,698	1,547	6,697	2,827	5,339	1,838	3,336	2,215	2,138
Contract labor	82,364	102,519	4,222	32,397	6,180	11,340	-	2,257	3,050	2,933
Fees and services	124,559	225,174	20,818	83,558	21,425	45,960	13,713	65,509	95,328	95,468
Dwelling Place subsidy	-	-	-	-	-	-	-	-	-	-
Utilities	124,358	181,196	11,509	65,567	24,345	28,779	10,916	31,512	45,000	36,339
Maintenance and repairs	109,352	108,359	39,351	113,563	42,266	91,350	25,562	30,043	26,977	12,759
Mortgage interest	-	-	10,876	-	32,553	12,955	-	-	-	-
Rental of space	-	-	-	-	-	-	-	565	593	593
Insurance	38,669	35,376	8,887	36,896	16,381	21,316	7,190	21,602	16,243	12,282
Taxes	14,372	2,388	4,319	18,176	10,287	9,113	2,549	4,063	2,198	2,198
Administrative supplies	2,730	2,359	927	3,755	2,342	5,364	2,658	1,705	7,490	7,261
Employee development	1,130	306	60	463	93	864	52	233	180	202
Bad debt	2,656	21,879	64	1,558	-	-	-	2,182	(644)	-
Other expenses	-	-	-	-	-	-	-	-	-	-
Miscellaneous	10,000	-	-	-	168,600	-	-	-	5,006	6,437
<b>Total Operating Expenses</b>	<b>616,473</b>	<b>805,296</b>	<b>124,321</b>	<b>460,782</b>	<b>366,258</b>	<b>294,962</b>	<b>89,565</b>	<b>204,824</b>	<b>229,836</b>	<b>204,135</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE</b>										
<b>OTHER INCOME AND EXPENSES</b>	<b>(29,286)</b>	<b>124,797</b>	<b>10,208</b>	<b>35,875</b>	<b>(140,103)</b>	<b>(13,914)</b>	<b>13,884</b>	<b>116,287</b>	<b>(4,173)</b>	<b>(24,819)</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	(12,929)	(11,745)
Deferred Interest Income (Expense)	(80,999)	-	(24,305)	(98,580)	-	-	(4,104)	(31,102)	(40,087)	(58,713)
Financing Fees - Accumulated Interest	(1,195)	-	(630)	-	-	(3,469)	-	-	-	-
Unrealized Gain (Loss) on Investments	-	-	-	-	-	-	-	-	-	-
Gain (Loss) on Sale of Investment	-	-	-	-	-	-	-	-	-	-
Gain (Loss) on Disposal of Assets	-	-	-	-	-	-	-	-	-	-
Forgiveness of Debt	-	-	-	-	-	-	300,000	-	-	-
Depreciation	(569,740)	(447,744)	(139,570)	(370,116)	(232,928)	(326,654)	(9,809)	(322,301)	(456,996)	(388,781)
Amortization	(6,629)	(7,729)	(2,806)	(6,941)	-	(6,767)	-	(5,725)	(4,198)	(3,784)
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>(687,849)</b>	<b>(330,676)</b>	<b>(157,103)</b>	<b>(439,762)</b>	<b>(373,031)</b>	<b>(350,804)</b>	<b>299,971</b>	<b>(242,841)</b>	<b>(518,383)</b>	<b>(487,842)</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ (687,849)</b>	<b>\$ (330,676)</b>	<b>\$ (157,103)</b>	<b>\$ (439,762)</b>	<b>\$ (373,031)</b>	<b>\$ (350,804)</b>	<b>\$ 299,971</b>	<b>\$ (242,841)</b>	<b>\$ (518,383)</b>	<b>\$ (487,842)</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2021

	Reflections	Roosevelt	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	Combined Totals
<b>Operating Expenses</b>									
Salaries and wages	\$ 89,562	\$ 94,525	\$ 111,156	\$ 46,141	\$ 56,510	\$ 172,058	\$ 42,597	\$ -	\$ 3,834,761
Fringe benefits	17,935	11,907	17,810	8,980	8,723	30,502	3,272	-	625,216
Payroll taxes	8,502	8,411	9,394	3,857	5,836	13,828	4,506	-	349,089
Contract labor	25,376	11,463	170,277	4,208	-	260,736	-	-	828,241
Fees and services	162,769	74,333	416,268	42,044	43,874	261,060	41,801	(1,413,386)	1,314,925
Dwelling Place subsidy	-	-	-	-	-	-	-	(8,227)	-
Utilities	69,484	78,260	224,522	36,035	38,835	232,266	21,083	-	1,673,020
Maintenance and repairs	161,707	60,167	250,295	48,853	43,874	461,122	71,077	36,604	2,261,676
Mortgage interest	26,298	-	-	44,772	9,357	115,486	47,244	(88,487)	372,925
Rental of space	-	-	-	-	-	-	-	(319,624)	49,139
Insurance	41,538	35,639	35,857	21,409	32,595	121,482	19,167	-	695,883
Taxes	21,235	14,353	7,029	-	45,116	89,559	25,118	-	424,858
Administrative supplies	6,944	9,511	13,510	2,182	4,699	26,685	3,371	-	266,327
Employee development	372	208	581	131	86	163	113	-	37,693
Bad debt	2,420	448	22,387	337	2,619	18,821	416	-	90,394
Other expenses	-	-	-	-	-	-	-	(1,151,130)	-
Miscellaneous	-	6,916	-	5,440	74	-	2	(211,930)	111,887
<b>Total Operating Expenses</b>	<b>634,142</b>	<b>406,141</b>	<b>1,279,086</b>	<b>264,389</b>	<b>292,198</b>	<b>1,803,768</b>	<b>279,767</b>	<b>(3,156,180)</b>	<b>12,936,034</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>134,614</b>	<b>2,758</b>	<b>(199,117)</b>	<b>97,602</b>	<b>59,715</b>	<b>19,633</b>	<b>24,518</b>	<b>(1,419,791)</b>	<b>1,906,572</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	(24,674)
Deferred Interest Income (Expense)	-	(56,430)	(220,835)	-	(6,700)	(44,657)	(1,810)	(59,252)	(242,397)
Financing Fees - Accumulated Interest	(506)	-	-	-	-	(5,049)	-	-	(12,527)
Unrealized Gain (Loss) on Investments	-	-	-	-	-	-	-	-	850,382
Gain (Loss) on Sale of Investment	-	-	-	-	-	-	-	-	74,660
Gain (Loss) on Disposal of Assets	-	-	-	-	-	-	-	(17,824)	5,343
Forgiveness of Debt	-	-	-	-	-	-	-	-	300,000
Depreciation	(379,255)	(515,992)	(620,123)	(33,255)	(96,025)	(410,449)	(68,657)	791,297	(6,393,790)
Amortization	(7,180)	(9,188)	(9,153)	-	-	(6,072)	-	-	(91,300)
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>(252,327)</b>	<b>(578,852)</b>	<b>(1,049,228)</b>	<b>64,347</b>	<b>(43,010)</b>	<b>(446,594)</b>	<b>(45,949)</b>	<b>(705,570)</b>	<b>(3,627,731)</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(596,974)</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ (252,327)</b>	<b>\$ (578,852)</b>	<b>\$ (1,049,228)</b>	<b>\$ 64,347</b>	<b>\$ (43,010)</b>	<b>\$ (446,594)</b>	<b>\$ (45,949)</b>	<b>\$ (705,570)</b>	<b>\$ (4,224,705)</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET

