CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
(Together with Independent Auditors' Report)

YEARS ENDED JUNE 30, 2023 AND 2022

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
(Together with Independent Auditors' Report)

YEARS ENDED JUNE 30, 2023 AND 2022

CONTENTS

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Chinese-American Planning Council, Inc. and Affiliates
New York, NY

Opinion

We have audited the consolidated financial statements of Chinese-American Planning Council, Inc. ("CPC") and Affiliates (collectively, the "Organization"), which comprise the consolidated statements of financial position as of June 30, 2023 and 2022, and the related consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Organization as of June 30, 2023 and 2022, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Change in Accounting Principle

As discussed in Note 2R to the consolidated financial statements, the Organization changed its method of accounting for leases as a result of the adoption of Accounting Standards Codification ("ASC") Topic 842, *Leases*, effective July 1, 2022, under the modified retrospective transition method. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Consolidated Financial Statements

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

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

Mayer Hoffman McCann CPAs
The New York Practice of Mayer Hoffman McCann P.C.
An Independent CPA Firm

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Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually, or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information on pages 25 and 26 as of and for the year ended June 30, 2023, is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position, and changes in net assets of the individual organizations, and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The supplementary information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Mayer Hoffman McCann CPAs

New York, NY
December 1, 2023

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2023 AND 2022

	2023	2022
ASSETS		
Cash and cash equivalents (Notes 2D and 15A)	$ 88,776,809	$ 69,138,397
Cash and cash equivalents held for HRA contracts (Notes 2D)	11,926,489	11,875,438
Restricted cash (Note 2D)	21,618,206	27,208,662
Government grants and contracts receivable, net (Notes 2E, 2F and 15B)	12,936,503	13,847,434
Accounts receivable, net (Note 2F)	31,506,415	29,110,328
Prepaid expenses and deposits (Note 2I)	4,439,258	3,885,211
Deferred rent income (Notes 2L and 9)	5,681,734	482,986
Investments (Notes 2G and 4)	3,874,324	4,090,792
Notes receivable (Note 6)	473,000	983,000
Property and equipment, net (Notes 2H and 5)	40,869,831	31,381,228
Operating lease right-of-use assets (Notes 2R and 10)	18,361,677	-
TOTAL ASSETS	$ 240,464,246	$ 192,003,476
LIABILITIES		
Accounts payable and accrued expenses	$ 5,818,167	$ 5,279,386
Accrued payroll and benefits (Notes 11C and 11E)	31,630,396	31,933,417
Refundable advance (Note 2E)	2,012,595	587,554
Due to funding sources (Note 11D)	31,771,130	25,601,663
Deferred revenue (Note 9)	2,331,998	2,431,415
Deferred rent (Note 2K)	-	931,380
Mortgages payable (Note 8)	67,415,834	68,902,471
Operating lease liabilities (Notes 2R and 10)	19,361,302	-
TOTAL LIABILITIES	160,341,422	135,667,286
COMMITMENTS AND CONTINGENCIES (Note 11)		
NET ASSETS		
Without donor restrictions (Note 2C):		
Available for operations	72,589,526	50,145,297
Board Designated (Note 12A)	207,418	207,418
Total without donor restrictions	72,796,944	50,352,715
With donor restrictions (Notes 2C, 12B and 13)		
Restricted for time and purpose	6,653,612	5,311,207
Perpetual in nature	672,268	672,268
Total with donor restrictions	7,325,880	5,983,475
TOTAL NET ASSETS	80,122,824	56,336,190
TOTAL LIABILITIES AND NET ASSETS	$ 240,464,246	$ 192,003,476

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	For the Year Ended June 30, 2023			For the Year Ended June 30, 2022		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE:						
Government grants and contracts (Notes 2E and 15B)	$ 45,107,114	$ -	$ 45,107,114	$ 39,971,597	$ -	$ 39,971,597
Program service fees (Note 2N)	206,023,065	-	206,023,065	196,837,298	-	196,837,298
Contributions and private grants (Note 2M)	16,028,995	3,777,126	19,806,121	1,613,598	2,667,967	4,281,565
Special events (net of direct expenses of $47,062 in 2023)	401,464	-	401,464	-	-	-
Rental revenue (Notes 2L and 9)	11,233,163	-	11,233,163	9,030,679	-	9,030,679
Net investment income (Note 4)	1,312,241	33,724	1,345,965	90,954	13,733	104,687
Other income (Note 2E)	3,406,335	-	3,406,335	3,336,026	-	3,336,026
Net assets released from restrictions (Notes 2C and 12B)	2,468,445	(2,468,445)	-	3,973,224	(3,973,224)	-
TOTAL REVENUE	285,980,822	1,342,405	287,323,227	254,853,376	(1,291,524)	253,561,852
EXPENSES (Note 2O):						
Program services	244,077,828	-	244,077,828	231,204,364	-	231,204,364
Management and general	18,429,607	-	18,429,607	13,984,505	-	13,984,505
Fundraising	1,029,158	-	1,029,158	809,912	-	809,912
TOTAL EXPENSES	263,536,593	-	263,536,593	245,998,781	-	245,998,781
CHANGE IN NET ASSETS	22,444,229	1,342,405	23,786,634	8,854,595	(1,291,524)	7,563,071
Net Assets - Beginning of Year	50,352,715	5,983,475	56,336,190	41,498,120	7,274,999	48,773,119
NET ASSETS - END OF YEAR	$ 72,796,944	$ 7,325,880	$ 80,122,824	$ 50,352,715	$ 5,983,475	$ 56,336,190

The accompanying notes are an integral part of these consolidated financial statements.

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	For the Year Ended June 30, 2023												
	Program Services									Supporting Services			
	Early Childcare Services	School-Age Services	Youth Services	Workforce Services	Community Services	Senior Services	Home Attendant Program	Housing and Economic Development	Total	Management and General	Fundraising	Total 2023	Total 2022
Salaries	$ 3,634,848	$ 3,221,136	$ 3,329,575	$ 451,323	$ 10,012,769	$ 3,946,723	$ 146,144,165	$ 693,146	$ 171,433,685	$ 7,676,317	$ 708,958	$ 179,818,960	$ 170,308,264
Payroll taxes and fringe benefits (Note 14)	740,666	458,112	694,459	99,128	2,292,534	734,512	40,820,095	97,217	45,936,723	2,192,727	164,837	48,294,287	47,517,265
Total Personnel Costs	4,375,514	3,679,248	4,024,034	550,451	12,305,303	4,681,235	186,964,260	790,363	217,370,408	9,869,044	873,795	228,113,247	217,825,529
Food and food related supplies	267,466	121,184	190,973	4,964	272,844	1,141,746	-	-	1,999,177	-	-	1,999,177	1,116,888
Other program supplies	75,696	194,943	209,031	11,551	124,307	21,292	-	-	636,820	-	-	636,820	1,015,832
Client contractual and other services	28,463	40,789	213,964	30,595	940,796	124,570	35,446	-	1,414,623	-	-	1,414,623	5,146,808
Participant expenses	-	-	144,820	-	9,479,975	-	-	-	9,624,795	-	-	9,624,795	952,649
Accounting fees	-	-	-	-	2,326	-	-	1,196	3,522	88,674	-	92,196	213,370
Legal fees	-	-	-	-	-	-	-	189,062	189,062	166,210	-	355,272	1,178,527
Consultant fees	-	-	-	-	-	-	384,033	320,180	704,213	189,389	63,993	957,595	346,032
Management and licensing fees	-	-	-	-	-	-	-	-	-	-	-	-	194,427
Payroll/client billing preparation	35,685	-	-	-	39,632	-	719,943	-	795,260	516,668	-	1,311,928	1,273,677
Rent and real estate taxes (Note 10)	633,212	-	346,395	22,500	630,047	378,254	-	397,589	2,407,997	1,135,438	-	3,543,435	3,494,910
Home attendant medical exams	-	-	-	-	-	-	552,633	-	552,633	-	-	552,633	739,829
Utilities	56,577	-	40,676	5,866	79,638	77,899	102,091	511,607	874,354	28,952	-	903,306	933,701
Building maintenance and repairs	89,222	2,780	29,101	19,038	106,102	274,547	27,272	642,580	1,190,642	540,423	-	1,731,065	1,547,811
Supplies	36,051	85,053	62,064	18,673	110,987	62,112	41,948	-	416,888	33,186	41	450,115	407,066
Telephone	13,931	13,875	11,806	4,711	66,485	13,180	-	56,690	180,678	57,463	-	238,141	220,184
Internet maintenance	-	722	1,265	386	2,317	4,574	-	-	9,264	10,260	12,075	31,599	-
Insurance	54,057	131,930	-	-	86,008	49,262	-	515,422	836,679	1,047,785	-	1,884,464	1,766,603
Transportation/travel related	3,312	2,822	14,405	-	10,726	1,721	-	-	32,986	80,735	893	114,614	-
Equipment purchase/rental	84,916	84,783	73,281	13,475	192,131	41,795	24,251	-	514,632	21,248	680	536,560	1,028,687
Printing/postage/subscriptions	-	3,312	856	360	83,296	2,766	38,830	-	129,420	7,527	5,079	142,026	209,333
Promotion/public relations/advertising (Note 2P)	-	175	-	-	-	4,500	66,674	-	71,349	50,331	50,951	172,631	238,511
Staff training/conferences	1,604	10,417	9,030	-	36,104	4,716	-	-	61,871	75,263	39,732	176,866	68,734
Interest and bank fees	-	-	-	-	-	-	-	1,945,581	1,945,581	86,581	-	2,032,162	1,139,887
Depreciation and amortization (Note 5)	-	-	-	-	-	-	-	1,593,612	1,593,612	31,889	-	1,625,501	1,349,791
Bad debt expense	-	-	-	-	-	-	-	-	-	3,721,488	-	3,721,488	322,414
Acquisition expense	-	-	-	-	-	-	-	-	-	-	-	-	2,320,063
Miscellaneous	-	68	-	-	140	-	246,766	274,388	521,362	671,053	28,981	1,221,396	947,518
Total Costs	5,755,706	4,372,101	5,371,701	682,570	24,569,164	6,884,169	189,204,147	7,238,270	244,077,828	18,429,607	1,076,220	263,583,655	245,998,781
Less: Cost of direct benefit to donors	-	-	-	-	-	-	-	-	-	-	47,062	47,062	-
TOTAL EXPENSES	$ 5,755,706	$ 4,372,101	$ 5,371,701	$ 682,570	$ 24,569,164	$ 6,884,169	$ 189,204,147	$ 7,238,270	$ 244,077,828	$ 18,429,607	$ 1,029,158	$ 263,536,593	$ 245,998,781

