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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN  
ASSOCIATION AND SUBSIDIARIES D/B/A YOUNG  
WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
CONSOLIDATED FINANCIAL STATEMENTS  
For the year ended December 31, 2013  
with  
Report of Independent Auditors**

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**

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**NOVAGRADAC  
& COMPANY** LLP  
CERTIFIED PUBLIC ACCOUNTANTS

### Report of Independent Auditors

To the Board of Directors of  
Cambridge Young Women's Christian Association and Subsidiaries d/b/a Young Women's  
Christian Association of Cambridge:

#### *Report on the Financial Statements*

We have audited the accompanying consolidated financial statements of Cambridge Young Women's Christian Association ("YWCA") and Subsidiaries ("YWCA and Subsidiaries") d/b/a Young Women's Christian Association of Cambridge, which comprise the consolidated statement of financial position as of December 31, 2013, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements. The consolidated financial statements of YWCA and Subsidiaries as of December 31, 2012, were audited by other auditors whose report dated July 16, 2013, expressed an unqualified opinion on those consolidated statements.

#### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

#### *Auditors' Responsibility*

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

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

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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 consolidated financial statements referred to above present fairly, in all material respects, the financial position of YWCA and Subsidiaries as of December 31, 2013, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

*Emphasis-of-matter*

As further described in Note 15, the balance of unrestricted net assets at December 31, 2012 has been restated to correct errors in recognizing syndication costs, organization costs, marketing expense, property and equipment, accumulated depreciation, depreciation expense, and development fee.

*Other Matters*

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The schedules of consolidation on pages 22 to 24 are presented for purposes of additional analysis and are 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 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 auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

*Navagradic & Company LLP*  
August 7, 2014  
Dover, Ohio

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES**  
**d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
 December 31, 2013

**ASSETS**

Current assets:	
Cash and cash equivalents	\$ 1,559,578
Accounts receivable	<u>52,452</u>
Total current assets	1,612,030
Property and equipment:	
Building	11,565,210
Furniture and equipment	<u>181,606</u>
	11,746,816
Less accumulated depreciation	<u>(493,262)</u>
Total property and equipment	11,253,554
Other assets:	
Investment in Revitalization	1,006
Investments - endowment fund	606,995
Investments - certificate of deposit	54,156
Intangible assets, net	42,594
Deferred rent	301,507
Due from related parties	<u>319,009</u>
Total other assets	<u>1,325,267</u>
Total assets	<u>\$ 14,190,851</u>

See accompanying notes to consolidated financial statements

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES**  
**d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
December 31, 2013

**LIABILITIES AND NET ASSETS**

<b>Current liabilities</b>	
Current portion of capital lease obligation	\$ 1,687
Accounts payable and accrued expenses	137,606
Deferred revenue - State HRTC	373,470
Deferred revenue - ground lease	38,389
Refundable advances	<u>9,250</u>
Total current liabilities	<u>560,402</u>
<b>Long-term liabilities</b>	
Notes payable	9,656,174
Deferred revenue - State HRTC	1,493,879
Deferred revenue - ground lease	2,665,853
Accrued interest	114,210
Capital lease obligation	170
Deferred rent expense	117,742
Due to related parties	<u>19,764</u>
Total long-term liabilities	<u>14,067,792</u>
Total liabilities	14,628,194
<b>Net assets:</b>	
<b>Unrestricted:</b>	
Undesignated	(1,029,220)
Board designated	140,142
Noncontrolling interest	21,855
Temporarily restricted	2,473
Permanently restricted	<u>427,407</u>
Total net assets	<u>(437,343)</u>
Total liabilities and net assets	<u>\$ 14,190,851</u>

See accompanying notes to consolidated financial statements

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES**  
**d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
**CONSOLIDATED STATEMENT OF ACTIVITIES**  
For the year ended December 31, 2013

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
<b>REVENUE</b>				
Contract service revenue	\$ 417,098	\$ -	\$ -	\$ 417,098
Tenant rental income	315,330	-	-	315,330
Program service fees	120,216	-	-	120,216
Realized gain on investments	5,627	-	-	5,627
Unrealized gain on investments	94,855	-	-	94,855
Interest income	6,318	-	589	6,907
Miscellaneous income	31,975	-	-	31,975
Ground lease income	27,879	-	-	27,879
Management fee	8,160	-	-	8,160
Membership dues	4,460	-	-	4,460
Investment in Revitalization	6	-	-	6
Total revenue	<u>1,031,924</u>	<u>-</u>	<u>589</u>	<u>1,032,513</u>
<b>PUBLIC SUPPORT</b>				
Grants and contributions	108,649	3,105	-	111,754
Special events	45,216	-	-	45,216
Total public support	<u>153,865</u>	<u>3,105</u>	<u>-</u>	<u>156,970</u>
<b>NET ASSETS RELEASED FROM RESTRICTIONS</b>				
Satisfaction of donor requirements	13,432	(13,432)	-	-
Total revenue and public support	<u>1,199,221</u>	<u>(10,327)</u>	<u>589</u>	<u>1,189,483</u>
<b>EXPENSES</b>				
Residences	144,563	-	-	144,563
Family shelter	362,169	-	-	362,169
Marshfield	190,839	-	-	190,839
Fundraising	75,172	-	-	75,172
Management, general, and facilities	540,494	-	-	540,494
Total expenses	<u>1,313,237</u>	<u>-</u>	<u>-</u>	<u>1,313,237</u>
CHANGE IN NET ASSETS	(114,016)	(10,327)	589	(123,754)
CHANGE IN NET ASSETS ATTRIBUTABLE TO MM NONCONTROLLING INTEREST	(4,240)	-	-	(4,240)
CHANGE IN NET ASSETS ATTRIBUTABLE TO YWCA	<u>(118,256)</u>	<u>(10,327)</u>	<u>589</u>	<u>(127,994)</u>
NET ASSETS - BEGINNING, AS PREVIOUSLY REPORTED	789,143	58,087	426,818	1,274,048
PRIOR PERIOD ADJUSTMENT	<u>(1,567,350)</u>	<u>(45,287)</u>	<u>-</u>	<u>(1,612,637)</u>
NET ASSETS - BEGINNING, RESTATED	(778,207)	12,800	426,818	(338,589)
CHANGE IN NET ASSETS	(114,016)	(10,327)	589	(123,754)
CAPITAL CONTRIBUTIONS	<u>25,000</u>	<u>-</u>	<u>-</u>	<u>25,000</u>
NET ASSETS - ENDING	<u>\$ (867,223)</u>	<u>\$ 2,473</u>	<u>\$ 427,407</u>	<u>\$ (437,343)</u>

