

METROPOLITAN HOUSING COALITION, INC.

ANNUAL REPORT

DECEMBER 31, 2014

METROPOLITAN HOUSING COALITION, INC.

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Metropolitan Housing Coalition, Inc.
Louisville, Kentucky

We have audited the accompanying financial statements of Metropolitan Housing Coalition, Inc. (a nonprofit organization) which comprise the statements of financial position as of December 31, 2014 and 2013, and the related statements of activities and changes in net assets and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such

To the Board of Directors
Metropolitan Housing Coalition, Inc.
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Auditor's Responsibility (continued)

opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Metropolitan Housing Coalition, Inc. as of December 31 2014 and 2013, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Amick & Company

Louisville, Kentucky
September 1, 2015

METROPOLITAN HOUSING COALITION, INC.

Statements of Financial Position

December 31, 2014 and 2013

ASSETS

	<u>2014</u>	<u>2013</u>
ASSETS		
Cash	\$ 248,017	\$ 579,689
Certificates of Deposit	69,194	71,084
Receivables	14,271	11,625
Notes Receivable	775,000	550,000
Investments	20,583	34,580
Prepaid expenses	<u>3,666</u>	<u>3,802</u>
 TOTAL ASSETS	 <u>\$ 1,130,731</u>	 <u>\$ 1,250,780</u>

LIABILITIES AND NET ASSETS

LIABILITIES		
Accounts payable	\$ 7,050	\$ 7,549
Accrued expenses	1,678	654
Notes payable	<u>981,002</u>	<u>1,072,604</u>
Total Liabilities	<u>989,730</u>	<u>1,080,806</u>
 NET ASSETS		
Unrestricted	128,549	157,522
Permanently restricted	<u>12,452</u>	<u>12,452</u>
Total Net Assets	<u>141,001</u>	<u>169,974</u>
 TOTAL LIABILITIES AND NET ASSETS	 <u>\$ 1,130,731</u>	 <u>\$ 1,250,780</u>

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

METROPOLITAN HOUSING COALITION, INC.

Statements of Activities and Changes in Net Assets

For the Years Ended December 31, 2014 and 2013

	<u>2014</u>	<u>2013</u>
EARNED REVENUE		
Program revenue	\$ 32,108	\$ 34,977
Interest and investment income	27,326	29,746
LAHTF reimbursements	<u>81,764</u>	<u>87,500</u>
Total Earned Revenue	<u>141,198</u>	<u>152,223</u>
PUBLIC/PRIVATE SUPPORT		
Corporate and other private	17,000	29,667
Local government	27,833	23,475
Membership dues	39,239	35,150
Annual meeting	<u>27,068</u>	<u>18,933</u>
Total Public/Private Support	<u>111,140</u>	<u>107,225</u>
TOTAL EARNED REVENUE AND SUPPORT	<u>252,338</u>	<u>259,448</u>
PROGRAM SERVICES		
Programs and events	234,445	291,522
Other program support	<u>27,151</u>	<u>11,374</u>
Total Program Services	<u>261,596</u>	<u>302,896</u>
SUPPORTING SERVICES		
Salaries and related expenses	7,190	12,858
Administration	11,982	15,205
Facilities	<u>543</u>	<u>1,454</u>
Total Supporting Services	<u>19,715</u>	<u>29,517</u>
TOTAL EXPENSES	<u>281,311</u>	<u>332,413</u>
INCREASE (DECREASE) IN NET ASSETS	(28,973)	(72,965)
NET ASSETS AT BEGINNING OF YEAR	<u>169,974</u>	<u>242,939</u>
NET ASSETS AT END OF YEAR	<u>\$ 141,001</u>	<u>\$ 169,974</u>

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

METROPOLITAN HOUSING COALITION, INC.

Statements of Cash Flows

For the Years Ended December 31, 2014 and 2013

INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS

	<u>2014</u>	<u>2013</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Increase (decrease) in net assets	\$ (28,973)	\$ (72,966)
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Net loss on disposal of assets	-	333
(Increase) decrease in operating assets		
Receivables	(2,646)	35,323
Prepaid expenses	136	3,153
Increase (decrease) in operating liabilities		
Accounts payable	(499)	(5,651)
Accrued expenses	<u>174</u>	<u>(4,040)</u>
 NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	 <u>(31,808)</u>	 <u>(43,848)</u>
 CASH FLOWS FROM INVESTING ACTIVITIES		
Net certificates of deposit redeemed (purchased)	1,890	-
Sale of investments	14,000	40,000
New notes awarded	(500,000)	(100,000)
Principal payments received on notes receivable	<u>275,000</u>	<u>424,858</u>
 NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES	 <u>(209,110)</u>	 <u>364,858</u>
 CASH FLOWS FROM FINANCING ACTIVITIES		
Increase (decrease) in notes payable	<u>(90,754)</u>	<u>(90,658)</u>
 NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	 <u>(90,754)</u>	 <u>(90,658)</u>
 NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	 (331,672)	 230,352
 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	 <u>579,689</u>	 <u>349,337</u>
 CASH AND CASH EQUIVALENTS AT END OF YEAR	 <u>\$ 248,017</u>	 <u>\$ 579,689</u>

