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January 23, 2024

Board of Directors
The John H. Boner Community Center, Inc.
d/b/a John Boner Neighborhood Centers and Subsidiaries
Marion County, Indiana

We have reviewed the audit report of The John H. Boner Community Center, Inc. d/b/a John Boner Neighborhood Centers and Subsidiaries which was opined upon by Greenwalt CPAs, Inc., Independent Public Accountants, for the period January 1, 2022 to December 31, 2022. Per the *Independent Auditors' Report* the financial statements included in the report present fairly the financial condition of The John H. Boner Community Center, Inc. d/b/a John Boner Neighborhood Centers and Subsidiaries as of December 31, 2022 and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Greenwalt CPAs, Inc. prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

The report is filed with this letter in our office as a matter of public record.

Tammy R. White

Tammy R. White, CPA
Deputy State Examiner

THE JOHN H. BONER COMMUNITY CENTER, INC.
D/B/A JOHN BONER NEIGHBORHOOD CENTERS
AND SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS

Together with Independent Auditors' Report

DECEMBER 31, 2022 AND 2021

GREENWALT CPAs

We Deliver Peace of Mind

THE JOHN H. BONER COMMUNITY CENTER, INC.
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
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DECEMBER 31, 2022 AND 2021

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GREENWALT CPAs

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of The John H. Boner Community Center, Inc.
d/b/a John Boner Neighborhood Centers and Subsidiaries:

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of The John H. Boner Community Center, Inc. d/b/a John Boner Neighborhood Centers and Subsidiaries, (collectively, the Organization), which comprise the consolidated statements of financial position as of December 31, 2022 and 2021, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, based on our audits and the reports of the other auditors, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of the Organization as of December 31, 2022 and 2021, 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.

We did not audit the financial statements of New Life Manor Apartments, LLC (NLM), Byrne Court Apartments (Byrne), Brookside Apartments, LP (BA), Jefferson Apartments, LP (JA), The Union at Thomas Gregg, LP (The Union), IndyEast Homes, LP (IEH), Byrne Court, LP (Byrne, LP), and New Life Manor LP (NLM, LP), subsidiaries, which statements reflect total assets of $30,219,138 and $26,335,707 as of December 31, 2022 and 2021, respectively and total revenues of $2,010,775 and $2,170616 for the years then ended. Those statements were audited by other auditors, whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for NLM, Byrne, BA, JA, The Union, IEH, Byrne, LP, and NLM, LP, is based solely on the report of the other auditors.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (Government Auditing Standards), issued by the Comptroller General of the United States of America. 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.

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 within one year after the date that the consolidated financial statements are available to be issued.

Auditors' Responsibility 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 and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements 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 and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 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 a 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 accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis 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 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 schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. Exhibits I through III, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 15, 2023, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Organization's internal control over financial reporting and compliance.

Greenwalt CPAs, Inc.

September 15, 2023

THE JOHN H. BONER COMMUNITY CENTER, INC.
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND 2021

ASSETS

	2022	2021
CURRENT ASSETS		
Cash and cash equivalents	$ 9,606,513	$ 2,288,169
Cash - restricted	8,278,383	68,316,861
Total cash and cash equivalents	17,884,896	70,605,030
Grant reimbursements receivable	1,986,593	1,538,937
United Way receivables	520,799	1,013,314
Related party receivables, net	103,996	297,376
Notes receivable, current portion	2,481,241	-
Other receivables, net	1,117,118	6,193,176
Prepaid expenses	178,184	169,031
Total current assets	24,272,827	79,816,864
INVESTMENTS	15,628,719	16,701,736
NOTES RECEIVABLE, NET OF CURRENT PORTION	-	2,313,100
PROPERTY AND EQUIPMENT, NET	39,593,323	35,990,840
Total assets	$ 79,494,869	$ 134,822,540