December 31, 2020

	Dwelling Place NPHC	Dwelling Place Foundation	Heartside NPHC	Sheldon- Weston, Inc.	Bridge Street	Elmdale	Goodrich
<b>ASSETS</b>							
<b>Current Assets</b>							
Cash and cash equivalents	\$ 5,155,936	\$ 14,946	\$ 102,562	\$ -	\$ 8,805	\$ 11,730	\$ 40,265
Cash restricted for current construction	-	-	-	-	-	-	-
Marketable securities	8,681,939	1,453,776	-	-	-	-	-
Promises to give	417,500	-	-	-	-	-	-
Accounts receivable							
Related parties	1,567,066	-	30,187	-	-	-	-
Other	517,573	-	-	-	2,544	297	4,302
Developer fee receivable	1,679,522	-	-	-	-	-	-
Prepaid expenses and deposits	32,767	-	72	-	5,779	6,948	10,919
<b>TOTAL CURRENT ASSETS</b>	<b>18,052,303</b>	<b>1,468,722</b>	<b>132,821</b>	<b>-</b>	<b>17,128</b>	<b>18,975</b>	<b>55,486</b>
<b>Property and Equipment</b>							
Land and land improvements	1,131,010	-	-	-	179,520	62,379	301,270
Buildings and building improvements	7,427,905	-	-	-	2,407,674	722,668	2,418,107
Furniture, fixtures and equipment	566,319	-	-	-	558,626	29,193	65,118
Construction-in-progress	845,295	-	-	-	-	-	-
	<b>9,970,529</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,145,820</b>	<b>814,240</b>	<b>2,784,495</b>
Accumulated depreciation	(3,950,731)	-	-	-	(1,614,277)	(666,005)	(1,021,774)
	<b>6,019,798</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,531,543</b>	<b>148,235</b>	<b>1,762,721</b>
<b>Other Assets</b>							
Restricted cash	436,963	-	-	-	208,969	173,383	389,811
Promise to give, less current portion	25,000	-	-	-	-	-	-
Developer fee receivable	1,694,000	-	-	-	-	-	-
Interest receivable	1,623,417	-	1,140,296	-	-	-	-
Accounts receivable - related party	578,351	-	-	-	-	-	-
Note receivable - related party	13,223,042	-	9,088,935	-	-	-	-
Investments	8,350,553	-	6,854,143	100	-	-	-
Beneficial interest	296,385	-	-	-	-	-	-
Intangibles	-	-	-	-	8,145	-	5,845
	<b>26,227,711</b>	<b>-</b>	<b>17,083,374</b>	<b>100</b>	<b>217,114</b>	<b>173,383</b>	<b>395,656</b>
	<b>\$ 50,299,812</b>	<b>\$ 1,468,722</b>	<b>\$ 17,216,195</b>	<b>\$ 100</b>	<b>\$ 1,765,785</b>	<b>\$ 340,593</b>	<b>\$ 2,213,863</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Grandville- Heartside	Harrison Park	Harvest Hill	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH36
<b>ASSETS</b>							
<b>Current Assets</b>							
Cash and cash equivalents	\$ 27,532	\$ 127,835	\$ 101,191	\$ 42,647	\$ 311,941	\$ 91,663	\$ 164,751
Cash restricted for current construction	-	-	-	-	-	-	-
Marketable securities	-	-	-	-	-	-	-
Promises to give	-	-	-	-	-	-	-
Accounts receivable							
Related parties	-	267	49	-	-	-	-
Other	971	13,095	14,472	2,073	16,812	6,729	15,571
Developer fee receivable	-	-	-	-	-	-	-
Prepaid expenses and deposits	1,393	-	4,103	33,202	2,782	2,260	14,749
<b>TOTAL CURRENT ASSETS</b>	<b>29,896</b>	<b>141,197</b>	<b>119,815</b>	<b>77,922</b>	<b>331,535</b>	<b>100,652</b>	<b>195,071</b>
<b>Property and Equipment</b>							
Land and land improvements	1,763	1,913,392	171,663	1,093,353	694,517	80,352	2,080,470
Buildings and building improvements	1,338,998	9,918,118	2,476,461	15,167,254	11,840,817	3,965,347	9,311,513
Furniture, fixtures and equipment	51,103	1,226,288	12,875	398,595	914,970	89,913	145,761
Construction-in-progress	-	-	-	-	-	-	-
	<b>1,391,864</b>	<b>13,057,798</b>	<b>2,660,999</b>	<b>16,659,202</b>	<b>13,450,304</b>	<b>4,135,612</b>	<b>11,537,744</b>
Accumulated depreciation	(1,036,182)	(659,274)	(1,717,874)	(4,403,897)	(4,033,655)	(2,078,471)	(1,365,284)
	<b>355,682</b>	<b>12,398,524</b>	<b>943,125</b>	<b>12,255,305</b>	<b>9,416,649</b>	<b>2,057,141</b>	<b>10,172,460</b>
<b>Other Assets</b>							
Restricted cash	6,112	15,391	18,061	1,259,126	1,065,931	12,905	264,447
Promise to give, less current portion	-	-	-	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-
Interest receivable	75,954	-	-	-	-	-	-
Accounts receivable - related party	-	-	-	-	-	-	-
Note receivable - related party	363,058	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-
Beneficial interest	-	-	-	-	-	-	-
Intangibles	-	93,116	-	52,206	61,831	5,467	46,984
	<b>445,124</b>	<b>108,507</b>	<b>18,061</b>	<b>1,311,332</b>	<b>1,127,762</b>	<b>18,372</b>	<b>311,431</b>
	<b>\$ 830,702</b>	<b>\$ 12,648,228</b>	<b>\$ 1,081,001</b>	<b>\$ 13,644,559</b>	<b>\$ 10,875,946</b>	<b>\$ 2,176,165</b>	<b>\$ 10,678,962</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Martineau Holdings	Midtown	New Ferguson	New Hope Homes	Pine Avenue	Plaza Franklin	Plaza Grandville	Reflections
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash and cash equivalents	\$ 101,277	\$ 56,851	\$ 128,355	\$ 53,492	\$ 72,728	\$ -	\$ -	\$ 113,760
Cash restricted for current construction	-	-	154,909	-	-	6,400	11,790	-
Marketable securities	-	-	-	-	-	-	-	-
Promises to give	-	-	-	-	-	-	-	-
Accounts receivable								
Related parties	-	-	1,108	-	-	-	-	-
Other	8,962	3	37,331	6,229	8,036	-	-	20,059
Developer fee receivable	-	-	-	-	-	-	-	-
Prepaid expenses and deposits	11,215	17,772	11,567	6,961	5,642	4,401	-	6,629
<b>TOTAL CURRENT ASSETS</b>	<b>121,454</b>	<b>74,626</b>	<b>333,270</b>	<b>66,682</b>	<b>86,406</b>	<b>10,801</b>	<b>11,790</b>	<b>140,448</b>
<b>Property and Equipment</b>								
Land and land improvements	252,644	591,382	459,000	9,500	395,810	831,360	323,231	514,830
Buildings and building improvements	7,455,738	8,382,045	1,900,909	1,054,047	6,419,064	6,649,079	-	9,922,125
Furniture, fixtures and equipment	82,512	201,016	-	92,650	454,275	947,910	-	1,420,306