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

METROPOLITAN HOUSING COALITION, INC

Notes to Financial Statements

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of the Metropolitan Housing Coalition, Inc. (a corporation), is presented to assist in understanding the Organization's financial statements. The financial statements and notes are representations of the Organization's management who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements. Such principles require management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and the disclosures of contingent assets and liabilities at the date of the financial statements and amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Nature of Activities

The Metropolitan Housing Coalition, Inc. is a not-for-profit corporation organized in 1991 under the laws of the Commonwealth of Kentucky. The mission of the Coalition is to coalesce Louisville, Kentucky's public and private resources to provide equitable, accessible housing choices for all people through advocacy, public education and support for affordable housing providers.

A significant portion of the Coalition's funding is grants received from the Kentucky Housing Corporation and Metro Louisville. The Coalition also receives membership dues from business and individuals.

Basis of Presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) with regards to financial statements of Not-for-Profit Organizations. Under this guidance, the Coalition is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

METROPOLITAN HOUSING COALITION, INC
Notes to Financial Statements (Continued)

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Basis of Presentation (continued)

A description of the three net assets categories follows:

Unrestricted Net Assets: include the portion of expendable funds that are not subject to donor-imposed stipulations.

Temporarily Restricted Net Assets: include gifts for which donor imposed restrictions have not been met.

Permanently Restricted Net Assets: include amounts which the donor has stipulated that the corpus be invested in perpetuity and only income be made available for program operations in accordance with donor restrictions.

Promises To Give

Contributions are recognized when the donor makes a promise to give to the Organization that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restriction. When a restriction expires, temporarily restricted net assets are classified to unrestricted net assets.

Contributions

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support, depending on the existence and/or nature of any donor restrictions.

Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-related support is reported as an increase in temporarily or permanently restricted net assets, depending

METROPOLITAN HOUSING COALITION, INC
Notes to Financial Statements (Continued)

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Contributions (continued)

on the nature of the restriction. When a restriction expires (that is , when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statements of activities as net assets released from restrictions

Income Taxes

The Organization is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. It is not classified as a private foundation.

Cash and Cash Equivalents

For the purpose of the statements of cash flows, the Organization considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

Receivables

Receivables consist of third party reimbursements. The Coalition estimates the amount to be collected based upon historical experience and management evaluation of outstanding receivables. There is no allowance for uncollectible accounts as of December 31, 2014 and 2013.

Notes Receivable

Notes receivable represent amounts due to the Coalition for loans made to housing associations and other nonprofit entities for the acquisition, financing and production of housing to provide safe, decent and affordable housing to low-income residents of Kentucky. (See Note 2).

METROPOLITAN HOUSING COALITION, INC
Notes to Financial Statements (Continued)

NOTE 1. NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Contributed Services

The Organization receives contributed services from various companies. Many individuals volunteer their time and perform a variety of tasks that assist the Organization in their operations. The value of these services has not been recorded since they do not meet the criteria for recognition as contributed services.

NOTE 2. NOTES RECEIVABLE

The Organization makes loans under the Nonprofit Housing Production and Repair Program to housing associations and other nonprofit entities. These notes are unsecured and bear an interest rate of 4%. Loans range from two to six years in length. Generally, principal is due in one lump sum payment on the maturity date of the note. In rare cases, installment payments on principal may be due on the anniversary date of the loan.

Notes receivable consists of the following:

Lendee	Date of Note	Maturity Date	Interest Rate	Balance	
				2014	2013
New Directions	2/10/2012	2/10/2014	4.00%	\$ -	\$ 75,000
New Directions	2/14/2012	2/14/2014	4.00%	-	75,000
New Directions	6/30/2014	6/30/2016	4.00%	350,000	-
River City Housing	6/12/2012	6/12/2014	4.00%	-	100,000
The Housing Ptrshp	12/5/2012	9/30/2015	4.00%	200,000	200,000
The Housing Ptrshp	2/17/2014	2/17/2016	4.00%	50,000	-
The Housing Ptrshp	4/22/2014	4/22/2016	4.00%	100,000	-
Rebound, Inc.	8/29/2013	8/29/2016	4.00%	75,000	100,000
				<u>\$ 775,000</u>	<u>\$ 550,000</u>