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2022

	For the Year Ended June 30, 2022											
	Program Services									Supporting Services		
	Early Childcare Services	School-Age Services	Youth Services	Workforce Services	Community Services	Senior Services	Home Attendant Program	Housing and Economic Development	Total	Management and General	Fundraising	Total 2022
Salaries	$3,097,782	$2,496,203	$2,151,712	$ 403,264	$ 9,545,396	$3,651,316	$ 140,725,520	$ 349,683	$ 162,420,876	$ 7,408,523	$ 478,865	$ 170,308,264
Payroll taxes and fringe benefits (Note 14)	695,507	396,139	479,600	111,905	2,334,857	688,955	40,378,762	101,860	45,187,585	2,173,901	155,779	47,517,265
Total Personnel Costs	3,793,289	2,892,342	2,631,312	515,169	11,880,253	4,340,271	181,104,282	451,543	207,608,461	9,582,424	634,644	217,825,529
Food and food related supplies	243,891	43,335	98,813	-	94,573	609,059	-	-	1,089,671	15,283	11,934	1,116,888
Other program supplies	167,453	189,728	256,099	21,149	302,333	79,070	-	-	1,015,832	-	-	1,015,832
Client contractual and other services	-	-	80,608	-	4,971,139	2,860	25,484	66,717	5,146,808	-	-	5,146,808
Participant expenses	28,116	51,735	84,303	1,828	758,097	28,570	-	-	952,649	-	-	952,649
Accounting fees	10,369	-	-	-	36,792	-	-	-	47,161	166,209	-	213,370
Legal fees	-	-	-	-	-	-	1,133,970	3,110	1,137,080	41,447	-	1,178,527
Consultant fees	-	-	-	-	-	-	-	8,318	8,318	277,955	59,759	346,032
Management and licensing fees	-	-	-	-	-	-	-	-	-	194,427	-	194,427
Payroll/client billing preparation	28,754	-	-	-	26,967	-	700,091	-	755,812	517,865	-	1,273,677
Rent and real estate taxes (Note 10)	987,856	-	117,521	-	1,033,027	603,516	-	237,558	2,979,478	493,626	21,806	3,494,910
Home attendant medical exams	-	-	-	-	-	-	739,829	-	739,829	-	-	739,829
Utilities	48,258	48	35,974	7,515	76,981	23,504	111,168	593,891	897,339	27,098	9,264	933,701
Building maintenance and repairs	79,465	-	28,881	7,115	83,104	206,798	18,291	746,261	1,169,915	364,164	13,732	1,547,811
Supplies	58	11,461	40,817	2,090	231,878	39,671	37,925	14,357	378,257	24,831	3,978	407,066
Telephone	14,270	12,983	13,832	3,197	62,487	14,965	-	3,538	125,272	72,870	22,042	220,184
Insurance	65,740	91,553	-	-	62,026	65,762	-	346,861	631,942	1,134,661	-	1,766,603
Equipment purchase/rental	51,903	111,670	145,658	45,949	373,655	107,411	36,283	-	872,529	144,835	11,323	1,028,687
Printing/postage/subscriptions	-	2,890	11,976	-	100,513	1,217	51,344	-	167,940	31,371	10,022	209,333
Promotion/public relations/advertising (Note 2P)	83	-	-	2,907	161,877	2,855	47,500	-	215,222	23,169	120	238,511
Staff training/conferences	2,298	6,320	-	-	28,499	3,278	-	-	40,395	28,139	200	68,734
Interest and bank fees	-	-	562	-	-	87	-	1,052,456	1,053,105	86,782	-	1,139,887
Depreciation and amortization (Note 5)	2,421	-	-	-	1,791	3,128	-	1,300,468	1,307,808	41,983	-	1,349,791
Bad debt expense	-	-	-	-	-	-	-	-	-	322,414	-	322,414
Acquisition expense	-	-	-	-	-	-	-	2,320,063	2,320,063	-	-	2,320,063
Miscellaneous	11	4,595	125,429	-	30,206	15,616	210,825	156,796	543,478	392,952	11,088	947,518
TOTAL EXPENSES	$5,524,235	$3,418,660	$3,671,785	$ 606,919	$ 20,316,198	$6,147,638	$ 184,216,992	$ 7,301,937	$ 231,204,364	$ 13,984,505	$ 809,912	$ 245,998,781

The accompanying notes are an integral part of these consolidated financial statements.

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	$ 23,786,634	$ 7,563,071
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Bad debt	3,721,488	322,414
Depreciation and amortization	1,625,501	1,349,791
Loss from property and equipment disposal	-	185,971
Net realized and unrealized (gain) loss	(10,931)	3,481
Non-cash adjustment to operating leases	(18,361,677)	-
Subtotal	10,761,015	9,424,728
Changes in operating assets and liabilities:		
(Increase) or decrease in assets:		
Government grants and contracts receivable	910,931	(2,247,321)
Accounts receivable	(6,117,575)	(6,501,805)
Prepaid expenses and deposits	(554,047)	(1,471,559)
Deferred rent income	(5,198,748)	-
Increase or (decrease) in liabilities:		
Accounts payable and accrued expenses	538,781	(1,591,139)
Accrued payroll and benefits	(303,021)	2,878,871
Refundable advance	1,425,041	453,355
Deferred revenue	(99,417)	99,417
Deferred rent	(931,380)	(5,008,003)
Due to funding sources	6,169,467	5,580,401
Operating lease liabilities	19,361,302	-
Net Cash Provided by Operating Activities	25,962,349	1,616,945
CASH FLOWS FROM INVESTING ACTIVITIES:		
Acquisition of property and equipment	(11,114,104)	(2,769,580)
Purchase of investments	(9,230)	(35,418)
Proceeds from the sale of investments	236,629	-
Repayment of note receivable	510,000	-
Net Cash Used in Investing Activities	(10,376,705)	(2,804,998)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Repayment of line of credit	-	(1,200,000)
Proceeds from mortgage	-	57,460,000
Mortgage principal payments	(1,486,637)	(753,975)
Net Cash (Used in) Provided by Financing Activities	(1,486,637)	55,506,025
NET INCREASE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	14,099,007	54,317,972
Cash, cash equivalents and restricted cash - beginning of year	108,222,497	53,904,525
CASH, CASH EQUIVALENTS AND RESTRICTED CASH - END OF YEAR	$ 122,321,504	$ 108,222,497
Supplemental Disclosure of Cash Flow Information:		
Cash paid during the year for interest	$ 2,032,162	$ 1,139,887

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES

Chinese-American Planning Council, Inc. ("CPC") is a not-for-profit corporation organized under the New York State ("NYS") nonprofit corporation law. CPC's mission is to promote social and economic empowerment of Chinese-Americans, immigrants and low-income communities.