Construction-in-progress	-	-	9,662,023	-	-	-	6,957,643	-
	<b>7,790,894</b>	<b>9,174,443</b>	<b>12,021,932</b>	<b>1,156,197</b>	<b>7,269,149</b>	<b>8,428,349</b>	<b>7,280,874</b>	<b>11,857,261</b>
Accumulated depreciation	(3,286,895)	(3,189,674)	(31,682)	(950,070)	(256,632)	-	-	(4,731,426)
	<b>4,503,999</b>	<b>5,984,769</b>	<b>11,990,250</b>	<b>206,127</b>	<b>7,012,517</b>	<b>8,428,349</b>	<b>7,280,874</b>	<b>7,125,835</b>
<b>Other Assets</b>								
Restricted cash	17,887	716,148	734,581	7,397	106,746	-	-	2,414,658
Promise to give, less current portion	-	-	-	-	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-
Interest receivable	-	-	-	-	-	-	-	-
Accounts receivable - related party	-	-	-	-	-	-	-	-
Note receivable - related party	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Beneficial interest	-	-	-	-	-	-	-	-
Intangibles	-	68,100	91,816	-	52,695	62,977	-	44,872
	<b>17,887</b>	<b>784,248</b>	<b>826,397</b>	<b>7,397</b>	<b>159,441</b>	<b>62,977</b>	<b>-</b>	<b>2,459,530</b>
	<b>\$ 4,643,340</b>	<b>\$ 6,843,643</b>	<b>\$ 13,149,917</b>	<b>\$ 280,206</b>	<b>\$ 7,258,364</b>	<b>\$ 8,502,127</b>	<b>\$ 7,292,664</b>	<b>\$ 9,725,813</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Roosevelt	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	<b>Combined Totals</b>
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash and cash equivalents	\$ 18,276	\$ 123,553	\$ 11,921	\$ 78,932	\$ 320,440	\$ 59,368	\$ -	\$ 7,340,757
Cash restricted for current construction	-	-	-	-	-	-	-	173,099
Marketable securities	-	-	-	-	-	-	-	10,135,715
Promises to give	-	-	-	-	-	-	-	417,500
Accounts receivable								
Related parties	-	-	-	330	790	-	(1,599,797)	-
Other	5,721	230,991	1,488	1,424	16,638	2,467	-	933,788
Developer fee receivable	-	-	-	-	-	-	(1,679,522)	-
Prepaid expenses and deposits	8,767	29,725	8,348	5,223	118,712	9,088	-	359,024
<b>TOTAL CURRENT ASSETS</b>	<b>32,764</b>	<b>384,269</b>	<b>21,757</b>	<b>85,909</b>	<b>456,580</b>	<b>70,923</b>	<b>(3,279,319)</b>	<b>19,359,883</b>
<b>Property and Equipment</b>								
Land and land improvements	214,086	1,167,922	202,862	219,861	1,104,750	118,004	(761,511)	13,353,420
Buildings and building improvements	11,912,492	16,164,833	1,210,890	2,556,716	15,236,836	1,783,995	(25,686,569)	131,957,062
Furniture, fixtures and equipment	344,075	147,307	279,820	299,436	668,894	1,015	-	8,997,977
Construction-in-progress	-	-	-	-	-	-	(1,365,964)	16,098,997
	<b>12,470,653</b>	<b>17,480,062</b>	<b>1,693,572</b>	<b>3,076,013</b>	<b>17,010,480</b>	<b>1,903,014</b>	<b>(27,814,044)</b>	<b>170,407,456</b>
Accumulated depreciation	(1,717,477)	(8,180,734)	(1,128,228)	(1,787,296)	(5,894,146)	(1,172,533)	6,580,942	(48,293,275)
	<b>10,753,176</b>	<b>9,299,328</b>	<b>565,344</b>	<b>1,288,717</b>	<b>11,116,334</b>	<b>730,481</b>	<b>(21,233,102)</b>	<b>122,114,181</b>
<b>Other Assets</b>								
Restricted cash	238,020	1,966,338	410,465	61,482	1,169,386	232,573	-	11,926,780
Promise to give, less current portion	-	-	-	-	-	-	-	25,000
Developer fee receivable	-	-	-	-	-	-	(1,694,000)	-
Interest receivable	-	-	-	-	-	-	(2,839,667)	-
Accounts receivable - related party	-	-	-	-	-	-	(578,351)	-
Note receivable - related party	-	-	-	-	-	-	(22,675,035)	-
Investments	-	-	-	-	-	-	(15,199,796)	5,000
Beneficial interest	-	-	-	-	-	-	-	296,385
Intangibles	63,033	27,451	-	-	6,072	-	-	690,610
	<b>301,053</b>	<b>1,993,789</b>	<b>410,465</b>	<b>61,482</b>	<b>1,175,458</b>	<b>232,573</b>	<b>(42,986,849)</b>	<b>12,943,775</b>
	<b>\$ 11,086,993</b>	<b>\$ 11,677,386</b>	<b>\$ 997,566</b>	<b>\$ 1,436,108</b>	<b>\$ 12,748,372</b>	<b>\$ 1,033,977</b>	<b>\$ (67,499,270)</b>	<b>\$ 154,417,839</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Dwelling Place NPHC	Dwelling Place Foundation	Heartside NPHC	Sheldon- Weston, Inc.	Bridge Street	Elmdale	Goodrich
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>							
<b>Current Liabilities</b>							
Current maturities of long-term debt							
Related party	\$ -	\$ -	\$ 30,187	\$ -	\$ -	\$ -	\$ -
Other	75,994	-	-	-	-	16,488	-
Accounts payable							
Related party	2,530	4,875	-	-	10,733	1,041	875
Trade	64,832	-	-	-	4,153	7,399	4,742
Construction	149,880	-	-	-	-	-	-
Accrued liabilities	447,305	-	-	-	-	2,045	-
Developer fee payable	-	-	-	-	-	-	-
Deferred rental revenue	54,294	-	-	-	429	1,994	133
<b>TOTAL CURRENT LIABILITIES</b>	<b>794,835</b>	<b>4,875</b>	<b>30,187</b>	<b>-</b>	<b>15,315</b>	<b>28,967</b>	<b>5,750</b>
Tenant security deposits	34,332	-	-	-	700	4,557	6,423
Related party notes	904,432	-	1,071,196	-	621,974	-	23,009
Long-Term Debt, net of current maturities	180,060	-	-	-	415,000	558,335	1,354,820
Accrued interest							
Related party	-	-	2,753	-	-	-	-
Nonrelated party	-	-	-	-	-	-	-
Deferred revenue - Section 1602 exchange funds	-	-	-	-	-	-	-
Developer fee payable	-	-	-	-	-	-	-
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,118,824</b>	<b>-</b>	<b>1,073,949</b>	<b>-</b>	<b>1,037,674</b>	<b>562,892</b>	<b>1,384,252</b>
<b>Net Assets and Equity</b>							
Without donor restrictions	47,198,050	1,463,847	16,112,059	-	-	(251,266)	-
With donor restrictions	1,188,103	-	-	-	-	-	-
Equity - controlling interest	-	-	-	100	17,943	-	92,818
Equity - noncontrolling interest	-	-	-	-	694,853	-	731,043
	<b>48,386,153</b>	<b>1,463,847</b>	<b>16,112,059</b>	<b>100</b>	<b>712,796</b>	<b>(251,266)</b>	<b>823,861</b>
	<b>\$ 50,299,812</b>	<b>\$ 1,468,722</b>	<b>\$ 17,216,195</b>	<b>\$ 100</b>	<b>\$ 1,765,785</b>	<b>\$ 340,593</b>	<b>\$ 2,213,863</b>