METROPOLITAN HOUSING COALITION, INC
Notes to Financial Statements (Continued)

NOTE 3. NOTES PAYABLE

Notes payable are as follows:

Date of Note	Original Commitment	Loan Number	Balance	
			2014	2013
7/1/1997	\$ 12,600	8007	\$ 1,890	\$ 2,520
7/1/1999	278,040	8041	71,760	86,112
7/1/2000	119,250	8073	20,676	26,639
7/1/2001	214,500	8108	75,075	85,800
7/1/2003	108,750	8174	48,937	54,375
7/1/2004	36,000	8215	18,000	19,797
7/1/2005	177,000	8237	97,350	106,200
7/1/2006	223,200	8272	133,920	145,080
7/1/2007	174,948	8297	113,716	122,463
7/1/2009	216,388	8316	166,276	177,356
7/1/2010	<u>279,451</u>	8345	<u>233,402</u>	<u>246,262</u>
	<u>\$ 1,840,127</u>		<u>\$ 981,002</u>	<u>\$ 1,072,604</u>

Maturities of notes payable are as follows:

2015	\$ 95,028
2016	95,028
2017	95,028
2018	95,028
2019 and after	<u>600,890</u>
	<u>\$ 981,002</u>

Interest expense for the years ended December 31, 2014 and 2013 was \$10,480 and \$11,260, respectively.

METROPOLITAN HOUSING COALITION, INC
Notes to Financial Statements (Continued)

NOTE 3. NOTES PAYABLE (continued)

The Coalition borrows money from the Kentucky Housing Corporation through the Non-Profit Housing Productions and Repair Program (NHPR). The Coalition in turn loans this money to other housing associations and non-profit organizations. The Coalition receives 40% of the loan amount as an administrative fee. Maturity is 20 years with an interest rate of 1%, payable quarterly, with an annual principal payment of 5%, except for the 2009 and 2010 loans. These two loans also mature in 20 years with an interest rate of 1%; however, they have monthly principal and interest payments of \$995 and \$1,285, respectively.

NOTE 4. PERMANENTLY RESTRICTED NET ASSETS

Permanently restricted net assets consist of endowment fund assets to be held indefinitely. The income is used to support general activities.

In 2011, Kentucky passed the Uniform Prudent Management of Institutional Funds Act (UPMIFA). UPMIFA eliminates the requirement to maintain the historic dollar value of donor-restricted endowments and instead focuses on donor intent and spending practices that are prudent for the uses, benefits, purposes and duration for which the endowment fund is established. The Coalition has elected to maintain the historical dollar amount of the endowment as permanently restricted net assets.

The current endowment balance is \$12,454. The Coalition is holding this money in a money market account and because the earnings are so small, the Coalition is including the earnings in unrestricted net assets.

The Coalition has not adopted a spending policy.

NOTE 5. LEASE COMMITMENT

The Coalition leases office space and equipment under month to month operating leases. Lease expense on office space for the years ended December 31, 2014 and 2013 was \$7,800, and \$12,740, respectively. Lease expense on equipment for the years ended December 31, 2014 and 2013 was \$2,588 and \$1,664, respectively.

METROPOLITAN HOUSING COALITION, INC
Notes to Financial Statements (Continued)

NOTE 6. RETIREMENT PLAN

The Coalition sponsors a SEP-IRA for its employees. The plan covers all employees of the Coalition. Contributions to the plan for the years ended December 31, 2014 and 2013 amounted to \$10,771 and \$9,218, respectively.

NOTE 7. UNCERTANITIES, CONTINGENCIES AND RISK

Income Taxes

Management has concluded that any tax positions that would not meet the more-likely-than-not criterion of FASB ASC 740-10 would be immaterial to the financial statements taken as a whole. Accordingly, the accompanying financial statements do not include any provision for uncertain tax positions, and no related interest or penalties have been recorded in the statement of activities or accrued in the statement of financial position.

The Organization's federal income tax returns are subject to possible examination by the taxing authorities until the expiration of the related statutes of limitations on those tax returns. In general, the federal income tax returns have a three year statute of limitations.

Credit Risk

The Organization maintains its cash balances in various financial institutions. At times some balances may exceed Federal Deposit Insurance Corporation limits. The Organization has not experienced any losses in these accounts, and management believes the Organization is not exposed to any significant risks on these bank deposits.

NOTE 8. SUBSEQUENT EVENTS

Subsequent events for the Organization have been considered through the date of the Independent Auditors' Report which represents the date which the financial statements were available to be issued.