In pursuit of its purpose, CPC, the Parent Organization, has organized and incorporated the following affiliates:

- **CPC Home Attendant Program Holdings, Inc. ("HAPH"):** CPC is the sole member of HAPH and provides Board oversight. HAPH is a NYS nonprofit corporation.
    - **Chinese-American Planning Council Home Attendant Program, Inc.("HAP"):** HAPH is the sole member of HAP. HAP is a nonprofit NYS licensed home care service agency organized under the NYS nonprofit corporation law. HAP provides comprehensive personal care services at the homes of individuals on Medicaid who are disabled and/or handicapped.
- **CPC Tenant and Building Services ("TBS"):** TBS is a NYS non-for-profit corporation. TBS and CPC have common Board Members and are commonly controlled under common management. TBS is the sole member of the following entities:
    - **The Chinatown Planning Council Housing Development Fund Company, Inc. ("HDFC"):** The primary purpose of HDFC is to own and operate a 156-unit apartment building located at 50 Norfolk Street, New York, New York. The units are rented to senior citizens that qualify under the U.S. Department of Housing and Urban Development ("HUD"). HUD has contracted with HDFC under Section 8 of the HUD Housing Assistance Program to make housing assistance payments on behalf of qualified tenants. In addition, HDFC receives a partial assistance payment on vacant units for a vacancy period not to exceed 60 days. Each prospective tenant is required to meet HUD guidelines before acceptance as a qualified tenant. The HDFC has since sold its beneficial interest in the property to another TBS subsidiary, Hong Ning LLC, which will as a result receive all resident rent and deferral subsidy revenue and incur all burdens and expenses of operating the building.
    - **Hong Ning LLC:** Hong Ning LLC was formed in 2022. The primary purpose of Hong Ning LLC is to manage and operate the Hong Ning Senior Residence in accordance with governmental rules and in the best interests of its residents, as the owner of the beneficial interests associated with the Hong Ning building. Hong Ning LLC also supports the mission of CPC.
    - **Nan Shan Local Development Corp. ("NSLDC"):** The primary purpose of NSLDC is to build, own and operate a building in Flushing, Queens to house CPC programs. CPC is the guarantor for the mortgage loan associated with the building.
    - **CPC Tribeca Center, Inc. ("CTCI"):** The primary purpose of CTCI is to improve the quality of life of needy and economically disadvantaged Asian-Americans in New York City by providing access to services and resources with the goal of economic self-sufficiency and integration in the American mainstream. CTCI owns and operates a condominium unit at One York Street that accommodates CPC childcare services and HAP home health care services programs.
    - **16 Dutch Housing Development Fund Corp. ("16 Dutch"):** The primary purpose of 16 Dutch is to assist in the development and rehabilitation of space and then ownership of space in the form of a condominium unit consisting of 28 affordable apartment units (including one superintendent unit). 16 Dutch sold its beneficial interest to a non-profit entity with legal title to the condo unit to facilitate the sale of inclusionary air rights. The beneficial title of this property is held by Fulton and Dutch Limited Partnership and as such, it is responsible to record all assets, liabilities and operations of the condo. Therefore, the only assets of 16 Dutch are the current market value of a note receivable from Fulton and Dutch Limited Partnership, the future reversionary right in Fulton and Dutch's beneficial interests, and 16 Dutch's current legal interest in the condominium unit. During the year ended June 30, 2023, the aforesaid interests in the property was sold and 16 Dutch awaits expected government approval to dissolve.

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES (Continued)

- **CPC Suffolk Housing Development Fund Corporation ("Suffolk HDFC"):** The primary purpose of Suffolk HDFC is to own and oversee its respective condominium units located at 55 Suffolk Street, New York, NY subject to the elaboration set forth in its Certificate of Incorporation. Suffolk HDFC condominium units consist of affordable units of all ages.

- **CPC Norfolk Senior Housing Development Fund Corporation ("Norfolk HDFC"):** The essential purposes of Norfolk HDFC is to own and oversee its respective condominium units located at 64 Norfolk Street, New York, NY subject to the elaboration set forth in its Certificate of Incorporation. Norfolk HDFC condominium units consist of affordable senior apartments.

➢ **CPC One LLC ("CPCO"):** The primary purpose of CPCO is to own a condominium unit for CPC's future headquarters. CPC is the sole member of CPCO.

➢ **Chinatown Neighborhood Local Development Corporation ("LDC"):** The primary purpose of LDC was to provide advanced services, skill upgrades, and employment related resources to individuals who are motivated to advance their careers. This entity is no longer active and is in the process of being dissolved. CPC is the sole member of LDC.

➢ **CPC Headquarters, Inc.:** The primary purpose of CPC Headquarters, Inc. was to support CPC and its chartable effects, endeavors and to own a condominium pursuant to the Ground Lease. CPC Headquarters, Inc. changed from its previous name of NYC CPC, Inc. in 2022. CPC is the sole member of CPC Headquarters, Inc.

All of the entities listed above are exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. CPC and its affiliates are collectively referred to as "the Organization".

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. ***Consolidation*** - The consolidated financial statements include the activities of CPC and Affiliates. All significant intercompany balances and transactions have been eliminated in consolidation.

B. ***Basis of Accounting*** - The accompanying consolidated financial statements of the Organization have been prepared on the accrual basis of accounting. The Organization adheres to accounting principles generally accepted in the United States of America ("U.S. GAAP").

C. ***Basis of Presentation*** - The Organization maintains its net assets under the following two classes:

   a. Net assets without donor restrictions – includes funds having no restriction as to use or purpose imposed by donors. It represents resources available for support of the Organization's operations. Board designated net assets consist of net assets whose use has been designated by the Board for the Community Services Program (Note 12A).

   b. Net assets with donor restrictions – represents assets that are subject to donor-imposed stipulations. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. Net assets with donor restrictions also include net assets restricted perpetually by the donor.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. ***Cash, Cash Equivalents and Restricted Cash*** - Cash and cash equivalents include all cash balances held in bank accounts and other highly liquid debt instruments with maturities of three months or less at the time of acquisition. Cash and cash equivalents as of June 30, 2023 and 2022 include surplus to be remitted by HAP to The City of New York Human Resources Administration ("HRA") in accordance with prior contract requirements. Restricted cash and cash equivalents consist of restricted deposits and funded reserves from HDFC and Hong Ning LLC. The balance could be made available given the approval of HUD provided that the circumstances required to draw on those reserves are met. The following table provides a reconciliation of cash and restricted cash reported within the consolidated statements of financial position that sum to the total of the same such amounts shown in the consolidated statements of cash flows as of June 30:

	2023	2022
Cash and cash equivalents	$ 88,776,809	$ 69,138,397
Cash and cash equivalents held for		
Home Attendant and Housekeeping ("HA & HK")	3,215,809	3,215,865
Consumer Directed Personal Assistance ("CDPAP")	8,710,680	8,659,573
Restricted cash:		
Restricted usage of mortgage (HPD advance approval, see Note 8C)	18,325,346	18,325,346
Restricted deposits (HDFC & Hong Ning LLC reserves)	3,292,860	8,883,316
	33,544,695	39,084,100
Total	$ 122,321,504	$ 108,222,497

E. ***Government Grants and Contracts*** - The Organization derives its revenue from, among other sources, cost reimbursement contracts with government agencies which are recognized as revenue as those costs are incurred and the revenue is earned. Advances received on government grants are recorded as a liability until the expenses are incurred, at which time revenue is recognized. Cost reimbursement type government grants are accounted for under Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 2018-08, *Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made* (Topic 958).

Multi-year governmental contracts included under government grants are cancellable by the funder upon its sole discretion. As of June 30, 2023 and 2022, CPC was awarded conditional grants and contracts from government agencies in the aggregate amounts of $100,999,914 and $107,386,376, respectively, that have not been recorded in the accompanying consolidated financial statements, as they have not yet been earned. These grants and contracts require CPC to provide qualifying expenses to conduct certain services as specified in the contracts. If such services are not provided, the governmental entities are not obligated to expend the funds allotted under the grants and contracts and the Organization may be required to return the funds already remitted.

New York State provides Quality Incentive Vital Access Provider Pool ("QIVAPP") funding to eligible home care agencies. During the years ended June 30, 2023 and 2022, HAP received approximately $2 million and $1.2 million in QIVAPP funds, respectively, which are included in other income in the consolidated statements of activities.

F. ***Allowance for Doubtful Accounts*** - The Organization determines whether an allowance for doubtful accounts should be provided for government grants and contracts receivable, and accounts receivable. Such estimates are based on management's assessment of the aged basis of its receivables, current economic conditions, subsequent receipts and historical information. Receivables are written off against the allowance for doubtful accounts when all reasonable collection efforts have been exhausted.

As of June 30, 2023 and 2022, the Organization determined that an allowance of $9,713,279 and $9,799,624, respectively, was necessary for accounts receivable, and no allowance was necessary for government grants and contracts receivable.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. ***Investments and Fair Value Measurement*** - Investments are recorded at fair value, except for certificates of deposit which are recorded at cost. Fair value measurements are the prices that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In order to increase consistency and comparability in fair value measurements, a fair value hierarchy prioritizes observable and unobservable inputs used to measure fair value into three levels, as described in Note 4.