LIABILITIES AND NET ASSETS

	2022	2021
CURRENT LIABILITIES		
Accounts payable	$ 2,402,530	$ 1,682,491
Accrued payroll	300,826	235,962
Related party payables	806,526	329,679
Other payables and accrued expenses	665,588	753,816
Deferred revenue	36,447	28,587
Refundable advance related to grants	7,010,285	67,285,815
Current maturities of notes and mortgages payable	1,354,959	120,132
Total current liabilities	12,577,161	70,436,482
LONG-TERM LIABILITIES		
Notes and mortgages payable, net of current portion and financing fees	3,627,816	6,051,609
Total liabilities	16,204,977	76,488,091
COMMITMENTS AND CONTINGENCIES (NOTE 12)		
NET ASSETS		
Without donor restrictions - controlling interest	33,065,016	33,303,166
Minority interest in net assets without donor restrictions	13,525,601	9,671,064
Total net assets without donor restrictions	46,590,617	42,974,230
With donor restrictions - time or purpose	9,299,275	7,960,219
With donor restrictions - in perpetuity	7,400,000	7,400,000
Total net assets	63,289,892	58,334,449
Total liabilities and net assets	$ 79,494,869	$ 134,822,540

THE JOHN H. BONER COMMUNITY CENTER, INC.
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	2022				2021			
	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS - TIME OR PURPOSE	WITH DONOR RESTRICTIONS - IN PERPETUITY	TOTAL	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS - TIME OR PURPOSE	WITH DONOR RESTRICTIONS - IN PERPETUITY	TOTAL
REVENUE AND OTHER SUPPORT								
Direct Public Support								
Contributions	$ 115,632	$ -	$ -	$ 115,632	$ 93,468	$ -	$ -	$ 93,468
Special events, net of expense of $2,551 in 2022 and $21,106 in 2021	8,957	-	-	8,957	54,669	-	-	54,669
Total direct public support	124,589	-	-	124,589	148,137	-	-	148,137
Indirect Public Support								
United Way								
Support funds	387,184	-	-	387,184	1,368,629	-	-	1,368,629
Donor option	7,346	-	-	7,346	5,399	-	-	5,399
Grants and awards	2,163,650	5,113,883	-	7,277,533	684,999	4,575,100	-	5,260,099
Total indirect public support	2,558,180	5,113,883	-	7,672,063	2,059,027	4,575,100	-	6,634,127
Fees and grants from government and other agencies	101,912,243	-	-	101,912,243	57,325,698	-	-	57,325,698
Other Revenue								
Program service fees	142,396	-	-	142,396	126,380	-	-	126,380
Rent income and other charges	1,850,078	12,315	-	1,862,393	2,039,966	2,907	-	2,042,873
Investment income (loss)	(1,414,201)	-	-	(1,414,201)	1,216,879	-	-	1,216,879