See accompanying notes to consolidated financial statements

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES**  
**d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES**  
For the year ended December 31, 2013

	Program Expenses	Management and General	Fundraising Expense	Properties	Total
Salaries and wages	\$ 370,651	\$ 121,581	\$ 44,797	\$ -	\$ 537,029
Payroll taxes	41,372	26,205	4,245	-	71,822
Employee benefits	34,319	27,625	6,830	-	68,774
Outside/contracted services	-	125,709	-	-	125,709
<b>Total personnel and related</b>	<b>446,342</b>	<b>301,120</b>	<b>55,872</b>	<b>-</b>	<b>803,334</b>
Rental expense	7,301	132,367	-	-	139,668
Utilities	21,212	-	-	-	21,212
Repairs and maintenance	9,381	-	-	-	9,381
Insurance	9,086	4,477	-	-	13,563
Waste and snow removal	2,467	-	-	-	2,467
Exterminators	785	-	-	-	785
<b>Total occupancy</b>	<b>50,232</b>	<b>136,844</b>	<b>-</b>	<b>-</b>	<b>187,076</b>
Program supplies	36,940	2,699	14	-	39,653
Bad debt	-	25,478	-	-	25,478
Professional fees	2,500	22,500	-	5,000	30,000
Special events	388	-	18,410	-	18,798
Telephone and internet	4,939	5,826	-	-	10,765
Regional YWCA assessments	-	11,066	-	-	11,066
Dues and fees	80	669	-	-	749
Advertising	1,753	689	-	16,015	18,457
Printing, postage and advertising	6,900	6,440	381	-	13,721
Miscellaneous	1,296	8,138	300	150	9,884
Equipment lease	-	945	-	-	945
Equipment	544	1,229	-	-	1,773
Conference and meetings	-	100	195	-	295
Travel	-	2,075	-	-	2,075
Interest	-	215	-	37,401	37,616
<b>Total other</b>	<b>55,340</b>	<b>88,069</b>	<b>19,300</b>	<b>58,566</b>	<b>221,275</b>
<b>Total expenses before depreciation and amortization</b>	<b>551,914</b>	<b>526,033</b>	<b>75,172</b>	<b>58,566</b>	<b>1,211,685</b>
Depreciation and amortization	1,095	14,461	-	85,996	101,552
<b>Total expenses</b>	<b>\$ 553,009</b>	<b>\$ 540,494</b>	<b>\$ 75,172</b>	<b>\$ 144,562</b>	<b>\$ 1,313,237</b>

See accompanying notes to consolidated financial statements



**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES**  
**d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the year ended December 31, 2013

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Change in net assets	\$ (123,754)
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Depreciation and amortization	101,552
Net realized and unrealized gain on investments	(100,482)
Accrued interest added to notes payable principal	97,687
Change in operating assets and liabilities:	
Accounts receivable	(4,448)
Prepaid expenses	(301,507)
Due to related parties	2,159
Accounts payable and accrued expenses	(1,177,979)
Deferred revenue - State HRTC	1,867,349
Deferred revenue - ground lease	(27,879)
Refundable advances	(2,729)
Deferred rent expense	117,742
Net cash provided by operating activities	<u>447,711</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Acquisition of property and equipment	(3,473,226)
Purchases of investments	(6,806)
Investment in investees	(1,006)
Increase in intangible assets	(42,594)
Net cash used in investing activities	<u>(3,523,632)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	
Capital contributions	25,000
Proceeds from notes payable	3,466,807
Payments on capital lease obligations	(2,718)
Net cash provided by financing activities	<u>3,489,089</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>413,168</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b><u>1,146,410</u></b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b><u>\$ 1,559,578</u></b>
<b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION</b>	
Cash paid for interest - net of \$43,848 capitalized	<u>\$ 43,308</u>

See accompanying notes to consolidated financial statements

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
NOTES TO FINANCIAL STATEMENTS**

December 31, 2013

1. Organization

The consolidated financial statements include the accounts and transactions of YWCA, CYW MM, LLC ("MM") and CYW Properties, LLC ("Properties"), (collectively the "YWCA and Subsidiaries").