H. ***Property and Equipment*** - Property and equipment is stated at cost less accumulated depreciation or amortization. These amounts do not purport to represent replacement or realizable values. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets. Leasehold improvements are amortized over the lesser of the useful lives of the improvements or the term of the lease. The Organization follows the policy of capitalizing all acquisitions in excess of $5,000 with a useful life of five years or more, except HAP, which has a policy of capitalizing all acquisitions in excess of $10,000 and a useful life of more than one year. Items of furniture and equipment, where title is held by the granting agency, are expensed when purchased.

I. ***Tenant Deposits Held in Trust*** - Funds received as security deposits for services are held in trust for tenants by HDFC, NSLDC and Hong Ning LLC, and are included in prepaid expenses and deposits on the accompanying consolidated statements of financial position. These funds are segregated in a separate interest-bearing account for the tenants' benefit and are not available for other uses. Upon cessation of each tenant's stay at HDFC, NSLDC and Hong Ning LLC, the security deposit plus earned interest is returned to the tenant or a family member.

J. ***Debt Issuance Costs*** - Debt issuance costs are reported on the consolidated statements of financial position as a direct deduction from the face amount of the debt. The debt issuance costs are being amortized over the term of the debt on a method that approximates the effective interest rate method. The Organization reflects amortization of debt issuance costs within interest expense.

K. ***Deferred Rent*** - Rent expense is recorded on the straight-line basis. The portion of rent expense accrued due to straight-lining of the lease is reflected as deferred rent on the accompanying consolidated statements of financial position prior to the adoption of FASB ASU 2016-02, *Leases*, (Topic 842) as of July 1, 2022 (See Note 2R).

L. ***Rental Revenue*** - Rental income is recognized as it accrues. Advance receipts of rental income are deferred and classified as liabilities until earned. All leases between HDFC and tenants of the property, and Hong Ning LLC and tenants of the property are operating leases. HDFC and Hong Ning LLC may not increase rental charges without HUD's approval. CPCO and CTCI rent revenue is recognized on the straight-line basis. Upfront lease payments received in advance of the period to which they apply are deferred and recognized as revenue during future periods. The portion of rent revenue recognized due to straight-lining of the lease is reflected as deferred rent income on the accompanying consolidated statements of financial position.

M. ***Contributions and Private Grants*** - Unconditional contributions and private grants, including promises to give cash and other assets, are reported at fair value at the date the contribution is received. The gifts are recorded as support with donor restrictions if they are received with donor restrictions that limit the use of the donated assets. When donor restrictions expire, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. Donor restricted contributions whose restrictions expire during the same fiscal year are recognized as support without donor restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. ***Program Service Revenue*** - Program service revenue is recognized and recorded at the time a service is performed. Such services include senior and youth programs. Receivables are due in full when billed and revenue is recognized as performance obligations are satisfied. Performance obligations are determined based on the nature of the services provided by the Organization in accordance with the contract. Revenue for performance obligations satisfied over time is recognized as the services are provided. This method depicts the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. The Organization measures the performance obligation from the beginning of the next month or day to the point when it is no longer required to provide services under the contract or has met the requirements to bill for the services provided, which is generally at the end of each month or period of time allowed based on the government agencies' stipulations.

All performance obligations relate to contracts with a duration of less than one year, therefore, there are no performance obligations or contract balances that are unsatisfied as of June 30, 2023 and 2022. The performance obligations for these contracts are completed when the service is completed and upon submission of required documentation. The Organization determines the transaction price based on established rates and contracts for services provided.

HAP recognizes revenue for personal care services under fee-for-service agreements with the City of New York, as well as other Managed Care Organizations (“MCO”). HAP records revenue and receivables from contracting agencies based on claims for expense reimbursements and program utilization at contracted rates.

HAP directly bills third-party payors for the personal care services performed by its employees. In some instances, the recipients of personal care services pay a portion of the cost for such services in accordance with HRA contractual terms.

HAP recognizes revenue in accordance with FASB ASU 2014-09, “*Revenue from Contracts with Customers*” (Topic 606). Under ASU 2014-09, accounts receivable, program revenue and client surplus income are reported at the amount that reflects the consideration to which HAP expects to be entitled to in exchange for providing personal care services.

HAP’s initial estimate of the transaction price (as defined in ASU 2014-09) for services provided to individuals subject to revenue recognition is determined by reducing the total standard charges related to personal care services provided by various elements of variable consideration, including explicit price considerations such as contractual adjustments and implicit price concessions provided, primarily to uninsured individuals, and other reductions to HAP’s standard charges. HAP determines the transaction price associated with services provided to individuals who have third-party payor coverage on the basis of contractual or formula-driven rates for the services rendered. The estimates for contractual allowances and discounts are based on contractual agreements and historical experience. For under-insured individuals, HAP determines the transaction price associated with services rendered on the basis of charges reduced by implicit price concessions. Implicit price concessions included in the estimation of the transaction price are based on HAP’s historical collection experience for applicable portfolios.

Subsequent changes to the estimate of the transaction price (determined on a portfolio basis when applicable) are generally recorded as adjustments to net program revenue in the period of change. For the years ended June 30, 2023 and 2022, changes in the estimates of implicit price concessions, discounts, contractual adjustments and other reductions to expected payments for performance obligations satisfied in prior years were not significant. Subsequent changes that are determined to be the result of adverse change in the patient’s ability to pay (determined on a portfolio basis, when applicable) are recorded as bad debt expense.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounts receivable and net program revenue result from health care services provided by HAP and are reported at the amount that reflects the consideration to which HAP expects to be entitled in exchange for providing health care. These amounts are due from HRA, MCO, Medicaid Long-Term Care ("MLTC") Plans and others, and include variable consideration for retroactive revenue adjustments due to settlement of ongoing future audits, reviews and investigations.

MCO and MLTC Plans

Effective August 1, 2011, some recipients of personal care services became the responsibility of MCO and MLTC Plans. Accordingly, HAP executed a contract with the MCO and MLTC Plans for the provision of such services. Revenues generated from these contracted services totaled $84,673,565 and $89,081,226 for the years ended June 30, 2023 and 2022, respectively.

HRA Contracts

HAP entered into contracts with HRA to provide personal care services to Medicaid-eligible disabled individuals. Program revenue from such services rendered amounted to $112,556,362 and $103,153,772, respectively, for the years ended June 30, 2023 and 2022. Some recipients of personal care services are required, pursuant to HAP's contract with HRA, to pay part of the cost of such services. Revenue generated (referred to as "client surplus income") from such services rendered was $298,074 and $226,646 for the years ended June 30, 2023 and 2022, respectively.

The Organization's program service revenue consists of revenues for the following programs for the years ended June 30:

	2023	2022
HAP Home Attendant Program	$ 197,528,001	$ 192,461,644
Community Services	3,399,435	3,190,666
Early Childcare Services	488,564	478,128
Senior Services	583,616	439,410
School-Age Services	180,722	224,700
Youth Services	121,239	42,750
	$ 202,301,577	$ 196,837,298

O. ***Functional Allocation of Expenses*** - The costs of program and supporting services activities have been summarized on a functional basis in the consolidated statements of functional expenses. The consolidated statements of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

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

P. ***Advertising Expenses*** - Advertising costs are charged to operations when incurred. Advertising expenses for the years ended June 30, 2023 and 2022 amounted to $172,631 and $238,511, respectively.

Q. ***Use of Estimates*** - The preparation of consolidated financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures at the date of the consolidated financial statements. Actual results could differ from those estimates.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

R. ***Recent Accounting Pronouncements*** – The Organization adopted FASB ASU 2016-02, *Leases* (Topic 842) during the year ended June 30, 2023. The ASU requires organizations that lease assets to recognize the present value of the assets and liabilities for the rights and obligations created by those leases.

The Organization adopted Topic 842 as of July 1, 2022 as the initial adoption and utilized all of the available practical expedients, which required the recognition of lease assets and liabilities as of that date. As of July 1, 2022, the right-of-use assets amounted to $23,838,339 and lease obligations amounted to $24,886,921. The adoption of Topic 842 had no effect on the change in net assets as previously reported.

S. ***Reclassifications*** - Certain items in the June 30, 2022 consolidated financial statements have been reclassified to conform to the June 30, 2023 presentation. These changes had no impact on the net assets previously reported.

NOTE 3 – LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the consolidated statements of financial position date, comprise the following as of June 30:

	2023	2022
Cash and cash equivalents	$ 88,776,809	$ 69,318,397
Government grants and contracts receivable	12,936,503	13,847,434
Accounts receivable	31,506,415	29,110,328
Investments	3,874,324	4,090,792
Total financial assets	137,094,051	116,186,951
Less: Investments - custodial funds	4,135,470	3,860,860
Less: Net assets designated by the Board	207,418	207,418
Less: Net assets with donor restrictions	7,325,880	5,983,475
	$ 125,425,283	$ 106,135,198

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. In addition, the Organization invests cash in excess of daily requirements in money market accounts. In addition, CPC has a line of credit of $4,000,000 with a financial institution which can be drawn upon if needed (see Note 7).