Change in investment in subsidiaries	(36,826)	-	-	(36,826)	(219,190)	-	-	(219,190)
Other revenue	100,016	-	-	100,016	2,547,097	31,198	-	2,578,295
In-kind	325,805	-	-	325,805	293,468	-	-	293,468
Total other revenue	967,268	12,315	-	979,583	6,004,600	34,105	-	6,038,705
Net assets released from restriction	3,787,142	(3,787,142)	-	-	4,873,666	(4,873,666)		-
Total revenue and other support	109,349,422	1,339,056	-	110,688,478	70,411,128	(264,461)	-	70,146,667
EXPENSES								
Salaries and wages	5,034,411	-	-	5,034,411	3,806,172	-	-	3,806,172
Employee benefits	559,016	-	-	559,016	475,448	-	-	475,448
Payroll taxes	492,142	-	-	492,142	391,625	-	-	391,625
Specific assistance	92,705,948	-	-	92,705,948	53,569,827	-	-	53,569,827
Professional fees	378,855	-	-	378,855	280,032	-	-	280,032
Professional fees - other service providers	6,722,937	-	-	6,722,937	3,309,873	-	-	3,309,873
Management fee	34,100	-	-	34,100	-	-	-	-
Supplies	695,120	-	-	695,120	768,367	-	-	768,367
Telephone	49,030	-	-	49,030	72,291	-	-	72,291
Postage and shipping	31,640	-	-	31,640	22,977	-	-	22,977
Occupancy - rental, utilities, insurance	782,061	-	-	782,061	690,762	-	-	690,762
Occupancy - repairs, maintenance	231,906	-	-	231,906	162,033	-	-	162,033
Other repairs and maintenance	233,921	-	-	233,921	154,310	-	-	154,310
Conferences and meetings	290,393	-	-	290,393	54,343	-	-	54,343
Printing and publications	3,002	-	-	3,002	678	-	-	678
Travel and transportation	13,314	-	-	13,314	16,196	-	-	16,196
Contributions, dues and awards	31,630	-	-	31,630	66,056	-	-	66,056
Activity fees and charges	28,552	-	-	28,552	47,029	-	-	47,029
Interest	253,721	-	-	253,721	240,907	-	-	240,907
Other	466,389	-	-	466,389	109,739	-	-	109,739
In-kind	325,805	-	-	325,805	289,468	-	-	289,468
Bad debt	86,997	-	-	86,997	40,139	-	-	40,139
Gain on sale of business acquisition	(657,543)	-	-	(657,543)	-	-	-	-
Gain on disposal of property and equipment	-	-	-	-	(396,131)	-	-	(396,131)
Depreciation and amortization	2,116,773	-	-	2,116,773	1,842,759	-	-	1,842,759
Total expenses	110,910,120	-	-	110,910,120	66,014,900	-	-	66,014,900
CHANGE IN NET ASSETS	(1,560,698)	1,339,056	-	(221,642)	4,396,228	(264,461)	-	4,131,767
CAPITAL CONTRIBUTIONS	5,177,085	-	-	5,177,085	5,369,505	-	-	5,369,505
NET ASSETS, BEGINNING OF YEAR	42,974,230	7,960,219	7,400,000	58,334,449	33,208,497	8,224,680	7,400,000	48,833,177
NET ASSETS, END OF YEAR	$ 46,590,617	$ 9,299,275	$ 7,400,000	$ 63,289,892	$ 42,974,230	$ 7,960,219	$ 7,400,000	$ 58,334,449