YWCA was incorporated in 1891 to serve the needs of the women and children of Cambridge, MA and surrounding communities. YWCA provides residence, shelter services, and recreation and community programs to women and children of all ages. YWCA strives to create opportunities for women's growth, leadership, and power in order to attain a common vision, peace, justice, freedom, and dignity for all people.

MM was organized as a for-profit limited liability corporation under the laws of the Commonwealth of Massachusetts during 2012. MM is a wholly owned subsidiary of YWCA and is considered to be a disregarded entity. MM was organized as a past-through entity for YWCA's sponsor equity, required under the Federal Historic Tax Credit closing, for the renovation of YWCA's Tanner and Main Buildings (the "Renovation Project").

Properties was organized as a for-profit limited liability corporation under the laws of the Commonwealth of Massachusetts during 2012. Properties is owned 89.9% by MM and was organized to lease the building and land from YWCA and to complete the Renovation Project. Properties will ultimately receive the Federal Historic Tax Credits. The Federal Historic Tax Credits were awarded to CYW Revitalization LLC ("Revitalization"), a related party, who passed the credits to Properties, per the Pass-Through Agreement dated June 27, 2012. Additionally, Revitalization leases the building from Properties and operates the residential and commercial rental activity, which began in 2012.

The programs of the YWCA are as follows:

Residence – provides single- room occupancy housing for 103 women of diverse backgrounds. The goal of the residence is to provide a safe, affordable place to live for women who have experienced physical, emotional and financial traumas.

Family Shelter – provides housing for 10 homeless families from diverse backgrounds. The goal of the Family Shelter is to provide a safe, affordable place to live for women who have experienced physical, emotional and financial trauma of homelessness.

Property Management – the YWCA subleases commercial space to community based organizations.

Marshfield – YWCA Cambridge maintains a summer camp for children in Marshfield, MA. In addition, Marshfield provides a number of classes for adults and children year round.

2. Summary of significant accounting policies and nature of operations

Principles of consolidation

The consolidated financial statements include the accounts of YWCA, MM and Properties. All material intercompany transactions have been eliminated.

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2013**

2. Summary of significant accounting policies and nature of operations (continued)

Basis of presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Net assets classification

YWCA classifies resources for accounting and reporting purposes into three net asset categories according to externally (donor) imposed restrictions. A description of the three categories is as follows:

- Permanently restricted – Net assets that are subject to donor-imposed stipulations that they be maintained permanently by YWCA.
- Temporarily restricted – Net assets that are subject to donor-imposed stipulations that can be fulfilled by actions of YWCA.
- Unrestricted – Net assets that are not subject to donor-imposed stipulations. Unrestricted net assets may be designated for specific purposes by action of the Board of Directors of YWCA or may otherwise be limited by contractual agreements with outside parties.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Economic concentrations

Properties operates one property located in Cambridge, MA which is leased by Revitalization. YWCA operates one property in Marshfield, MA. Future operations could be affected by changes in the economic conditions that would affect Properties and YWCA. Any failure to receive payments under the master lease or sublease agreements could materially affect future operations of the Property.

Cash and cash equivalents

Cash and cash equivalents include all cash balances on deposit with financial institutions and highly liquid investments with a maturity of three months or less at the date of acquisition.

Concentration of credit risk

The YWCA and Subsidiaries maintain their cash in bank deposit accounts which, at times, may exceed federally insured limits. The YWCA and Subsidiaries have not experienced any losses in such accounts. The YWCA and Subsidiaries believe they are not exposed to any significant credit risk on cash and cash equivalents.

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2013**

2. Summary of significant accounting policies and nature of operations (continued)

Depreciation

Fixed assets are recorded at cost. Depreciation on the building structures and major improvements is computed using the straight-line method over 50 or 20 years. Furniture and equipment are depreciated over their estimated useful life of 10 years under the straight-line method. Depreciation expense for the year ended December 31, 2013 was \$100,205.

Amortization

Permanent loan costs are amortized on a straight-line basis over the life of the related loans. Tax credit fees are amortized on a straight-line basis over a period of five years. Amortization expense for the year ended December 31, 2013 was \$1,347.

Impairment of long-lived assets

YWCA and Subsidiaries review their long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. There were no impairment losses recognized for the year ended December 31, 2013.

Income taxes

YWCA is a not-for-profit organization exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is exempt from similar state and local taxes.

Income taxes on Properties income are levied on the members at the member level. Accordingly, all profits and losses of Properties are recognized by each member on its respective tax return.

MM is taxed as a corporation. For the year ended December 31, 2013, MM had no taxable income.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the YWCA and Subsidiaries to report information regarding their exposure to various tax positions taken by the YWCA and Subsidiaries. The YWCA and Subsidiaries have determined whether any tax positions have met the recognition threshold and have measured the YWCA and Subsidiaries' exposure to those tax positions. Management believes that the YWCA and Subsidiaries have adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state taxing authorities generally have the right to examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to the YWCA and Subsidiaries are recorded in expenses. No interest or penalties from federal or state taxing authorities were recorded in the accompanying financial statements.

Revenue recognition

Revenues from contract service revenue and program service fees are recorded as services are performed. Revenue from membership dues are recorded when received. Unrestricted grants are recorded when received or unconditionally pledged. Revenue from special events is recognized in the period in which the event occurs.

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2013**

2. Summary of significant accounting policies and nature of operations (continued)

Revenue recognition (continued)

Contributions, including unconditional promises to give, are recognized as revenue in the period received. Conditional promises to give are not recognized until they become unconditional, that is, at the time when the conditions on which they depend are substantially met. Contributions of assets other than cash are reported at their estimated fair value.