**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Grandville- Heartside	Harrison Park	Harvest Hill	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH36
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>							
<b>Current Liabilities</b>							
Current maturities of long-term debt							
Related party	\$ -	\$ -	\$ 55,442	\$ -	\$ -	\$ -	\$ -
Other	-	-	-	-	-	11,917	-
Accounts payable							
Related party	236,716	3,875	104,829	3,973	4,437	19,884	87,422
Trade	264	19,905	11,012	12,519	13,677	1,652	16,155
Construction	-	-	-	-	-	-	-
Accrued liabilities	-	-	1,446	-	-	490	-
Developer fee payable	-	583,686	-	-	-	-	42,648
Deferred rental revenue	845	2,124	3,645	6,630	4,294	171	2,910
<b>TOTAL CURRENT LIABILITIES</b>	<b>237,825</b>	<b>609,590</b>	<b>176,374</b>	<b>23,122</b>	<b>22,408</b>	<b>34,114</b>	<b>149,135</b>
Tenant security deposits	5,444	14,700	17,676	9,109	10,088	11,101	20,195
Related party notes	165,947	1,170,038	726,024	-	1,082,655	350,000	2,444,547
Other long-term debt	-	-	-	2,776,787	527,089	509,580	300,000
Accrued interest							
Related party	2,972	68,151	41,494	-	-	186,904	448,340
Nonrelated party	-	-	-	558,635	-	232,542	-
Deferred revenue - Section 1602 exchange funds	-	-	-	-	-	-	-
Developer fee payable	-	444,096	-	-	-	-	94,191
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>174,363</b>	<b>1,696,985</b>	<b>785,194</b>	<b>3,344,531</b>	<b>1,619,832</b>	<b>1,290,127</b>	<b>3,307,273</b>
<b>Net Assets and Equity</b>							
Without donor restrictions	-	-	-	-	-	-	-
With donor restrictions	-	-	-	-	-	-	-
Equity - controlling interest	418,514	38	119,433	2,165,542	(22,031)	851,924	(53)
Equity - noncontrolling interest	-	10,341,615	-	8,111,364	9,255,737	-	7,222,607
	<b>418,514</b>	<b>10,341,653</b>	<b>119,433</b>	<b>10,276,906</b>	<b>9,233,706</b>	<b>851,924</b>	<b>7,222,554</b>
	<b>\$ 830,702</b>	<b>\$ 12,648,228</b>	<b>\$ 1,081,001</b>	<b>\$ 13,644,559</b>	<b>\$ 10,875,946</b>	<b>\$ 2,176,165</b>	<b>\$ 10,678,962</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Martineau Holdings	Midtown	New Ferguson	New Hope Homes	Pine Avenue	Plaza Franklin	Plaza Grandville	Reflections
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>								
<b>Current Liabilities</b>								
Current maturities of long-term debt								
Related party	\$ 30,187	\$ -	\$ 300,000	\$ -	\$ 50,000	\$ 779,669	\$ 47,142	\$ -
Other	-	2,525	-	-	-	850,000	850,000	2,776
Accounts payable								
Related party	7,067	3,322	8,913	140,985	20,005	2,849	2,535	4,502
Trade	25,581	8,659	8,552	498	7,848	1,550	-	36,347
Construction	-	-	1,903,183	-	-	1,033,730	961,859	-
Accrued liabilities	-	1,087	-	-	-	-	-	2,203
Developer fee payable	-	-	131,160	-	52,465	542,055	317,375	-
Deferred rental revenue	5,403	4,586	8,218	290	4,113	-	-	2,242
<b>TOTAL CURRENT LIABILITIES</b>	<b>68,238</b>	<b>20,179</b>	<b>2,360,026</b>	<b>141,773</b>	<b>134,431</b>	<b>3,209,853</b>	<b>2,178,911</b>	<b>48,070</b>
Tenant security deposits	16,164	17,273	11,461	6,713	8,153	-	-	16,775
Related party notes	1,246,196	252,816	1,813,661	155,410	568,260	801,733	901,641	-
Other long-term debt	-	2,251,774	5,300,829	300,000	250,000	-	-	5,155,470
Accrued interest								
Related party	265,318	-	29,217	76,310	17,383	18,703	23,196	-
Nonrelated party	-	-	20,110	-	-	-	-	-
Deferred revenue - Section 1602 exchange funds	-	3,097,429	-	-	-	-	-	-
Developer fee payable	-	-	-	-	329,292	233,580	-	-
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,527,678</b>	<b>5,619,292</b>	<b>7,175,278</b>	<b>538,433</b>	<b>1,173,088</b>	<b>1,054,016</b>	<b>924,837</b>	<b>5,172,245</b>
<b>Net Assets and Equity</b>								
Without donor restrictions	3,047,424	-	-	-	-	-	-	-
With donor restrictions	-	-	-	-	-	-	-	-
Equity - controlling interest	-	1,569,848	32,471	(400,000)	62	-	-	(125,240)
Equity - noncontrolling interest	-	(365,676)	3,582,142	-	5,950,783	4,238,258	4,188,916	4,630,738
	<b>3,047,424</b>	<b>1,204,172</b>	<b>3,614,613</b>	<b>(400,000)</b>	<b>5,950,845</b>	<b>4,238,258</b>	<b>4,188,916</b>	<b>4,505,498</b>
	<b>\$ 4,643,340</b>	<b>\$ 6,843,643</b>	<b>\$ 13,149,917</b>	<b>\$ 280,206</b>	<b>\$ 7,258,364</b>	<b>\$ 8,502,127</b>	<b>\$ 7,292,664</b>	<b>\$ 9,725,813</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING BALANCE SHEET (CONTINUED)