NOTE 4 – INVESTMENTS AND FAIR VALUE MEASUREMENTS

In determining fair value, the Organization utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible in its assessment of fair value.

The fair value hierarchy defines three levels as follows:

- Level 1: Valuations based on quoted prices (unadjusted) in an active market that are accessible at the measurement date for identical assets or liabilities. The fair value hierarchy gives the highest priority to Level 1 inputs. Level 1 valuations are obtained from real-time quotes for transactions in active exchange markets involving identical assets.

- Level 2: Valuations for assets and liabilities traded in less active dealer or broker markets. Valuations are obtained from third-party pricing services for identical or similar assets or liabilities.

- Level 3: Valuations for assets and liabilities that are derived from other valuation methodologies, including option pricing models, discounted cash flow models or similar techniques, and not based on market exchange, dealer, or broker-traded transactions. Level 3 valuations incorporate certain assumptions and projections in determining the fair value assigned to such assets or liabilities.

NOTE 4 – INVESTMENTS AND FAIR VALUE MEASUREMENTS (Continued)

Investments in money market funds, equities and mutual funds are valued using market prices in active markets (Level 1). Level 1 instrument valuations are obtained from real-time quotes for transactions in active exchange markets involving identical assets.

The availability of observable market data is monitored to assess the appropriate classification of financial instruments within the fair value hierarchy. Changes in economic conditions or model-based valuation techniques may require the transfer of financial instruments from one fair value level to another. In such instances, the transfer is reported at the end of the reporting period.

The following are major categories of investments measured at fair value categorized by the fair value hierarchy as of June 30, 2023:

	Level 1	Total
Investments measured at fair value:		
Money market funds	$ 852,128	$ 852,128
Equities	21,550	21,550
Mutual funds	1,983	1,983
	$ 875,661	875,661
Investments measured at cost:		
Certificates of deposit		2,998,663
Total		$ 3,874,324

The following are major categories of investments measured at fair value categorized by the fair value hierarchy as of June 30, 2022:

	Level 1	Total
Investments measured at fair value:		
Money market funds	$ 821,910	$ 821,910
Equities	33,590	33,590
	$ 855,500	855,500
Investments measured at cost:		
Certificates of deposit		3,235,292
Total		$ 4,090,792

Investments are subject to market volatility that could substantially change their carrying values in the near term. Investment income consists of the following for the years ended June 30:

	2023	2022
Interest and dividends	$ 1,335,034	$ 108,168
Net realized and unrealized gain (loss)	10,931	(3,481)
Net investment income	$ 1,345,965	$ 104,687

NOTE 5 – PROPERTY AND EQUIPMENT, NET

Property and equipment, net, consists of the following as of June 30:

	2023	2022	Estimated Useful Lives
Land	$ 8,483,749	$ 1,428,183	
Leasehold improvements	5,850,805	213,484	5 years or lease term
Building and building improvement	45,284,227	46,072,442	40 years
Equipment	239,261	407,134	3 -5 years
Furniture and fixtures	976,023	1,102,011	5 years
Computer software	104,861	104,861	3 years
Construction in progress	1,186,073	2,472,627	
Total Depreciable Assets	62,124,999	51,800,742	
Less: Accumulated depreciation and amortization	(21,255,168)	(20,419,514)	
Total	$ 40,869,831	$ 31,381,228	

For the years ended June 30, 2023 and 2022, depreciation and amortization expense amounted to $1,625,501 and $1,349,791, respectively. During the year ended June 30, 2023, the Organization disposed of and wrote off fully depreciated assets totaling $789,847.

During the year ended June 30, 2022, the Organization disposed of fixed assets with a cost of $654,529, and accumulated depreciation of $468,558, resulting in a loss of $185,971 from the disposal.

NOTE 6 – NOTES RECEIVABLE

As of June 30, 2022, CPC has a $510,000 note receivable from 110 Fulton Limited Partnership, the management company of 16 Dutch. The note bears interest at a rate of 5% compounded quarterly. The note expired on February 28, 2021, and was repaid in full during 2023 upon the sale of 16 Dutch. As of June 30, 2023 and 2022, 16 Dutch also has a note receivable from 110 Fulton Limited Partnership for $473,000.

NOTE 7 – LINE OF CREDIT

CPC has a line of credit of $4,000,000 which bears interest at a rate of 1% per annum above the Prime Rate. The line of credit expires annually and is renewable on a yearly basis. CPC had no amounts due under the line of credit for the years ended June 30, 2023 and 2022.

NOTE 8 – MORTGAGES PAYABLE

A. ***NSLDC:*** In April 2018, NSLDC obtained a mortgage in the amount of $9,500,000 from Bank of Hope. The term of the loan is ten years and is amortized over 30 years. Principal and interest are due monthly with a balloon payment at maturity. Interest is 4.875% for the first five years and The Wall Street Journal Daily Prime Rate Plus 0.25% thereafter. The loan is collateralized by the land and the building. As of June 30, 2023 and 2022, the outstanding balance was $8,699,241 and $8,883,836, respectively.

B. ***CTCI:*** On November 25, 2019, CTCI renegotiated its January 16, 2019 mortgage loan to finance the purchase of the property located at One York Street with HSBC in the amount of $3,491,286. The mortgage bears an interest rate of London Interbank Offered Rate (“LIBOR”) plus 2.25%. The mortgage matures on December 1, 2024, and is amortized over 15 years through 2035. As of June 30, 2023 and 2022, the outstanding principal was $2,676,652 and $2,909,405, respectively. The loan is collateralized by the land and building. As of June 30, 2023 and 2022, CTCI was in compliance with the debt covenants on the mortgage.

NOTE 8 – MORTGAGES PAYABLE (Continued)

C. ***Hong Ning LLC:*** In 2022, Hong Ning LLC obtained a $57,400,000 mortgage through refinancing of its property from ORIX Real Estate Capital, LLC. The mortgage bears an interest rate of 2.40% with a maturity date of February 1, 2057. $202,349 is due on the first day of each month beginning on March 1, 2022. As of June 30, 2023 and 2022, the outstanding balance was $56,039,941 and $57,109,230, respectively. An amount of $18,325,346 of the total net proceeds from the mortgage is restricted to the building maintenance needs of Hong Ning LLC or HDFC resident social services needs and subject to HPD approval on drawdown.

As of June 30, 2023, the future scheduled maturities of mortgages payable are as follows:

2024	$ 2,831,415
2025	2,841,986
2026	2,851,861
2027	2,862,275
2028	10,616,404
Thereafter	45,411,893
Total	$ 67,415,834

NOTE 9 – GROUND LEASE REVENUE

In December 2020, CPCO entered into a 99-year ground lease agreement with a tenant for the development of a mixed-used development on vacant land that CPCO owns. The ground lease provides for an upfront base rent payment of $7.1 million and annual rents commencing after the fifth anniversary of the commencement date, with escalation clauses for increases in base rent over the term of the lease.

Rent credits and charges are accounted for on a straight-line basis over the life of the lease, which gives rise to a timing difference that is reflected as deferred rent obligation in the accompanying consolidated statements of financial position as follows as of June 30:

	2023	2022
Deferred rent asset	$ 12,638,310	$ 7,582,986
Advances received	(7,100,000)	(7,100,000)
CTCI deferred rent asset	143,424	-
Deferred rent income	$ 5,681,734	$ 482,986

In connection with CPCO's ground lease agreement with the construction developer, CPC is entitled to a fit-out allowance equal to $4,000,000 to be used for renovation of community facility leasehold condominium units that will be constructed by the construction developer. In 2021, CPC received $2,331,998 of the fit-out allowance which was recorded as deferred revenue in the consolidated statement of financial position as of June 30, 2023 and 2022, respectively.

The future minimum base rent to be received under the ground leases during each of the Organization's five fiscal years ending from June 30, 2024 through 2028, and through the end of the lease terms (thereafter), are approximately as follows:

2024	$ -
2025	-
2026	725,000
2027	1,450,000
2028	1,900,000
Thereafter	489,302,000
Total	$ 493,377,000

NOTE 10 – LEASES

CPC leases office space at 150 Elizabeth Street, New York, New York under a month-to-month agreement. It was agreed that the lessor and lessee will give a three-month advance notice regarding any anticipated changes to the agreement. Rent expense for the years ended June 30, 2023 and 2022 was $334,800 and $447,684, respectively.

In addition, CPC leases and operates day care centers in different locations in New York City and entered into multiple facilities and equipment operating lease agreements that expire at various dates through July 2040. CPC includes in the determination of the right-of-use ("ROU") assets and lease liabilities any renewal options when the options are reasonably certain to be exercised.

As disclosed in Note 2R, the Organization adopted Topic 842 as of July 1, 2022 for its operating leases. Comparative information provided in the following paragraphs was determined using the accounting principles in effect as of and for the year ended June 30, 2022 (i.e., ASC 840). No comparative information is provided for the amounts reported on the consolidated statement of financial position as of June 30, 2022 since CPC used the modified retrospective method of transition that does not require restating the prior period.