Contributions received without donor imposed restrictions, or with donor imposed restrictions that are satisfied in the same year received, are recorded as revenues within the unrestricted net assets class.

Contributions received with donor imposed specific purpose or time restrictions that are not satisfied within the same year are recorded as revenue within the temporarily restricted net assets class. When a restriction has been satisfied (payment has been made in accordance with the restriction or the time restriction has expired), the temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Consolidated Statement of Activities as net assets released from restrictions. Contributions received with donor-imposed restrictions that do not expire are recorded as revenue within the permanently restricted net assets class.

The YWCA's tenant rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the YWCA and the tenants are operating leases.

Properties recognizes rental income in accordance with the Leases Subtopic of the Financial Accounting Standards Board Accounting Standards Codification (Leases Subtopic). In accordance with the Leases Subtopic, rental income is recognized on a straight-line basis based on total rental payments over the life of the lease. The difference between the straight-line monthly revenue and the amount due in accordance with the lease terms is recorded as an asset or liability on the Consolidated Statement of Financial Position.

Accounts receivable

Accounts receivable are stated at net rent amounts. When management believes that amounts become uncollectible, they are charged to bad debt expense in the period in which that determination is made. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method. For the year ended December 31, 2013, bad debt expense was \$25,478.

Functional allocation of expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the consolidated statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Investment in Revitalization

The investment in Revitalization is accounted for on the cost method. Under the cost method, income only to the extent of distributions received is recorded. No distributions were received for the year ended December 31, 2013.

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A**  
**YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
 NOTES TO FINANCIAL STATEMENTS  
 December 31, 2013

2. Summary of significant accounting policies and nature of operations (continued)

Investments

Investments are composed of mutual funds, certificates of deposit and money market funds and are recorded at fair value. Realized and unrealized gains and losses are reported in the Consolidated Statement of Activities as they occur. Investment income and gains and losses are recorded as increases or decreases in unrestricted net assets unless a donor or law temporarily or permanently restricts their use.

Fair value measurements

YWCA and Subsidiaries apply the accounting provisions related to fair value measurements. These provisions define fair value as the price 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, establish a hierarchy that prioritizes the information used in developing fair value estimates and require disclosure of fair value measurements by level within the fair value hierarchy. The hierarchy gives the highest priority to quoted prices in active markets (Level 1 measurements) and the lowest priority to unobservable data (Level 3 measurements), such as the reporting entity's own data. These provisions also provide valuation techniques, such as the market approach (comparable market prices), the income approach (present value of future income or cash flows) and the cost approach (cost to replace the service capacity of an asset or replacement cost).

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement. The three levels of valuation hierarchy are defined as follows:

*Level 1:* Observable inputs such as quoted prices (unadjusted) for identical assets or liabilities in active markets.

*Level 2:* Inputs other than quoted prices for similar assets and liabilities in active markets, and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument.

*Level 3:* Unobservable inputs that reflect YWCA's own assumptions.

The table below presents amounts at December 31, 2013 for significant items measured at fair value on a recurring basis:

<u>Accounts</u>	<u>Level 1</u>
Mutual funds	\$ 596,469
Certificate of deposit	54,156
Money market funds	<u>10,526</u>
Total	<u>\$ 661,151</u>

Realized gains on the sale of mutual funds were \$5,627 for the year ended December 31, 2013. Unrealized gains on investments were \$94,855 for the year ended December 31, 2013. Unrealized gains and losses are included as an addition to temporarily restricted assets in the accompanying Consolidated Statement of Activities. Investment income from the certificates of deposit and money

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 YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
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2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

market funds during 2013 was \$1,552, and is included in interest income on the Consolidated Statement of Activities.

Organization costs

Organization costs are expensed as incurred.

Advertising

Advertising costs are expensed as incurred. The cost of materials designed to generally promote the programs of the YWCA are considered advertising. For the year ended December 31, 2013, the YWCA's advertising expenses were \$18,457.

Subsequent events

Subsequent events have been evaluated through August 7, 2014, which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure. As disclosed in Note 5, the Eastern Bank mortgage was paid off in 2014 in the amount of \$1,589,655, which includes accrued interest.

3. Consolidated net assets

The following schedule summarizes the changes in consolidated net assets attributable to the controlling and noncontrolling interests in MM and Properties for the year ended December 31, 2013:

Unrestricted net assets

	<u>Controlling Interest</u>	<u>Noncontrolling Interest</u>	<u>Total</u>
Balance, January 1, 2013	\$ (770,822)	\$ (7,385)	\$ (778,207)
Change in net assets	(118,256)	4,240	(114,016)
Capital contributions	-	25,000	25,000
Balance, December 31, 2013	<u>\$ (889,078)</u>	<u>\$ 21,855</u>	<u>\$ (867,223)</u>

Temporarily restricted net assets

	<u>Controlling Interest</u>	<u>Noncontrolling Interest</u>	<u>Total</u>
Balance, January 1, 2013	\$ 12,800	\$ -	\$ 12,800
Change in net assets	(10,327)	-	(10,327)
Balance, December 31, 2013	<u>\$ 2,473</u>	<u>\$ -</u>	<u>\$ 2,473</u>

CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
 YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
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3. Consolidated net assets (continued)

Permanently restricted net assets

	Controlling Interest	Noncontrolling Interest	Total
Balance, January 1, 2013	\$ 426,818	\$ -	\$ 426,818
Change in net assets	589	-	589
Balance, December 31, 2013	<u>\$ 427,407</u>	<u>\$ -</u>	<u>\$ 427,407</u>

Net assets totaling \$13,432 were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors for the year ended December 31, 2013.