December 31, 2020

	Roosevelt	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	Combined Totals
<b>LIABILITIES AND NET ASSETS AND EQUITY</b>								
<b>Current Liabilities</b>								
Current maturities of long-term debt								
Related party	\$ -	\$ -	\$ -	\$ 15,550	\$ -	\$ -	\$ (1,308,177)	\$ -
Other	-	-	33,689	20,829	77,238	24,226	-	1,965,682
Accounts payable								
Related party	142,417	4,210	15,023	18,258	13,845	4,852	(869,973)	-
Trade	26,467	50,279	3,279	5,273	23,558	2,634	-	356,835
Construction	-	-	-	-	-	-	-	4,048,652
Accrued liabilities	-	-	3,792	1,260	9,769	4,071	(1,444)	472,024
Developer fee payable	-	-	-	-	-	-	(1,669,389)	-
Deferred rental revenue	8,262	3,931	2,736	1,586	15,801	1,918	-	136,555
<b>TOTAL CURRENT LIABILITIES</b>	<b>177,146</b>	<b>58,420</b>	<b>58,519</b>	<b>62,756</b>	<b>140,211</b>	<b>37,701</b>	<b>(3,848,983)</b>	<b>6,979,748</b>
Tenant security deposits	18,190	10,249	9,401	15,087	39,138	7,656	-	310,585
Related party notes	1,916,047	1,450,000	-	341,479	4,465,664	202,303	(22,675,032)	-
Other long-term debt	-	2,400,000	1,103,736	191,798	2,597,352	556,962	-	26,729,592
Accrued interest								
Related party	229,199	1,010,235	-	104,967	279,633	33,446	(2,838,221)	-
Nonrelated party	-	1,953,653	-	-	-	-	-	2,764,940
Deferred revenue - Section 1602 exchange funds	-	-	-	-	-	-	-	3,097,429
Developer fee payable	602,973	-	-	-	-	-	(1,704,132)	-
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>2,766,409</b>	<b>6,824,137</b>	<b>1,113,137</b>	<b>653,331</b>	<b>7,381,787</b>	<b>800,367</b>	<b>(27,217,385)</b>	<b>32,902,546</b>
<b>Net Assets and Equity</b>								
Without donor restrictions	-	-	(174,090)	-	-	-	(25,536,173)	41,859,851
With donor restrictions	-	-	-	-	-	-	-	1,188,103
Equity - controlling interest	(135)	930,357	-	720,021	2,018,542	195,909	(20,412,225)	(11,826,162)
Equity - noncontrolling interest	8,143,573	3,864,472	-	-	3,207,832	-	9,515,496	83,313,753
	<b>8,143,438</b>	<b>4,794,829</b>	<b>(174,090)</b>	<b>720,021</b>	<b>5,226,374</b>	<b>195,909</b>	<b>(36,432,902)</b>	<b>114,535,545</b>
	<b>\$ 11,086,993</b>	<b>\$ 11,677,386</b>	<b>\$ 997,566</b>	<b>\$ 1,436,108</b>	<b>\$ 12,748,372</b>	<b>\$ 1,033,977</b>	<b>\$ (67,499,270)</b>	<b>\$ 154,417,839</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS

Year Ended December 31, 2020

	General Admin	Affordable Management	Housing Development	Fund Development	Supportive Services	Neighborhood Revitalization	DP Owned Residential	Eliminations	Dwelling Place NPHC Total
<b>Revenue and Support</b>									
Rental income									
Market/Gross Residential Rent Potential	\$ 168,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,026	\$ (168,324)	\$ 60,026
Rental Gain/Loss	-	-	-	-	-	-	726	-	726
Commercial income	-	-	-	-	-	993,841	23,653	(95,363)	922,131
Less: Vacancy loss	-	-	-	-	-	(253,415)	(3,209)	-	(256,624)
Less: Concessions	-	-	-	-	-	(53,727)	-	-	(53,727)
Net rental income	168,324	-	-	-	-	686,699	81,196	(263,687)	672,532
Interest income	440,990	-	-	-	-	-	-	-	440,990
Contributions/grants	1,342,460	215,562	-	1,407,003	120,000	320,159	-	(1,800,846)	1,604,338
Government funding	-	-	-	-	78,040	-	-	-	78,040
Developer and management fee income	-	1,116,722	2,823,913	-	378,742	37,642	1,687	(24,297)	4,334,409
Other income	367,464	6,000	-	1,011	-	4,275	-	(1,200)	377,550
Satisfaction of donor restrictions									
Expiration of donor imposed restriction on contributions	20,200	-	50,000	421,860	8,968	14,004	-	-	515,032
<b>Total Revenue and Support</b>	<b>2,339,438</b>	<b>1,338,284</b>	<b>2,873,913</b>	<b>1,829,874</b>	<b>585,750</b>	<b>1,062,779</b>	<b>82,883</b>	<b>(2,090,030)</b>	<b>8,022,891</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	Dwelling Place Foundation	Community Land Trust	Heartside NPHC	Bridge Street	Elmdale	Ferguson- Heartside	Goodrich	Grandville- Heartside	Harrison Park	Harvest Hill
<b>Revenue and Support</b>										
Rental income										
Market/Gross Residential Rent Potential	\$ -	\$ -	\$ -	\$ 154,672	\$ 157,460	\$ 80,497	\$ 123,528	\$ 87,300	\$ 573,204	\$ 376,680
Rental Gain/Loss	-	-	-	(98)	-	-	(261)	(5,014)	-	(81,844)
Commercial income	-	-	-	-	-	100,002	27,427	-	16,524	-
Less: Vacancy loss	-	-	-	(9,528)	-	(5)	(3,378)	(9,324)	(220,435)	(26,681)
Less: Concessions	-	-	-	-	-	-	(56)	(569)	(82)	-
Net rental income	-	-	-	145,046	157,460	180,494	147,260	72,393	369,211	268,155
Interest income	24,902	-	33,446	235	70	4,380	8,861	3	-	94
Contributions/grants	-	132,755	7,000	-	-	-	-	-	-	-
Government funding	-	-	457,950	-	-	-	-	-	-	-
Developer and management fee income	-	-	-	406	1,238	2,795	360	345	1,140	3,651
Other income	108	-	-	-	-	741	-	-	5,673	-
Satisfaction of donor restrictions										
Expiration of donor imposed restriction on contributions	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Support</b>	<b>25,010</b>	<b>132,755</b>	<b>498,396</b>	<b>145,687</b>	<b>158,768</b>	<b>188,410</b>	<b>156,481</b>	<b>72,741</b>	<b>376,024</b>	<b>271,900</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH36	Martineau Holdings	Midtown	New Ferguson	New Hope Homes	Pine Avenue	Plaza Franklin
<b>Revenue and Support</b>										
Rental income										
Market/Gross Residential Rent Potential	\$ 477,620	\$ 687,000	\$ 118,800	\$ 455,040	\$ 213,704	\$ 258,264	\$ 199,983	\$ 100,968	\$ 247,456	\$ 6,372
Rental Gain/Loss	-	-	(604)	9,023	(3,926)	(1,514)	(7,686)	(3,802)	-	-
Commercial income	77,343	17,612	20,931	39,261	18,660	-	-	-	-	-
Less: Vacancy loss	(25,269)	(48,799)	(17,492)	(23,571)	(1,968)	(5,186)	-	(909)	(78,799)	(6,372)
Less: Concessions	-	-	-	-	-	-	-	-	-	-
Net rental income	529,694	655,813	121,635	479,753	226,470	251,564	192,297	96,257	168,657	-
Interest income	30,908	3,776	127	194	129	17,008	9,344	44	1	-
Contributions/grants	-	-	-	-	-	-	-	-	-	-
Government funding	-	240,670	-	-	-	-	-	-	-	-
Developer and management fee income	1,249	1,964	1,128	4,454	9,015	195	2,642	1,005	420	-
Other income	-	-	840	1,846	-	-	231	-	-	-
Satisfaction of donor restrictions							-			-
Expiration of donor imposed restriction on contributions	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Support</b>	<b>561,851</b>	<b>902,223</b>	<b>123,730</b>	<b>486,247</b>	<b>235,614</b>	<b>268,767</b>	<b>204,514</b>	<b>97,306</b>	<b>169,078</b>	<b>-</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	Reflections	Roosevelt	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	<b>Combined Totals</b>
<b>Revenue and Support</b>									
Rental income									
Market/Gross Residential Rent Potential	\$ 615,960	\$ 414,681	\$ 864,552	\$ 355,040	\$ 349,920	\$ 1,848,264	\$ 303,408	\$ (42,095)	<b>\$ 9,088,304</b>
Rental Gain/Loss	(90)	33	-	-	-	-	-	-	<b>(95,057)</b>
Commercial income	-	-	57,688	-	-	46,423	-	(400,940)	<b>943,062</b>
Less: Vacancy loss	(9,967)	(19,027)	(37,270)	(3,951)	(23,446)	(54,007)	(5,004)	-	<b>(887,012)</b>
Less: Concessions	-	-	(31)	-	(514)	-	-	-	<b>(54,979)</b>
Net rental income	605,903	395,687	884,939	351,089	325,960	1,840,680	298,404	(443,035)	<b>8,994,318</b>
Interest income	58,267	148	51,274	171	94	10,318	134	(307,664)	<b>387,254</b>
Contributions/grants	-	-	-	-	-	-	-	(139,758)	<b>1,604,335</b>
Government funding	-	-	139,240	-	-	-	-	(457,950)	<b>457,950</b>
Developer and management fee income	6,075	525	1,907	1,169	2,651	16,493	1,005	(4,004,049)	<b>392,192</b>
Other income	-	200	80	-	100	286	-	(4,800)	<b>382,855</b>
Satisfaction of donor restrictions									
Expiration of donor imposed restriction on contributions	-	-	-	-	-	-	-	-	<b>515,032</b>
<b>Total Revenue and Support</b>	<b>670,245</b>	<b>396,560</b>	<b>1,077,440</b>	<b>352,429</b>	<b>328,805</b>	<b>1,867,777</b>	<b>299,543</b>	<b>(5,357,256)</b>	<b>12,733,936</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	General Admin	Affordable Management	Housing Development	Fund Development	Supportive Services	Neighborhood Revitalization	DP Owned Residential	Eliminations	Dwelling Place NPHC Total
<b>Operating Expenses</b>									
Salaries and wages	\$ 244,105	\$ 805,625	\$ 324,324	\$ 72,890	\$ 483,010	\$ 229,162	\$ 9,104	\$ -	\$ 2,168,220
Fringe benefits	26,051	97,413	42,499	7,709	95,201	46,670	2,210	-	317,753
Payroll taxes	18,032	67,335	28,597	6,318	38,763	20,961	771	-	180,777
Contract labor	8,400	262	-	-	-	28,529	584	-	37,775
Fees and services	170,818	16,281	72,295	2,126	1,812	81,550	3,830	(25,497)	323,215
Dwelling Place subsidy	12,602	-	-	-	-	-	-	-	12,602
Utilities	23,915	5,208	2,117	841	5,462	49,195	3,331	-	90,069
Maintenance and repairs	37,676	62	21	1	7	66,116	16,705	-	120,588
Mortgage and construction interest	-	-	-	-	-	12,035	-	-	12,035
Rental of space	44,393	69,891	37,906	18,545	17,922	479,852	40,510	(263,687)	445,332
Insurance	15,490	-	-	-	-	14,635	1,633	-	31,758
Taxes	1,368	-	-	-	-	54,010	3,264	-	58,642
Administrative supplies	32,551	15,239	4,829	1,307	6,051	47,859	756	-	108,592
Employee development	22,168	7,946	509	143	1,290	6,959	65	-	39,080
Bad debt	24,678	-	-	-	-	3,794	1,552	-	30,024
Grants to others	264,000	29,494	19,071	1,657,313	-	217	-	(1,800,846)	169,249
Miscellaneous	11,644	451	14	1,014	51	9,940	-	-	23,114
<b>Total Operating Expenses</b>	<b>957,891</b>	<b>1,115,207</b>	<b>532,182</b>	<b>1,768,207</b>	<b>649,569</b>	<b>1,151,484</b>	<b>84,315</b>	<b>(2,090,030)</b>	<b>4,168,825</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>1,381,547</b>	<b>223,077</b>	<b>2,341,731</b>	<b>61,667</b>	<b>(63,819)</b>	<b>(88,705)</b>	<b>(1,432)</b>	<b>-</b>	<b>3,854,066</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	-
Deferred Interest Income (Expense)	233,640	-	-	-	-	-	-	-	233,640
Financing Fees - Accumulated Interest	-	-	-	-	-	(1,388)	-	-	(1,388)
Unrealized Gain (Loss) on Investments	250,893	-	-	-	-	-	-	-	250,893
Gain (Loss) on Sale of Investment	(1,018,385)	-	-	-	-	-	-	-	(1,018,385)
Gain (Loss) on Disposal of Assets	200	-	-	-	-	(406,817)	-	-	(406,617)
Forgiveness of Debt	(601,019)	153,834	74,088	12,990	92,770	49,126	3,037	-	(215,174)
Depreciation	(108,705)	(8,336)	-	-	-	(243,187)	(8,436)	-	(368,664)
Amortization	-	-	-	-	-	-	-	-	-
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>138,171</b>	<b>368,575</b>	<b>2,415,819</b>	<b>74,657</b>	<b>28,951</b>	<b>(690,971)</b>	<b>(6,831)</b>	<b>-</b>	<b>2,328,371</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants,</b>	<b>359,496</b>	<b>50</b>	<b>(50,000)</b>	<b>(121,860)</b>	<b>(8,968)</b>	<b>(13,929)</b>	<b>-</b>	<b>-</b>	<b>164,789</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ 497,667</b>	<b>\$ 368,625</b>	<b>\$ 2,365,819</b>	<b>\$ (47,203)</b>	<b>\$ 19,983</b>	<b>\$ (704,900)</b>	<b>\$ (6,831)</b>	<b>\$ -</b>	<b>\$ 2,493,160</b>



# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	Dwelling Place Foundation	Community Land Trust	Heartside NPHC	Bridge Street	Elmdale	Ferguson- Heartside	Goodrich	Grandville- Heartside	Harrison Park	Harvest Hill
<b>Operating Expenses</b>										
Salaries and wages	\$ -	\$ 47,353	\$ -	\$ 18,920	\$ 13,823	\$ 34,969	\$ 19,397	\$ 10,112	\$ 42,151	\$ 35,474
Fringe benefits	-	2,975	-	3,137	2,270	10,056	3,870	2,648	4,565	5,547
Payroll taxes	-	4,378	-	1,721	1,313	3,365	1,872	931	4,050	3,344
Contract labor	-	-	-	4,540	4,856	57,308	3,613	-	3,930	18,526
Fees and services	1,337	77,245	7,018	40,394	16,986	25,306	32,763	11,805	54,953	40,747
Dwelling Place subsidy	-	-	-	-	-	-	-	-	-	-
Utilities	-	400	-	37,547	15,045	93,750	19,857	9,047	66,167	37,626
Maintenance and repairs	-	-	-	37,650	35,994	36,302	26,402	23,795	27,722	74,480
Mortgage and construction interest	-	-	33,446	-	24,857	-	-	-	63,500	18,067
Rental of space	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	38	22,200	9,036	17,440	10,521	5,507	19,369	18,671
Taxes	-	-	-	3,554	-	-	4,868	2,321	43	36,198
Administrative supplies	-	155	-	213	1,846	5,375	2,046	688	17,034	3,551
Employee development	-	249	-	73	481	164	109	72	240	429
Bad debt	-	-	-	600	73	1,174	-	1,129	1,506	8,612
Grants to others	-	-	457,953	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	1,676	-	-	-	180	-
<b>Total Operating Expenses</b>	<b>1,337</b>	<b>132,755</b>	<b>498,455</b>	<b>170,549</b>	<b>128,256</b>	<b>285,209</b>	<b>125,318</b>	<b>68,055</b>	<b>305,410</b>	<b>301,272</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>23,673</b>	<b>-</b>	<b>(59)</b>	<b>(24,862)</b>	<b>30,512</b>	<b>(96,799)</b>	<b>31,163</b>	<b>4,686</b>	<b>70,614</b>	<b>(29,372)</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	-	-
Deferred Interest Income (Expense)	-	-	136,225	-	-	(64,636)	-	9,951	(118)	(2,266)
Financing Fees - Accumulated Interest	-	-	-	-	-	-	(290)	-	-	-
Unrealized Gain (Loss) on Investments	4,637	-	-	-	-	-	-	-	-	-
Gain (Loss) on Sale of Investment	71,985	-	(1,098,154)	-	-	1,315,014	-	-	-	-
Gain (Loss) on Disposal of Assets	-	-	-	-	-	557,226	-	-	-	-
Forgiveness of Debt	-	-	-	4,318	3,376	991,287	5,827	693,847	7,589	8,599
Depreciation	-	-	-	(96,513)	(6,014)	(271,685)	(92,415)	(49,537)	(607,525)	(94,383)
Amortization	-	-	-	(1,995)	-	-	(1,253)	-	(6,411)	-
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>100,295</b>	<b>-</b>	<b>(961,988)</b>	<b>(119,052)</b>	<b>27,874</b>	<b>2,430,407</b>	<b>(56,968)</b>	<b>658,947</b>	<b>(535,851)</b>	<b>(117,422)</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants,</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ 100,295</b>	<b>\$ -</b>	<b>\$ (961,988)</b>	<b>\$ (119,052)</b>	<b>\$ 27,874</b>	<b>\$ 2,430,407</b>	<b>\$ (56,968)</b>	<b>\$ 658,947</b>	<b>\$ (535,851)</b>	<b>\$ (117,422)</b>