As of June 30, 2023, the ROU asset had a balance of $18,361,677, as shown in the consolidated statements of financial position; the lease liability totaled $19,361,302, as shown in the consolidated statements of financial position. The ROU asset and lease liability were calculated utilizing the risk-free discount rate of 3.09%.

Total operating lease costs for the years ended June 30, 2023 and 2022 were $3,427,236 and $3,841,154, respectively. Total cash paid by the Organization in the determination of the lease liability was $3,130,368 for the year ended June 30, 2023. For the year ended June 30, 2023, the weighted average of the remaining lease term is 10 years, and the weighted average discount rate is 3.09%.

Future minimal rental payments under these leases for the years ending subsequent to June 30, 2023 are as follows:

2024	$ 3,191,583
2025	3,253,599
2026	2,835,188
2027	1,838,609
2028	1,549,656
Thereafter	10,180,712
	22,849,347
Less: Present value discount	(3,488,045)
Present value of lease liability	$ 19,361,302

NOTE 11 – COMMITMENTS AND CONTINGENCIES

A. ***Contingent Liabilities***

The Organization is a party to legal proceedings incidental to its activities. Certain claims, lawsuits and complaints arising in the ordinary course of business have been filed or are pending against the Organization. In the opinion of management and corporate legal counsel, based upon current facts and circumstances, the resolution of these matters should not have a material adverse effect on the consolidated financial statements.

B. ***Third-Party Contingencies***

Grants and revenues from services rendered are subject to audit by government agencies. Until such audits are completed and final settlements reached, there exists a contingency to refund any amount in excess of allowable costs.

NOTE 11 – COMMITMENTS AND CONTINGENCIES (Continued)

HAP is responsible to report to various third parties, among which are the Internal Revenue Service ("IRS"), the New York State Department of Charities Registration and HRA. These agencies have the right to audit fiscal as well as programmatic compliance, i.e., clinical documentation and physician certifications, among other compliance requirements. HRA revenue amounts received are subject to audit and adjustment. If any expenditures are disallowed by HRA as a result of such audit, any claim for reimbursement by the grantor agencies would become a liability of HAP.

C. ***Self-Insurance Reserves***

CPC provides coverage for medical insurance benefits for its employees. CPC is self-insured regarding its medical insurance coverage, (with reinsurance for each eligible claim). To assist with administering the self-insured medical plan, CPC has contracted with UMR, Inc., a third-party administrator, to provide administrative services for this medical insurance benefits program. The accrued liability amounted to $1,925,300 and $1,213,268, respectively, as of June 30, 2023 and 2022, and is included in accrued payroll and benefits on the accompanying consolidated statements of financial position.

Activity of the accrued employee health claims for the years ended June 30 is below:

	2023	2022
Balance, beginning of year	$ 1,213,268	$ 891,579
Claim estimate	3,072,983	2,927,386
Claims and expenses paid	(2,360,951)	(2,605,697)
Balance, end of year	$ 1,925,300	$ 1,213,268

CPC is fully liable for all financial and legal aspects of its self-insured employee medical plan. To protect itself against this unfunded financial liability, stop-loss insurance is purchased, under which the excess portion of claims that are above the agreed limit (stop-loss at $150,000 per individual on a 12-month calendar year) would become the responsibility of the reinsurers.

D. ***Due to Funding Sources***

Due to funding sources amounted to the following at June 30:

	2023	2022
Due to HRA	$ 11,903,159	$ 11,851,418
Reserve for disallowances	8,742,627	7,590,043
Due to Department of Health	11,125,344	6,160,202
Due to Funding Sources	$ 31,771,130	$ 25,601,663

In accordance with HRA contract requirements, amounts received for all personal care services in excess of the total expenses incurred by HAP are to be remitted to HRA. Therefore, HAP does not maintain any equity from its contract with HRA. Cumulative excess advances over expenses are recorded as due to HRA and include any adjustments made after HRA has completed its annual audit. In April 2017, HAP entered into a new agreement with HRA, wherein HAP will retain all surplus income. As of June 30, due to HRA consists of the following:

	2023	2022
Balance from prior years	$ 11,851,418	$ 12,431,219
1199 SEIU Global Settlement payment	-	(592,538)
Unclaimed salaries adjustment	(2)	(37)
Equity surplus due to HRA old contract	51,743	12,774
	$ 11,903,159	$ 11,851,418

NOTE 11 – COMMITMENTS AND CONTINGENCIES (Continued)

HRA exercises control over the use of its funds and limits their use to the HRA program. HRA conducted a close-out audit through the fiscal year ended June 30, 2013. Management established a reserve for potential disallowances as a result of audits conducted by HRA that amounted to $8,742,627 and $7,590,043 as of June 30, 2023 and 2022, respectively. HRA is currently conducting an audit for the fiscal year ended June 30, 2014.

E. ***Estimated Accrual for Wage Parity***

HAP was obligated to compensate supplemental wages to certain employees as mandated by the Wage Parity law and has accrued an estimated liability of $15,037,657 as of both June 30, 2023 and 2022. The amount is included in accrued payroll and benefits in the accompanying consolidated statements of financial position.

F. ***Income Tax***

The Organization believes it had no uncertain tax positions as of June 30, 2023 and 2022 in accordance with FASB ASC Topic 740, "Income Taxes," which provides standards for establishing and classifying any tax provisions for uncertain tax positions.

NOTE 12 – NET ASSETS

A. ***Board Designated Net Assets***

In 2007, the CPC Board designated $600,000 that was received for early termination of a lease related to the Community Services Program, for the costs to be incurred in leasing and renovating a new property for the Community Services Program, as well as to provide for incremental rent expense. As of both June 30, 2023 and 2022, the balance of these Board designated net assets was $207,418. The amount is included in net assets without donor restrictions.

B. ***Net Assets with Donor Restrictions***

Net assets with donor restrictions were available for the following purposes as of June 30:

	2023	2022
Subject to expenditures for specified purpose and (or) passage of time:		
Open Door Senior Center	$ 3,286,912	$ 3,190,731
Nan Shan Senior Center	666,473	671,638
Chinatown Senior Center	121,726	119,711
Senior Citizen Centers - General	284,977	272,126
Unappropriated endowment Earnings	121,009	87,285
School-Age Services	86,803	208,950
Youth Services	531,722	114,803
Workforce Services	150,016	120,000
Community Services	1,155,288	368,850
Older Adults	177,211	-
Other Services	71,475	157,113
Subtotal	6,653,612	5,311.207
Endowment principal held in perpetuity:		
Endowment funds	672,268	672,268
	$ 7,325,880	$ 5,983,475

NOTE 12 – NET ASSETS (Continued)

Net assets with donor restrictions from grants were released from restrictions for the following purposes during the years ended June 30:

	2023	2022
Open Door Senior Center	$ 21,975	$ 47,300
Nan Shan Senior Center	14,627	14,200
Chinatown Senior Center	12,370	14,877
Early Childcare Services	1,101	-
School-Age Services	125,447	43,050
Youth Services	521,236	290,000
Workforce Services	39,484	-
Community Services	1,557,219	1,007,156
Older Services	79,968	-
Other Services	95,018	2,556,641
Subtotal	$ 2,468,445	$ 3,973,224

NOTE 13 – ENDOWMENT FUNDS

The Organization's endowment funds consist of four individual funds established for a variety of purposes and are reported as perpetual in nature. As required by U.S. GAAP, net assets associated with endowment funds are classified and based on the existence or absence of donor-imposed restrictions.

The Organization has interpreted the New York Prudent Management of Institutional Funds Act ("NYPMIFA") as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds in the absence of explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions that are perpetual in nature (a) the original values of gift donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified as perpetual in nature, including accumulated investment earnings, is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by NYPMIFA.

In accordance with NYPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (1) the duration and preservation of the various funds, (2) the purposes of the donor-restricted endowment funds, (3) general economic conditions, (4) the possible effect of inflation and deflation, (5) the expected total return from income and the appreciation of investments, (6) other resources of the Organization and (7) the Organization's investment policies.

The Organization has adopted investment and spending policies, approved by the Board of Directors, for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment funds while also maintaining the purchasing power of those endowment assets over the long-term. Accordingly, the investment process seeks to achieve an after-cost total rate of return, including investment income as well as capital appreciation, which exceeds the annual distribution with acceptable levels of risk. Endowment assets are invested in a well-diversified asset mix, which could include equity and debt securities that are intended to result in a consistent inflation-protected rate of return that has sufficient liquidity to make annual distributions that satisfy the intent of the donor while growing the funds, if possible. Investment risk is measured in terms of the total endowment fund; investment assets and allocation between asset classes and strategies are managed to not expose the fund to unacceptable levels of risk.