4. Fixed assets

The YWCA and Subsidiaries' fixed assets consist of the following as of December 31, 2013:

Building improvements	\$ 11,535,210
Sitework	30,000
Furniture and equipment	181,606
Total fixed assets	<u>11,746,816</u>
Less: accumulated depreciation	(493,262)
Fixed assets, net	<u>\$ 11,253,554</u>

5. Notes payable

Eastern Bank mortgage

Properties entered into a construction and bridge loan with Eastern Bank on June 27, 2012, providing for a maximum loan amount of \$2,500,000. The interest rate was 3.37%, due monthly in arrears. The note was secured by the Property. The note matured on June 27, 2014. As of December 31, 2013, the loan balance was \$1,586,013. Subsequent to year end, Properties paid off the Eastern Bank mortgage in the amount of \$1,589,655, which included accrued interest.

Cambridge Affordable Housing Trust note payable

Properties entered into a note payable agreement with Cambridge Affordable Housing Trust on June 27, 2012. The agreement provides for a maximum loan amount of \$3,101,962, with an interest rate of 3% compounded annually. The note is secured by the Property, secondary to the Eastern Bank mortgage. The note matures on December 31, 2063 and no payments of interest or principal are due until the maturity date; however, if at any time the Property fails to qualify as Affordable Housing, such payments will come due. As of December 31, 2013, the balance on the note was \$3,101,962.



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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
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5. Notes payable (continued)

Notes payable to CEDAC

Properties has entered into three notes payable agreements with Community Economic Development Assistance Corporations ("CEDAC") all dated June 27, 2012. The agreements provide for maximum loan amounts of \$801,164, \$500,000 and \$300,000, respectively. The notes bear no interest and are secured by the Property. The notes stipulate that Properties must adhere to its Affordable Housing Covenant as defined in note 6. Principal payments are due each year totaling the amount by which gross receipts (as defined in the agreements) exceed 105% of cash expenditures for the fiscal year then ended. The notes mature on June 26, 2043. As of December 31, 2013, the balances on the notes are \$801,164, \$500,000 and \$300,000, respectively.

Notes payable to MDHCH

Properties entered into a note payable agreement with the Commonwealth of Massachusetts on June 27, 2012. The agreement provides for a maximum loan amount of \$913,816. The note bears no interest, is secured by the Property and requires Properties to adhere to its Affordable Housing Covenant as defined in note 6. The note matures on June 26, 2043, and no payments of interest or principal are due until the maturity date. As of December 31, 2013, the balance on the note is \$913,816.

Notes payable to MHP

Properties entered into a note payable agreement with Massachusetts Housing Partnership Fund Board dated June 27, 2012. The agreement provides for a maximum loan amount of \$913,816. The note bears no interest, is secured by the Property and requires Properties to adhere to its Affordable Housing Covenant as defined in note 6. The note matures on June 26, 2063, and no payments of interest or principal are due until the maturity date. As of December 31, 2013, the balance on the note is \$913,816.

Notes payable City of Cambridge

Properties entered into a note payable agreement with the City of Cambridge dated June 27, 2012. The agreement provides for a maximum loan amount of \$625,587 and bears no interest. The maturity date of the note is December 31, 2063, and no payments of interest or principal are due until the maturity date. This note is secured by a third mortgage on the Property. As of December 31, 2013, the balance on the note is \$625,587.

Notes payable to MHFA

Properties entered into a note payable agreement with the Commonwealth of Massachusetts on June 27, 2012. The agreement provides for a maximum loan amount of \$913,816. This note is interest free; however, the note is subject to a leasehold interest mortgage on the Tanner building and is required to adhere to its Affordable Housing Covenant as defined in note 6. The note matures on June 26, 2043, and no payments of interest or principal are due until the maturity date. As of December 31, 2013, the balance on the note is \$913,816.

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
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**6. Related party transactions**

Due from related parties

Properties is owed \$160,077 as of December 31, 2013 from Revitalization for the purchase of furniture and fixtures.

YWCA is owed \$158,932 as of December 31, 2013 from Revitalization for operating expenses incurred by YWCA before Revitalization's formation.

Due to related parties

YWCA is a member of the Young Women's Christian Cambridge YWCA New England Regional Council (the "Council") which requires a payment of annual dues to the Council for certain support services. Annual dues expense was \$11,066 for the year ended December 31, 2013, of which the entire amount was paid. During 2013, YWCA obtained services from Women's Institute for Housing and Economic Development (WIHED) which employs a member of YWCA's Board of Directors. The amount of services totaled \$92,356 for the year ended December 31, 2013, of which \$14,930 was payable at December 31, 2013.

During the year, Revitalization paid for certain reimbursable expenses on behalf of YWCA. As of December 31, 2013, expense reimbursements totaling \$4,834 remained payable to Revitalization.

Master lease agreement

Properties has entered into a master lease agreement (the "Master Lease") with Revitalization in connection with leasing the Property. The lease term is from June 27, 2012 through June 27, 2044. The lease payments are set forth in the Master Lease Agreement and are payable in annual installments during each lease year commencing June 27, 2012. Properties earned \$209,757 of rental income during 2013 under this lease. The deferred rent based on the straight line method was \$301,507 as of December 31, 2013.