THE JOHN H. BONER COMMUNITY CENTER, INC.
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	CONTROLLING INTEREST					
	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS - TIME OR PURPOSE	WITH DONOR RESTRICTIONS - IN PERPETUITY	TOTAL	MINORITY INTEREST	TOTAL
NET ASSETS, JANUARY 1, 2021	$ 27,393,812	$ 8,224,680	$ 7,400,000	$ 43,018,492	$ 5,814,685	$ 48,833,177
CAPITAL CONTRIBUTIONS	-	-	-	-	5,369,505	5,369,505
CHANGE IN NET ASSETS	5,909,354	(264,461)	-	5,644,893	(1,513,126)	4,131,767
NET ASSETS, DECEMBER 31, 2021	33,303,166	7,960,219	7,400,000	48,663,385	9,671,064	58,334,449
CAPITAL CONTRIBUTIONS	-	-	-	-	5,177,085	5,177,085
CHANGE IN NET ASSETS	(238,150)	1,339,056	-	1,100,906	(1,322,548)	(221,642)
NET ASSETS, DECEMBER 31, 2022	$ 33,065,016	$ 9,299,275	$ 7,400,000	$ 49,764,291	$ 13,525,601	$ 63,289,892

INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from organizations and others	$ 59,499,586	$ 132,310,269
Cash paid to suppliers, employees, and others	(110,277,949)	(66,539,044)
Interest paid	(215,587)	(79,208)
Investment income received	255,976	231,543
Net cash, cash equivalents, and restricted cash provided by (used in) operating activities	(50,737,974)	65,923,560
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of investments	441,047	345,656
Purchases of investments	(1,075,403)	(1,589,157)
Proceeds from disposal of property and equipment	-	130,142
Acquisition of property and equipment	(3,600,925)	(4,293,693)
Investments made in notes receivable	(168,141)	(361,122)
Net cash, cash equivalents, and restricted cash used in investing activities	(4,403,422)	(5,768,174)
CASH FLOWS FROM FINANCING ACTIVITES		
Principal payments on notes and mortgages payable	(4,080,880)	(4,269,821)
Proceeds from notes payable	1,556,234	2,290,253
Payment of developer fees	(149,900)	(285,390)
Payment of financing fees	(81,277)	(42,934)
Capital contributions received, net	5,177,085	5,369,505
Net cash, cash equivalents, and restricted cash provided by financing activities	2,421,262	3,061,613
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(52,720,134)	63,216,999
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, BEGINNING OF YEAR	70,605,030	7,388,031
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, END OF YEAR	$ 17,884,896	$ 70,605,030

	2022	2021
SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Purchase of property and equipment included in accounts payable	$ 590,668	$ 596,469
Assets acquired through assumption of debt/liabilities	$ -	$ 1,391,665

RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES

	2022	2021
CHANGE IN NET ASSETS	$ (221,642)	$ 4,131,767
ADJUSTMENTS TO RECONCILE CHANGE IN NET ASSETS TO NET CASH, CASH EQUIVALENTS, AND RESTRICTED CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES		
Depreciation and amortization	2,116,773	1,842,759
Gain on sale assets from business acquisition	(657,543)	-
Gain on disposal of property and equipment	-	(396,131)
Unrealized (gain) loss on investments	1,670,177	(985,336)
Change in investment in subsidiary	36,826	219,190
(Increase) decrease in operating assets		
Grant reimbursements receivable	(447,656)	1,247,916
United Way receivables	492,515	(523,847)
Related party receivables, net	193,380	(170,298)
Other receivables, net	5,076,058	(6,117,615)
Prepaid expenses	(23,054)	85,844
Increase (decrease) in operating liabilities		
Accounts payable	714,238	202,973
Accrued payroll	64,864	22,216
Related party payables	476,847	(10,402)
Other payables and accrued expenses	37,913	95,885
Deferred revenue	7,860	(224,176)
Refundable advance of PPP	-	(783,000)
Refundable advance related to grants	(60,275,530)	67,285,815
Total adjustments	(50,516,332)	61,791,793
NET UNRESTRICTED CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	$ (50,737,974)	$ 65,923,560

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

DESCRIPTION OF ORGANIZATION

The John H. Boner Community Center, Inc. d/b/a John Boner Neighborhood Centers (the Center) serves the near Eastside of Indianapolis, Indiana. The Center serves a wide variety of neighborhood residents including school-age children, at-risk youth, adults, those in need of housing, seniors, and those who are vulnerable and have special needs.

Near Eastside Holding Corporation (Near Eastside Holding) was formed as a for-profit subsidiary of the Center in 2006 to participate in the low income housing tax credit program as required by the Internal Revenue Code. Near Eastside Holding is a wholly-owned subsidiary of the Center and is a general partner in Brookside Apartments, LP, Jefferson Apartments, LP, Indy East Homes, LP, The Union at Thomas Gregg, LP, Byrne Court, LP, and New Life Manor, LP.

New Life Manor Apartments, LLC (NLM) was added as a division of the Center in April 1980 to operate housing units. The Project refinanced its mortgage loan in May 2008 and October 2016 under Section 207 pursuant to Section 223(f) of the National Housing Act for the Elderly and Handicapped, the Project's major program. The 48 unit project offers affordable housing for the low income elderly and/or handicapped. In April 2022, the assets and liabilities of NLM were acquired by New Life Manor, LP.

Boner Properties, LLC (BP) was formed to acquire housing units in order to provide affordable housing for low-income families and individuals who are homeless or at-risk of homelessness. The Center is the sole member of this LLC.

JHBCC Properties, LLC (JHBCC) was formed to acquire property adjacent to the Center that will provide for the Center's expansion in future years. The Center is the sole member of the LLC.