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES**

COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	Herkimer Apartments	Herkimer Commerce	Kelsey	LCH36	Martineau Holdings	Midtown	New Ferguson	New Hope Homes	Pine Avenue	Plaza Franklin
<b>Operating Expenses</b>										
Salaries and wages	\$ 68,818	\$ 69,291	\$ 13,384	\$ 60,587	\$ 25,492	\$ 66,640	\$ 57,203	\$ 16,860	\$ 22,032	\$ 566
Fringe benefits	17,964	20,874	3,594	16,145	6,569	2,368	5,819	3,878	2,327	-
Payroll taxes	6,073	6,008	1,223	5,245	2,347	6,460	5,557	1,625	2,134	55
Contract labor	74,770	111,600	4,251	30,872	5,653	9,284	61,237	773	262	-
Fees and services	119,645	213,707	22,975	78,917	21,817	42,433	15,938	13,933	39,887	335
Dwelling Place subsidy	-	-	-	-	-	-	-	-	-	-
Utilities	113,217	157,981	17,335	66,908	24,949	32,325	15,106	10,613	32,835	1,550
Maintenance and repairs	89,958	110,160	17,532	75,813	32,171	51,052	40,257	28,066	18,052	27
Mortgage and construction interest	-	-	11,485	-	33,446	13,108	-	-	-	-
Rental of space	-	-	-	-	-	-	-	-	-	-
Insurance	38,593	30,845	8,934	34,584	14,604	19,830	5,694	6,832	16,369	554
Taxes	14,448	2,405	3,846	17,302	9,852	8,719	-	19,380	3,159	35
Administrative supplies	4,835	5,926	1,972	8,016	3,258	5,726	10,047	910	4,646	972
Employee development	270	287	94	338	181	757	102	105	121	-
Bad debt	5,337	21,459	-	7,285	748	-	2,599	674	398	-
Grants to others	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	107	-	-	-	-	-	6,946	13
<b>Total Operating Expenses</b>	<b>553,928</b>	<b>750,543</b>	<b>106,732</b>	<b>402,012</b>	<b>181,087</b>	<b>258,702</b>	<b>219,559</b>	<b>103,649</b>	<b>149,168</b>	<b>4,107</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>7,923</b>	<b>151,680</b>	<b>16,998</b>	<b>84,235</b>	<b>54,527</b>	<b>10,065</b>	<b>(15,045)</b>	<b>(6,343)</b>	<b>19,910</b>	<b>(4,107)</b>
Construction Loan Interest	-	-	-	-	-	-	-	-	(120,368)	(1,430)
Deferred Interest Income (Expense)	(80,999)	-	(28,323)	(98,580)	-	-	(8,170)	(792)	(17,824)	-
Financing Fees - Accumulated Interest	(1,195)	-	(630)	-	-	(3,468)	-	-	-	-
Unrealized Gain (Loss) on Investments	-	-	-	-	-	-	-	-	-	-
Gain (Loss) on Sale of Investment	-	-	-	-	-	-	-	-	-	-
Gain (Loss) on Disposal of Assets	-	-	-	-	-	-	1,120	-	-	-
Forgiveness of Debt	16,290	10,447	3,326	14,102	6,242	14,005	4,458	4,010	4,732	-
Depreciation	(572,312)	(449,898)	(140,350)	(370,118)	(231,499)	(326,654)	(31,682)	(4,572)	(256,632)	-
Amortization	(6,629)	(7,729)	(3,259)	(6,939)	-	(6,767)	-	-	(4,550)	-
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>(636,922)</b>	<b>(295,500)</b>	<b>(152,238)</b>	<b>(377,300)</b>	<b>(170,730)</b>	<b>(312,819)</b>	<b>(49,319)</b>	<b>(7,697)</b>	<b>(374,732)</b>	<b>(5,537)</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants,</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ (636,922)</b>	<b>\$ (295,500)</b>	<b>\$ (152,238)</b>	<b>\$ (377,300)</b>	<b>\$ (170,730)</b>	<b>\$ (312,819)</b>	<b>\$ (49,319)</b>	<b>\$ (7,697)</b>	<b>\$ (374,732)</b>	<b>\$ (5,537)</b>

# DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION AND RELATED ENTITIES

## COMBINING STATEMENT OF OPERATIONS (CONTINUED)

Year Ended December 31, 2020

	Reflections	Roosevelt	Verne Barry	Villa Esperanza	West Shore	Weston	White River Estates	Eliminations	Combined Totals
<b>Operating Expenses</b>									
Salaries and wages	\$ 82,766	\$ 74,596	\$ 107,899	\$ 44,104	\$ 58,592	\$ 194,168	\$ 39,788	\$ -	\$ 3,393,205
Fringe benefits	18,470	15,040	22,035	7,717	12,501	44,089	4,394	-	556,605
Payroll taxes	5,286	6,888	8,393	4,068	5,804	17,300	4,057	-	290,274
Contract labor	71,704	29,906	152,391	4,739	-	223,642	-	-	911,632
Fees and services	163,285	77,380	408,073	43,992	45,810	242,938	38,641	(1,319,413)	902,062
Dwelling place subsidy	-	-	-	-	-	-	-	(12,602)	-
Utilities	66,057	78,794	223,224	30,832	34,227	260,933	22,383	-	1,558,777
Maintenance and repairs	116,599	54,383	194,438	70,383	55,847	235,851	43,702	-	1,617,224
Mortgage and construction interest	26,520	-	-	46,095	15,628	118,631	49,747	(148,449)	318,116
Rental of space	-	-	-	-	-	-	-	(400,939)	44,393
Insurance	38,256	32,000	33,459	20,400	29,789	113,220	17,518	-	596,021
Taxes	20,938	13,166	7,078	-	43,417	90,639	25,068	-	385,078
Administrative supplies	6,322	7,114	18,511	3,051	7,163	18,139	2,868	-	248,976
Employee development	503	352	222	496	502	2,009	722	-	47,958
Bad debt	8,966	2,304	2,740	417	3,602	14,314	3,149	-	117,110
Grants to others	-	-	-	-	-	-	-	(627,202)	-
Miscellaneous	35	8,208	-	5,275	20	-	7	-	45,581
<b>Total Operating Expenses</b>	<b>625,707</b>	<b>400,131</b>	<b>1,178,463</b>	<b>281,569</b>	<b>312,902</b>	<b>1,575,873</b>	<b>252,044</b>	<b>(2,508,605)</b>	<b>11,033,012</b>
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS AND EQUITY BEFORE OTHER INCOME AND EXPENSES</b>	<b>44,538</b>	<b>(3,571)</b>	<b>(101,023)</b>	<b>70,860</b>	<b>15,903</b>	<b>291,904</b>	<b>47,499</b>	<b>(2,848,651)</b>	<b>1,700,924</b>
Construction Loan Interest	-	-	-	-	-	-	-	121,798	-
Deferred Interest Income (Expense)	-	(56,432)	(336,934)	-	(6,700)	(44,657)	(1,810)	(62,945)	(431,370)
Financing Fees - Accumulated Interest	(506)	-	-	-	-	(5,049)	-	-	(12,526)
Unrealized Gain (Loss) on Investments	-	-	-	-	-	-	-	-	255,530
Gain (Loss) on Sale of Investment	-	-	-	-	-	-	-	938,951	209,411
Gain (Loss) on Disposal of Assets	-	-	-	-	-	-	-	(558,347)	(406,618)
Forgiveness of Debt	19,602	18,026	29,391	9,795	13,865	45,543	9,533	-	1,723,036
Depreciation	(379,089)	(515,170)	(620,554)	(33,176)	(96,636)	(408,748)	(68,657)	702,365	(5,390,118)
Amortization	(7,180)	(9,188)	(9,153)	-	(628)	(6,072)	-	-	(77,753)
<b>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>(322,635)</b>	<b>(566,335)</b>	<b>(1,038,273)</b>	<b>47,479</b>	<b>(74,196)</b>	<b>(127,079)</b>	<b>(13,435)</b>	<b>(1,706,829)</b>	<b>(2,429,484)</b>
<b>Net Changes in Net Assets with Donor Restrictions Contributions, and Grants,</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>164,789</b>
<b>CHANGES IN NET ASSETS AND EQUITY</b>	<b>\$ (322,635)</b>	<b>\$ (566,335)</b>	<b>\$ (1,038,273)</b>	<b>\$ 47,479</b>	<b>\$ (74,196)</b>	<b>\$ (127,079)</b>	<b>\$ (13,435)</b>	<b>\$ (1,706,829)</b>	<b>\$ (2,264,695)</b>