Pursuant to the Master Lease Agreement, future rental payments to be received in annual installments from Revitalization for the next five years and thereafter are as follows:

2014	\$ 1,378,679
2015	113,300
2016	116,699
2017	120,200
2018	123,806
Thereafter	<u>4,782,790</u>
Total	<u>\$ 6,635,474</u>

Sublease agreement

Pursuant to a sublease agreement entered into on June 27, 2012, Revitalization has agreed to sublease the commercial portion of the property to YWCA. Commencing on April 1, 2013, the YWCA will pay an annual fixed rent set forth in the sublease agreement. Rent expense for the year ended December 31, 2013 was \$132,367.

Rent expense is recognized on a straight-line basis over the life of the lease. The difference between the straight-line annual expense and the payment amount in accordance with the lease terms is recorded as an asset or a liability in the balance sheet as deferred rent.

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**YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
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6. Related party transactions (continued)

Sublease agreement (continued)

The effect of the straight-line adjustment increased rent expense by \$51,559 for the year ended December 31, 2013. The deferred rent expense was \$117,742 as of December 31, 2013. Pursuant to the sublease agreement, future rental payments to be paid in annual installments to Revitalization for each of the next five years are as follows:

2014	\$	159,730
2015		164,306
2016		169,015
2017		173,860
2018		178,847
Total	<u>\$</u>	<u>845,758</u>

Affordable housing covenant

YWCA has agreed to maintain the Residence program as affordable housing in accordance with the Affordable Housing Restriction Agreement for a period of ninety-nine years.

7. Permanently restricted net assets

Permanently restricted net assets consist of the following:

*Louisa J. Brown Endowment*

The donor's permanent restrictions require that the \$9,203 principal be held as a permanent source of income. One half of the income each year is to be added to principal and the other half may be used for operations at management's discretion. The balance of this net asset as of December 31, 2013 was \$194,710.

*Other*

These net assets represent donors' permanent restrictions that require the principal of their individual gifts be held as a permanent source of income. Income earned can be used for operations at management's discretion. The balance of these net assets as of December 31, 2013 was \$232,697.

8. Building rental

YWCA receives commercial lease income from the rental of office space and community rooms within its Main building, and parking spaces on its land. All commercial leases between the YWCA and its tenants are operating leases. As of December 31, 2013, the YWCA had seven long-term non-cancelable leases that expire in either 2016 or 2018.

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
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8. Building rental (continued)

Rental income from the non-cancelable leases is as follows:

Year ending December 31,

2014	\$	162,279
2015		166,336
2016		120,422
2017		109,416
2018		55,590
Total	<u>\$</u>	<u>614,043</u>

Rental income for the year ended December 31, 2013 was \$92,954. Cost of property held for leasing and related accumulated depreciation amounts are not accounted for separately, and therefore cannot be readily determined.

9. Endowment

On July 2, 2009, the Uniform Prudent Management of Institutional Funds ACT (UPMIFA) was signed into law in Massachusetts and was effective for endowments as of June 30, 2009. The YWCA's endowment consists of individual permanently restricted funds. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions. Donor restrictions require the YWCA to maintain these net assets in perpetuity.

The Board of Directors of the YWCA has interpreted UPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the YWCA classifies as permanently restricted net assets (a) the original value of the gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the YWCA in a manner consistent with the standard of prudence prescribed by UPMIFA.

In accordance with UPMIFA, the YWCA considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (a) 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 appreciation of investments, (6) other resources of the YWCA, and (7) the YWCA's investment policies.

The YWCA has a policy of appropriating for distribution total interest, dividends, and realized gains earned on endowment assets, except for investment income allocated to the *Louisa J. Brown*

**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A**  
**YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE**  
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
 December 31, 2013

9. Endowment (continued)

*Endowment*, where one half of this income is added to principal and the other half is appropriated for operations (Note 7).

A summary of endowment fund activity is as follows:

Endowment assets – January 1, 2013	\$ 501,159
Investment return:	
Investment income	5,454
Net appreciation (realized and unrealized)	100,482
Total investment return	<u>607,095</u>
Fees	<u>(100)</u>
Endowment assets – December 31, 2013	<u>\$ 606,995</u>

10. Family shelter lease

The YWCA leases its family shelter facility from the City of Cambridge as a tenant-at-will. The YWCA is responsible for the maintenance and insurance relating to the space. The YWCA makes monthly payments on this lease and rent expense was \$7,301 for the year ended December 31, 2013.

11. Retirement plan

The YWCA has a defined contribution retirement plan administered by and maintained by the National YWCA Retirement Fund, Inc (the Fund). The plan requires the YWCA to contribute 7.5% of eligible employees' annual compensation. Employees are eligible when they provide 1,000 hours of service each year for two years. Optional contributions by employees are allowed up to 10% of annual compensation, which vest immediately. The YWCA's contributions are fully vested immediately.

The YWCA's policy is to fund pension costs as they are incurred. Pension expense was \$27,355 for 2013. This expense is included in employee benefits in the accompanying consolidated financial statements and as of December 31, 2013, \$4,836 was payable to the Fund.

12. Line of credit

The YWCA has a \$50,000 line of credit from a financial institution to help finance its short-term capital needs. This line is collateralized by a certificate of deposit with a balance of \$54,156 at December 31, 2013. Interest on the line of credit is payable monthly on outstanding balances. The interest rate at December 31, 2013 was 4.25%. At December 31, 2013, the outstanding balance on this line of credit was \$0.