Parish Place, Inc. d/b/a Byrne Court Apartments (Byrne) was formed to acquire, own and operate a 50 unit apartment community. Byrne offers affordable housing under the provisions of Section 202 Direct Loan Program of the National Housing Act for the Elderly and Handicapped. The Center became the sole member of the corporation in September of 2004. As the Corporation's sole shareholder, the Center appoints the board of directors. In February 2021, Byrne's assets were transferred to Byrne Court, LP.

Brookside Commercial, LLC (Brookside Commercial) was formed in January of 2005 to take ownership of the Center's expansion through a new market tax credit arrangement. In 2013, the Center obtained 100% ownership of Brookside Commercial.

Brookside Apartments, LP (BA) was formed in 2006 to purchase the Brookside Apartment's building. Near Eastside Holding is the .01% general partner in the partnership. BA provides 24 affordable apartments.

Jefferson Apartments, LP (JA) was formed in August of 2008. The Center was the 99.99% limited partner in the partnership with Near Eastside Holding as the .01% general partner in the partnership as of December 31, 2008. During 2009, the Center transferred its limited partner interest in Jefferson Apartments to an outside investor. Near Eastside Holding remains a general partner. JA provides 20 affordable apartment units that serve as an incubator for individuals and families aspiring to become homeowners.

1. Summary of Significant Accounting Policies, Continued

Description of Organization, Continued

Near Eastside Legacy Center, LLC d/b/a Boner Fitness & Learning Center at the Chase Legacy Building (NELC) was formed in October 2010 to take ownership of the Center's expansion through a new market tax credit arrangement. The Center owns 99.99% of NELC, with Near Eastside Holding owning the remaining .01%. NELC, which is located on the campus of Arsenal Technical High School, provides fitness programs, youth development and education and other activities related to recreation, health, nutrition, and wellness.

The Union at Thomas Gregg, LP (The Union) is a 30 unit, multi-family apartment building near the Thomas Gregg Neighborhood School. Near East Holding was the .01% general partner and Cinnaire Fund for Housing Limited Partnership 33 is the 99.99% investor limited partner.

IndyEast Homes, LP (IEH) was formed in March 2017 to develop and own a 36 unit scattered site, open occupancy units on certain real estate located in Indianapolis, Marion County, Indiana. Cinnaire Fund for Housing Limited Partnership 32 is the investor limited partner owning 99.99% of IEH, with Near Eastside Holding owning the remaining .01% as the general partner.

During 2019, the Center created Marvin Gardens Construction, LLC (MG) to serve as the general contractor for the Center's affordable housing projects. The Center is the sole member of the LLC.

Byrne Court, LP (Byrne, LP) was formed in 2019 for the sole purpose of acquiring, constructing, rehabilitating, developing, improving, maintaining, owning, and operating 50 units of affordable housing located at 1411 E. Market Street. Byrne LP. was organized exclusively to provide housing facilities for persons of low and moderate income, or for persons whose income does not exceed certain poverty limitations. Cinnaire Fund for Housing Limited Partnership 35 is the investor limited partner owning 99.99% of Byrne, LP, with Near Eastside Holding owning the remaining .01% as the general partner.

New Life Manor, L.P. (NLM, LP) was formed in March 2021 to acquire, construct, rehabilitate, develop, improve, maintain, own, operate, lease, dispose of, and otherwise deal with housing facilities for persons of low and moderate income in line with section 42 of the Internal Revenue Code. During 2021, the general partner was Near Eastside Holding Corp. at .01% ownership and the Center was limited partner at 99.99% ownership when formed in 2021. In April 2022, NLM, LP acquired the remaining assets and assumed the liabilities of NLM. The limited partner became ONB Community Equity, LLC in 2022.

Inspire 10th Street, LLC was formed in May 2017 for the purpose of acquiring, owning, constructing, rehabilitating and operating commercial, multifamily affordable rental housing projects and other real estate development projects in Indianapolis. Inspire is owned by the Center (40%), Near East Area Renewal, Inc. (NEAR) (30%) and Englewood Community Development Corporation (ECDC) (30%). The Center serves as the managing member.