NOTE 13 – ENDOWMENT FUNDS (Continued)

The Organization expends income and appreciation on the fund on a total return basis in accordance with standards applicable under the New York State Not-for-Profit Corporation Law and NYPMIFA at a percentage of total return deemed prudent by the Board, while meeting the intent of the donor. In establishing this policy, the Organization considered the long-term expected return on its investment assets, the nature and duration of the individual endowment funds, which must be maintained in perpetuity because of donor restriction, and the possible effects of inflation. The Organization expects the current spending policy to allow its endowment funds to grow at a nominal average rate of 5% annually. This is consistent with the Organization's objective to maintain the purchasing power of the endowment assets as well as to provide additional real growth through investment return.

Changes in endowment funds for the year ended June 30, 2023 are as follows:

	Endowment Earnings	Endowment Corpus	Total
Investment activity gain	$ 33,724	$ -	$ 33,724
Net change	33,724	-	33,724
Balance, beginning of year	87,285	672,268	759,553
Balance, end of year	$ 121,009	$ 672,268	$ 793,277

Changes in endowment funds for the year ended June 30, 2022 are as follows:

	Endowment Earnings	Endowment Corpus	Total
Investment activity gain	$ 13,733	$ -	$ 13,733
Additions	-	2,000	2,000
Amount appropriated by the Board of Directors	(770)	-	(770)
Net change	12,963	2,000	14,963
Balance, beginning of year	74,322	670,268	744,590
Balance, end of year	$ 87,285	$ 672,268	$ 759,553

Endowment net assets of $793,277 and $759,553 are included with investments on the consolidated statements of financial position as of June 30, 2023 and 2022, respectively.

NOTE 14 – PENSION PLANS

A. ***403(b) Plan***

CPC maintains a 403(b) Plan ("403(b) Plan") which covers all eligible full-time employees who elect to participate. CPC does not make contributions to the 403(b) Plan. There was no pension expense for the years ended June 30, 2023 and 2022.

B. ***Defined Contribution Plan***

HAP has a defined contribution pension plan (the "Plan") for its nonunion personal assistants working under CDPAP. Employees become eligible to contribute to the Plan upon completion of the first year of employment. Each year, HAP decides whether or not it will make a contribution to the Plan. The amount of contribution is also determined by HAP. HAP has no obligation or requirement to make any contributions to the Plan. The employer contributions are fully vested. Total pension expense amounted to $819,969 and $810,128 for the years ended June 30, 2023 and 2022, respectively.

NOTE 14 – PENSION PLANS (Continued)

C. ***401(a) Profit Sharing Plan***

HAP has a 401(a) Profit Sharing Plan ("PS Plan") for its eligible administrative staff. Employees are eligible to contribute to the PS Plan upon completion of the first year of employment. Eligible employees are not required to contribute to the PS Plan. The Board of Directors determines the amount of contribution (if any) that will be made for all eligible participants each plan year.

For the years ended June 30, 2023 and 2022, HAP contributed $278,919 and $263,506, respectively, to the PS Plan, which represents contributions of 6% of eligible employees' salary.

D. ***Tax-Deferred Annuity Plan***

HAP also has a Tax-Deferred Annuity Plan ("TDA Plan") to which employees become eligible to contribute upon employment. Participating employees may contribute any amount up to the maximum IRS annual contribution limits. Total amounts held in the TDA Plan are fully and immediately vested.

E. ***Union Plan***

All home attendant employees of HAP that are union members are covered by an employer defined benefit pension plan administered by the union. HAP contributes to the 1199 SEIU Home Care Employees Union Pension Fund multiemployer defined benefit pension plan ("Union Plan"). Union pension expense for the years ended June 30, 2023 and 2022 amounted to $480,073 and $510,456, respectively, and did not represent more than 5% of total contributions to the Union Plan.

The risks of participating in these multiemployer defined benefit pension plans are different from single employer plans because: (a) assets contributed to the multiemployer plan by one employer may be used to provide benefits to employees of other participating employers, (b) if a participating employer stops contributing to the plan, the unfunded obligations of the plan may be required to be borne by the remaining participating employers, and (c) if HAP chooses to stop participating in one of its multiemployer plans, it may be required to pay a withdrawal liability to the plan.

The following information was obtained from HAP's union-managed pension plan:

Pension Fund	EIN/ Pension Plan Number	FIP/RP Status Pending/ Implemented	Contributions 2023	Contributions 2022	Surcharge Imposed	Effective Date of Collective Bargaining Agreement
1199 SEIU Home Care Employees Pension Fund	EIN 13-3943904 Plan No. 001	No	$480,073	$510,456	No	March 31, 2017

As of the date the consolidated financial statements were available to be issued, Form 5500 was available for the plan year ended December 31, 2022, and did not include 2023 plan information. The plan's actuaries have certified that the plan is not endangered, seriously endangered or critical, as those terms are defined in the Pension Protection Act of 2006 for the plan year ended December 31, 2022. As of December 31, 2022, the PPA Plan Zone status is Green.

NOTE 15 – CONCENTRATIONS

A. ***Credit Risk***

Cash and cash equivalents that potentially subject the Organization to a concentration of credit risk include cash accounts with banks that exceed the Federal Deposit Insurance Corporation ("FDIC") insurance limits. Cash accounts are insured up to $250,000 per depositor, per incurred financial institution. As of June 30, 2023 and 2022, there was approximately $112,852,000 and $101,299,000 of cash, cash equivalents and restricted cash that exceeded FDIC limits, respectively.

B. ***Revenue Concentration***

The Organization received grants from various government agencies totaling $45,107,114 and $39,971,597, respectively, which represent 16% of total operating revenue and support during both years ended June 30, 2023 and 2022.

HAP derives nearly all of its revenue from contractual arrangements with HRA and MCO. For the year ended June 30, 2023, revenue from contracts with HRA and MCO represent 40% and 30%, respectively, of total revenues. As of June 30, 2023, receivables from HRA and MCO contracts represent 78% and 20%, respectively, of total receivables.

For the year ended June 30, 2022, revenue from contracts with HRA and MCO represent 41% and 35%, respectively, of total revenue. As of June 30, 2022, receivables from HRA and MCO contracts represent 78% and 20%, respectively, of total accounts receivable.

NOTE 16 – SUBSEQUENT EVENTS

Management has evaluated, for potential recognition and disclosure, events subsequent to the date of the consolidated statement of financial position through December 1, 2023, the date the consolidated financial statements were available to be issued.

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATING STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2023
(WITH COMPARATIVE TOTALS AS JUNE 30, 2022)