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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13. Ground lease

In December 2011, YWCA entered into a ninety-nine year non-cancelable ground lease with Cambridge Affordable Housing Corporation ("CAHC"). The lease payments over the life of the lease total \$2,760,000, of which CAHC prepaid in full during 2011. The prepayment is recorded as deferred revenue on the Consolidated Statement of Financial Position and will be recognized as revenue on a straight line basis over the life of the lease. The cost of land held for the ground lease is not accounted for separately, and therefore cannot be readily determined. The ground lease income was \$27,879 for 2013.

14. Historic rehabilitation tax credits

Properties has made a pass-through election to transfer its portion of the Historic Rehabilitation Tax Credits ("HRTCs") generated under Section 47 of the IRC and the Massachusetts General Statutes from the Property to Revitalization. Generally, such HRTCs are available for use by its members on the date the rehabilitated property is placed-in-service and are equal to 20% of the qualified rehabilitation expenditures with respect to any certified historic structure.

In order to qualify for the Federal and State HRTCs, Properties must comply with various requirements. These requirements include, but are not limited to, the Property being listed as a certified historic structure in the National Register or being located in a registered historic district, certified by the Secretary of Interior to the Secretary of Treasury as being of historic significance to the district, and the rehabilitation being performed in a manner consistent with standards established by the Secretary of Interior. In addition, the Property cannot be sold or transferred for a five year period commencing on the date the Property is placed-in-service. Because the Federal and State HRTCs are subject to complying with certain requirements, there can be no assurance that the aggregate amount of HRTCs will be realized and failure to meet all such requirements may result in generating a lesser amount of Federal and State HRTCs than the expected amount. The Property generated \$2,074,833 in Federal HRTCs which were transferred by Properties to Revitalization. The Property also generated \$2,074,833 of State HRTCs which were donated to YWCA by Properties and subsequently sold to a third party for \$1,867,349 during the year ended December 31, 2013. If the State HRTCs are reduced by the Massachusetts Department of Revenue, YWCA will reimburse the third party buyer for that portion of State HRTCs. The revenue is recognized over the compliance period. Deferred revenue as of December 31, 2013 was \$1,867,349.

15. Prior period adjustments

Syndication costs, organization costs and marketing expense were not properly recognized in 2012 for Properties. As a result, unrestricted net assets as of December 31, 2012 have been decreased by \$177,756.

The transfer of the building and assumption of debt from the YWCA to Properties was not properly recorded in 2012. As a result, unrestricted net assets as of December 31, 2012 have been decreased by \$1,356,938.

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**CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES D/B/A  
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
December 31, 2013**

15. Prior period adjustments (continued)

The elimination of the intercompany development fee incurred by Properties to YWCA was not properly recorded in 2012. As a result, unrestricted net assets as of December 31, 2012 have been decreased by \$77,943.

The temporarily restricted net assets were overstated and the unrestricted net assets were understated by \$45,287 as of December 31, 2012 due to the restricted appreciation being improperly included in temporarily restricted net assets.

SUPPLEMENTARY INFORMATION



CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES  
*d/b/a* YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
 CONSOLIDATING STATEMENT OF FINANCIAL POSITION  
 December 31, 2013

**ASSETS**

	YWCA	MM	Properties	Eliminations	2013 Consolidated
<b>Current assets:</b>					
Cash and cash equivalents	\$ 145,055	\$ -	\$ 1,414,523	\$ -	\$ 1,559,578
Accounts receivable	52,452	-	-	-	52,452
<b>Total current assets</b>	<u>197,507</u>	<u>-</u>	<u>1,414,523</u>	<u>-</u>	<u>1,612,030</u>
<b>Property and equipment:</b>					
Building	450,847	-	12,169,783	(1,055,420)	11,565,210
Furniture and equipment	1,826	-	179,780	-	181,606
<b>Less accumulated depreciation</b>	<u>452,673</u>	<u>-</u>	<u>12,349,563</u>	<u>(1,055,420)</u>	<u>11,746,816</u>
<b>Total property and equipment</b>	<u>44,060</u>	<u>-</u>	<u>12,256,998</u>	<u>(1,047,504)</u>	<u>11,253,554</u>
<b>Other assets:</b>					
Investment in MM (Properties)	3,891,760	-	-	(3,891,760)	-
Investment in MM (Revitalization)	1,000	-	-	(1,000)	-
Investment in Revitalization	-	1,006	-	-	1,006
Investment in Properties	-	3,863,528	-	(3,863,528)	-
Investments - endowment fund	606,995	-	-	-	606,995
Investments - certificate of deposit	54,156	-	-	-	54,156
Intangible assets, net	-	-	42,594	-	42,594
Deferred rent	-	-	301,507	-	301,507
Due from related parties	600,164	-	160,077	(441,232)	319,009
<b>Total other assets</b>	<u>5,154,075</u>	<u>3,864,534</u>	<u>504,178</u>	<u>(8,197,520)</u>	<u>1,325,267</u>
<b>Total assets</b>	<u>\$ 5,395,642</u>	<u>\$ 3,864,534</u>	<u>\$ 14,175,699</u>	<u>\$ (9,245,024)</u>	<u>\$ 14,190,851</u>

CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES  
d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
CONSOLIDATING STATEMENT OF FINANCIAL POSITION (CONTINUED)  
December 31, 2013