1. Summary of Significant Accounting Policies, Continued

Description of Organization, Continued

PR Mallory, LLC (PRM) was formed in February 2018 to develop properties formerly owned by the City of Indianapolis at the former P.R. Mallory and Company business site on East Washington Street. The project consists of a multi-tenant mixed-use campus, inclusive of two charter schools and light industrial operations. PRM was jointly owned by the Center (49%) and Englewood Community Development Corp. (51% and managing member), acting as the developers of the project. During 2019, the project successfully closed its financing and ownership changes and new entities resulted. PR Mallory MM, LLC was formed to function as the general partner of PR Mallory, LLC and to be responsible for the record keeping of the various entities and is jointly owned by the Center (49%) and Englewood Community Development Corp. (51% and managing member). In addition, PR Mallory Leverage Lender, LLC was formed to borrow and lend funds into each investment fund in the project structure and is jointly owned by the Center (49%) and Englewood Community Development Corp. (51% and managing member). PR Mallory MM, LLC owns 1% each of PR Mallory, LLC, PR Mallory Dino Manager, LLC and PR Mallory MT, LLC. The Center also has a 49% interest in the PR Mallory, LLC related entities Sawtooth, LLC and Phillip Rogers, LLC along with Englewood Development Corporation which owns the other 51% controlling interest.

Basis of Accounting and Use of Estimates

The accompanying consolidated financial statements were prepared on the accrual basis of accounting. The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of support, revenues, and expenses during the reporting period. Actual results could differ from those estimates.

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of the Center, Near Eastside Holding, NLM, BP, JHBCC, Byrne, Brookside Commercial, BA, JA, NELC, the Union, IEH, MG, Byrne, LP, and NLM, LP (collectively referred to as the Organization) which are considered related organizations. As the general partner of JA, The Union, IEH, BA, Byrne, LP, and NLM, LP, the Center and/or Near Eastside Holding has substantial control of these entities and thus consolidation is required. All material intercompany accounts and transactions between the consolidated organizations have been eliminated.

Cash and Cash Equivalents

The Organization considers all liquid investments, except restricted cash, with original maturities of three months or less to be cash equivalents. There were cash equivalents of $1,999,442 and $2,166,993 at December 31, 2022 and 2021, respectively. Accounts at the banks are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to $250,000. At December 31, 2022 and 2021, the Center held cash in excess of FDIC limits of approximately $16.5 million and $68.8 million, respectively.

1. Summary of Significant Accounting Policies, Continued

Grants Reimbursements Receivable

Grant revenue under cost – reimbursement arrangements is recognized as the costs are incurred. Management evaluates the adequacy of the allowance using a process involving consideration of historical experiences, current receivables aging information, and management's communication with the grantors and donors. All grant reimbursements are due within 1 year. At December 31, 2022 and 2021, management determined no allowance for uncollectible amounts was necessary.

Other Receivables

Other receivables include uncollateralized tenant obligations due under normal terms requiring rental payment on the 1st day of each month. Unpaid amounts remain in receivables while a tenant remains a building resident. Other receivables are stated at the billed amount for monthly tenant payments due and must be kept current as a condition of residency. NLM, LP, BP, Byrne, LP, BA, JA, and IEH receive subsidy amounts from the U.S. Department of Housing and Urban Development (HUD) that represent the difference between the HUD determined contract rent and the amount calculated for tenant payments. HUD subsidies are normally received on the 1st day of the month for the current month. Unpaid HUD subsidies represent amounts claimed by the project on a monthly voucher, but unpaid by HUD. Payments are allocated against specific rental amounts due as identified by tenants or, if unspecified, are applied to the earliest unpaid invoices.

Receivables are stated at the amount management expects to collect from outstanding balances. Management had estimated an allowance for doubtful accounts related to other receivables of $20,020 and $10,337 as of December 31, 2022 and 2021, respectively.