	As of June 30, 2023														
	CPC	HAP	NSLDC	CPC-HDFC	CTCI	16 Dutch	LDC	CPC One	Hong Ning LLC	CPC Headquarters, Inc.	Suffolk HDFC	Norfolk HDFC	Eliminations	2023 Consolidated Total	2022 Consolidated Total
ASSETS															
Cash and cash equivalents	$ 47,311,436	$ 35,587,192	$ 109,800	$ (220)	$ 1,335,124	$ -	$ -	$ 1,985	$ 3,514,420	$ 820,922	$ 30,000	$ 66,150	$ -	$ 88,776,809	$ 69,138,397
Cash and cash equivalents held for HRA contracts	-	11,926,489	-	-	-	-	-	-	-	-	-	-	-	11,926,489	11,875,438
Restricted cash	18,325,346	-	-	-	-	-	-	-	3,292,860	-	-	-	-	21,618,206	27,208,662
Government grants and contracts receivable, net	12,918,907	-	-	-	-	-	-	-	17,596	-	-	-	-	12,936,503	13,847,434
Accounts receivable, net	642,472	30,638,270	126,037	-	-	-	-	-	99,636	-	-	-	-	31,506,415	29,110,328
Prepaid expenses and deposits	1,062,839	1,381,546	25,036	423,146	10,510	-	57,347	397,546	1,454,090	7,620	-	-	(380,422)	4,439,258	3,885,211
Deferred rent income	-	-	-	-	143,424	-	-	5,538,310	-	-	-	-	-	5,681,734	482,986
Investments	3,874,324	-	-	-	-	-	-	-	-	-	-	-	-	3,874,324	4,090,792
Notes receivable	-	-	-	-	-	473,000	-	-	-	-	-	-	-	473,000	983,000
Due to/from related parties, net	19,514,889	(79,896)	(11,097,290)	22,692	326,343	-	-	(603,531)	(1,059,912)	(6,927,619)	(58,589)	(37,087)	-	-	-
Property and equipment, net	81,277	-	19,679,867	-	4,609,229	-	-	7,100,000	10,379,207	6,075,817	-	-	(7,055,566)	40,869,831	31,381,228
Operating lease right-of-use assets	18,361,677	2,526,200	-	-	-	-	-	-	-	-	-	-	(2,526,200)	18,361,677	-
TOTAL ASSETS	$ 122,093,167	$ 81,979,801	$ 8,843,450	$ 445,618	$ 6,424,630	$ 473,000	$ 57,347	$ 12,434,310	$ 17,697,897	$ (23,260)	$ (28,589)	$ 29,063	$ (9,962,188)	$ 240,464,246	$ 192,003,476
LIABILITIES															
Accounts payable and accrued expenses	$ 3,851,275	$ 1,500,969	$ 42,188	$ 56,120	$ 37,793	$ -	$ -	$ -	$ 509,716	$ 103,456	$ -	$ -	$ (283,350)	$ 5,818,167	$ 5,279,386
Accrued payroll and benefits	3,891,985	27,738,411	-	-	-	-	-	-	-	-	-	-	-	31,630,396	31,933,417
Refundable advance	2,012,595	-	-	-	-	-	-	-	-	-	-	-	-	2,012,595	587,554
Due to funding sources	-	31,771,130	-	-	-	-	-	-	-	-	-	-	-	31,771,130	25,601,663
Deferred revenue	2,331,998	-	-	-	-	-	-	-	-	-	-	-	-	2,331,998	2,431,415
Deferred rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	931,380
Mortgage payable	-	-	8,699,241	-	2,676,652	-	-	-	56,039,941	-	-	-	-	67,415,834	68,902,471
Operating lease liability	19,361,302	2,623,272	-	-	-	-	-	-	-	-	-	-	(2,623,272)	19,361,302	-
TOTAL LIABILITIES	31,449,155	63,633,782	8,741,429	56,120	2,714,445	-	-	-	56,549,657	103,456	-	-	(2,906,622)	160,341,422	135,667,286
NET ASSETS															
Without donor restrictions:															
Available for operations	64,785,368	18,346,019	102,021	389,498	3,710,185	473,000	57,347	12,434,310	(38,851,760)	(126,716)	(28,589)	29,063	11,269,780	72,589,526	50,145,297
Board designated	207,418	-	-	-	-	-	-	-	-	-	-	-	-	207,418	207,418
Total without donor restrictions	64,992,786	18,346,019	102,021	389,498	3,710,185	473,000	57,347	12,434,310	(38,851,760)	(126,716)	(28,589)	29,063	11,269,780	72,796,944	50,352,715
With donor restrictions															
Restricted for time and purpose	24,978,958	-	-	-	-	-	-	-	-	-	-	-	(18,325,346)	6,653,612	5,311,207
Perpetual in nature	672,268	-	-	-	-	-	-	-	-	-	-	-	-	672,268	672,268
Total with donor restrictions	25,651,226	-	-	-	-	-	-	-	-	-	-	-	(18,325,346)	7,325,880	5,983,475
TOTAL NET ASSETS	90,644,012	18,346,019	102,021	389,498	3,710,185	473,000	57,347	12,434,310	(38,851,760)	(126,716)	(28,589)	29,063	(7,055,566)	80,122,824	56,336,190
TOTAL LIABILITIES AND NET ASSETS	$ 122,093,167	$ 81,979,801	$ 8,843,450	$ 445,618	$ 6,424,630	$ 473,000	$ 57,347	$ 12,434,310	$ 17,697,897	$ (23,260)	$ (28,589)	$ 29,063	$ (9,962,188)	$ 240,464,246	$ 192,003,476

See independent auditors' report.

CHINESE-AMERICAN PLANNING COUNCIL, INC. AND AFFILIATES
CONSOLIDATING STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2023
(WITH COMPARTATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2022)

	Year Ended June 30, 2023																		
	Without Donor Restrictions														With Donor Restrictions			2023 Consolidated	2022 Consolidated
	CPC	HAP	NSLDC	CPC-HDFC	CTCI	16 Dutch	LDC	CPC One	Hong Ning LLC	CPC Headquarters, Inc.	Suffolk HDFC	Norfolk HDFC	Eliminations	Total	CPC	Eliminations	Total	Total	Total
REVENUE:																			
Government grants and contracts	$ 44,861,180	$ 245,934	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,107,114	$ -	$ -	$ -	$ 45,107,114	$ 39,971,597
Program service fees	4,773,576	201,249,489	-	-	-	-	-	-	-	-	-	-	-	206,023,065	-	-	-	206,023,065	196,837,298
Contributions and private grants	16,028,995	-	-	-	-	-	-	-	-	-	-	-	-	16,028,995	3,777,126	-	3,777,126	19,806,121	4,281,565
Special events (net of direct expenses of $47,062 in 2023)	401,464	-	-	-	-	-	-	-	-	-	-	-	-	401,464	-	-	-	401,464	-
Rental revenue	-	-	1,066,051	-	640,861	-	-	5,055,324	6,177,839	-	-	-	(1,706,912)	11,233,163	-	-	-	11,233,163	9,030,679
Licensing fee income	3,959,791	-	-	-	-	-	-	-	-	-	-	-	(3,959,791)	-	-	-	-	-	-
Management fee income	524,004	-	-	-	-	-	-	-	-	-	20,000	10,000	(554,004)	-	-	-	-	-	-
Net investment income	1,312,241	-	-	-	-	-	-	-	-	-	-	-	-	1,312,241	33,724	-	33,724	1,345,965	104,687
Other income	329,779	2,264,743	482,744	3,298	258,234	-	-	68	21,319	-	-	46,150	-	3,406,335	-	-	-	3,406,335	3,336,026
Net assets released from restrictions	2,468,445	-	-	-	-	-	-	-	-	-	-	-	-	2,468,445	(2,468,445)	-	(2,468,445)	-	-
TOTAL REVENUE	74,659,475	203,760,166	1,548,795	3,298	899,095	-	-	5,055,392	6,199,158	-	20,000	56,150	(6,220,707)	285,980,822	1,342,405	-	1,342,405	287,323,227	253,561,852
EXPENSES:																			
Program services																			
Early childcare services	6,205,706	-	-	-	-	-	-	-	-	-	-	-	(450,000)	5,755,706	-	-	-	5,755,706	5,524,235
School-age services	4,372,101	-	-	-	-	-	-	-	-	-	-	-	-	4,372,101	-	-	-	4,372,101	3,418,660
Youth services	5,456,701	-	-	-	-	-	-	-	-	-	-	-	(85,000)	5,371,701	-	-	-	5,371,701	3,671,785
Workforce services	682,570	-	-	-	-	-	-	-	-	-	-	-	-	682,570	-	-	-	682,570	606,919
Community services	24,889,164	-	-	-	-	-	-	-	-	-	-	-	(320,000)	24,569,164	-	-	-	24,569,164	20,316,198
Senior citizen's services	7,735,230	-	-	-	-	-	-	-	-	-	-	-	(851,912)	6,883,318	-	-	-	6,883,318	6,147,638
Home attendant program	-	189,204,147	-	-	-	-	-	-	-	-	-	-	-	189,204,147	-	-	-	189,204,147	184,216,992
Housing and economic development	-	-	1,765,819	-	728,806	-	-	1,000	4,593,351	126,716	48,589	27,087	(52,247)	7,239,121	-	-	-	7,239,121	7,301,937
Total program services	49,341,472	189,204,147	1,765,819	-	728,806	-	-	1,000	4,593,351	126,716	48,589	27,087	(1,759,159)	244,077,828	-	-	-	244,077,828	231,204,364
Supporting services																			
Management and general	5,912,326	16,978,829	-	-	-	-	-	-	-	-	-	-	(4,461,548)	18,429,607	-	-	-	18,429,607	13,984,505
Fundraising services	1,029,158	-	-	-	-	-	-	-	-	-	-	-	-	1,029,158	-	-	-	1,029,158	809,912
Total supporting services	6,941,484	16,978,829	-	-	-	-	-	-	-	-	-	-	(4,461,548)	19,458,765	-	-	-	19,458,765	14,794,417
TOTAL EXPENSES	56,282,956	206,182,976	1,765,819	-	728,806	-	-	1,000	4,593,351	126,716	48,589	27,087	(6,220,707)	263,536,593	-	-	-	263,536,593	245,998,781
TOTAL CHANGES IN NET ASSETS	18,376,519	(2,422,810)	(217,024)	3,298	170,289	-	-	5,054,392	1,605,807	(126,716)	(28,589)	29,063	-	22,444,229	1,342,405	-	1,342,405	23,786,634	7,563,071
NET ASSETS (DEFICIT) - BEGINNING OF YEAR	46,616,267	20,768,829	319,045	386,200	3,539,896	473,000	57,347	7,379,918	(40,457,567)	-	-	-	11,269,780	50,352,715	24,308,821	(18,325,346)	5,983,475	56,336,190	48,773,119
NET ASSETS (DEFICIT) - END OF YEAR	$ 64,992,786	$ 18,346,019	$ 102,021	$ 389,498	$ 3,710,185	$ 473,000	$ 57,347	$ 12,434,310	$ (38,851,760)	$ (126,716)	$ (28,589)	$ 29,063	$ 11,269,780	$ 72,796,944	$ 25,651,226	$ (18,325,346)	$ 7,325,880	$ 80,122,824	$ 56,336,190