**LIABILITIES AND NET ASSETS**

	YWCA	MM	Properties	Eliminations	2013 Consolidated
<b>Current liabilities</b>					
Current portion of capital lease obligation	\$ 1,687	\$ -	\$ -	\$ -	\$ 1,687
Accounts payable and accrued expenses	77,943	-	59,663	-	137,606
Deferred revenue - State HRTC	373,470	-	-	-	373,470
Deferred revenue - ground lease	38,389	-	-	-	38,389
Refundable advances	9,250	-	-	-	9,250
Total current liabilities	<u>500,739</u>	<u>-</u>	<u>59,663</u>	<u>-</u>	<u>560,402</u>
<b>Long-term liabilities</b>					
Notes payable	-	-	9,656,174	-	9,656,174
Deferred revenue - State HRTC	1,493,879	-	-	-	1,493,879
Deferred revenue - ground lease	2,665,853	-	-	-	2,665,853
Accrued interest	-	-	114,210	-	114,210
Capital lease obligation	170	-	-	-	170
Deferred rent expense	117,742	-	-	-	117,742
Due to related parties	727	-	460,269	(441,232)	19,764
Total long-term liabilities	<u>4,278,371</u>	<u>-</u>	<u>10,230,653</u>	<u>(441,232)</u>	<u>14,067,792</u>
Total liabilities	4,779,110	-	10,290,316	(441,232)	14,628,194
<b>Net assets:</b>					
Unrestricted:					
Undesignated	46,510	3,864,534	3,885,383	(8,825,647)	(1,029,220)
Board designated	140,142	-	-	-	140,142
Noncontrolling interest	-	-	-	21,855	21,855
Temporarily restricted	2,473	-	-	-	2,473
Permanently restricted	427,407	-	-	-	427,407
Total net assets	<u>616,532</u>	<u>3,864,534</u>	<u>3,885,383</u>	<u>(8,803,792)</u>	<u>(437,343)</u>
Total liabilities and net assets	<u>\$ 5,395,642</u>	<u>\$ 3,864,534</u>	<u>\$ 14,175,699</u>	<u>\$ (9,245,024)</u>	<u>\$ 14,190,851</u>

See report of independent auditors

CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIATION AND SUBSIDIARIES  
d/b/a YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF CAMBRIDGE  
CONSOLIDATING STATEMENT OF ACTIVITIES  
For the year ended December 31, 2013

	YWCA	MM	Properties	Eliminations	2013 Consolidated
<b>REVENUE</b>					
Contract service revenue	\$ 417,098	\$ -	\$ -	\$ -	\$ 417,098
Tenant rental income	105,573	-	209,757	-	315,330
Program service fees	120,216	-	-	-	120,216
Realized gain on investments	5,627	-	-	-	5,627
Unrealized gain on investments	94,855	-	-	-	94,855
Interest income	6,907	-	-	-	6,907
Miscellaneous income	31,975	-	-	-	31,975
Ground lease income	27,879	-	-	-	27,879
Development fee	501,073	-	-	(501,073)	-
Management fee	23,090	-	-	(14,930)	8,160
Membership dues	4,460	-	-	-	4,460
Investment in Properties	-	38,108	-	(38,108)	-
Investment in Revitalization	-	6	-	-	6
Total revenue	<u>1,338,753</u>	<u>38,114</u>	<u>209,757</u>	<u>(554,111)</u>	<u>1,032,513</u>
<b>PUBLIC SUPPORT</b>					
Grants and contributions	111,754	-	-	-	111,754
Special events	45,216	-	-	-	45,216
Total public support	<u>156,970</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>156,970</u>
Total revenue and public support	<u>1,495,723</u>	<u>38,114</u>	<u>209,757</u>	<u>(554,111)</u>	<u>1,189,483</u>
<b>EXPENSES</b>					
Residence	-	-	167,409	(22,846)	144,563
Family shelter	362,169	-	-	-	362,169
Marshfield	190,839	-	-	-	190,839
Fundraising	75,172	-	-	-	75,172
Management, general, and facilities	540,494	-	-	-	540,494
Total expenses	<u>1,168,674</u>	<u>-</u>	<u>167,409</u>	<u>(22,846)</u>	<u>1,313,237</u>
<b>CHANGE IN NET ASSETS</b>					
CHANGE IN NET ASSETS	327,049	38,114	42,348	(531,265)	(123,754)
Change in net assets attributable to MM noncontrolling interest	-	-	-	(4,240)	(4,240)
Change in net assets attributable to YWCA	<u>327,049</u>	<u>38,114</u>	<u>42,348</u>	<u>(535,505)</u>	<u>(127,994)</u>
Net assets at beginning of year, as previously reported	1,469,610	1,307,500	1,317,908	(2,820,970)	1,274,048
Prior period adjustment	(1,180,127)	(159,963)	(177,756)	(94,791)	(1,612,637)
Net assets at beginning of year, restated	289,483	1,147,537	1,140,152	(2,915,761)	(338,589)
Change in net assets	327,049	38,114	42,348	(531,265)	(123,754)
Capital contributions	-	2,678,883	2,702,883	(5,356,766)	25,000
Net assets at end of year	<u>\$ 616,532</u>	<u>\$ 3,864,534</u>	<u>\$ 3,885,383</u>	<u>\$ (8,803,792)</u>	<u>\$ (437,343)</u>

See report of independent auditors