Investments

Consistent with Accounting Standards for Investments Held by Not-for-Profits, investments in equity securities with readily determinable fair values and all investments in debt securities are measured at fair value in the statements of financial position. All investments with an original maturity date of one year or less but greater than three months, have been considered short term investments. Investments consisted of the following at December 31:

	2022	2021
Long-term investments		
Equities	$ 5,362,023	$ 6,530,608
Corporate bonds	4,820,274	4,786,248
Cash held for future investment	195,992	106,643
HealthNet Peoples Health Center, LLC	1,090,313	1,125,142
Sawtooth, LLC	3,429	2,181
Phillip Rogers, LLC	44,257	43,082
PR Mallory, LLC, and its related entities	4,112,431	4,107,832
	$ 15,628,719	$ 16,701,736

1. Summary of Significant Accounting Policies, Continued

Investments, Continued

The Organization's cash held for future investment is recorded at cost at December 31, 2022 and 2021.

In 2016, the Organization received a contribution of a 23% interest in HealthNet Peoples Health Center, LLC, an Indiana limited liability company. The value of the Organization's investment, based on the assigned interest, was $1,300,000 at contribution date. This investment is adjusted annually based on the Organization's share of income or loss and recorded based on the equity method. Investments in PR Mallory, LLC and its related entities, Sawtooth, LLC and Phillip Rogers, LLC are also equity-method investments. These investments are adjusted annually based on the Organization's share of income or loss.

Property and Equipment

Expenditures for property and equipment and items which substantially increase the useful lives of existing assets and a cost, if purchased, or fair value, if donated, over $5,000 or more are capitalized. Expenditures for normal maintenance and repairs are expensed as incurred.

The Organization provides for depreciation on the straight-line method at rates designed to depreciate the cost of assets over the estimated useful lives of the depreciable assets of 3 to 40 years.

Refundable Advance of Paycheck Protection Program

In response to the COVID-19 pandemic, the United States federal government adopted the Coronavirus Aid, Relief and Economic Security Act ("CARES Act") which includes a Small Business Paycheck Protection Program ("PPP") under the auspices of the federal Small Business Administration ("SBA"). These funds could be used for costs related to payroll, employee health care, rent, and utilities. In April 2020, the Center received $783,000 from a financial institution under the PPP. The interest rate was 1%, the loan term was two years which began after the lender made a determination on forgiveness or 10 months after the 24-week expenditure period. However, to the extent the funds were used for qualifying expenses under the program, the Center could apply for loan forgiveness.

The Center received forgiveness in 2021. As such, the Center recognized the loan as a grant income in accordance with FASB ASC 958-605.

Refundable Advance Related to Grants

The Organization is the recipient of grants that require expenditure for specified activities before the Organization is reimbursed by the grantor for the costs incurred for eligible purposes. Documentation showing actual costs expended is included when submitting a monthly or quarterly report for reimbursement. Certain grantors pay in advance of incurring the specified costs; in those cases, the amount received in excess of amounts spent on reimbursable costs is reported as a refundable advance.

1. Summary of Significant Accounting Policies, Continued

Net Assets

The Organization maintains the following classifications of net assets:

Net Assets without Donor Restrictions

These include net assets of the Organization which may be used at the discretion of management and Board of Directors to support the Organization's purposes and operations. At December 31, 2022 and 2021, the Board has designated net assets of $1,705,976 and $1,978,399, respectively, to cover general operating expenses.

Net Assets with Donor Restrictions

These include net assets of the Organization related to gifts and grants with explicit donor-imposed restrictions that have not been met as to specified purpose, or to later periods of time or after specified dates. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets are reclassified from net assets with donor restrictions through net assets released from restrictions.

Net assets were restricted for the following purposes at December 31:

	2022	2021
NELC maintenance fund	$ 713,428	$ 713,428
Replacement reserve	89,251	205,000
Sustainability and infrastructure	318,750	743,750
Arts and culture initiatives	531,407	1,070,827
Other programs	7,646,439	5,227,214
	$ 9,299,275	$ 7,960,219

Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. These are resources whose use by the Organization is limited by donor-imposed restrictions that neither expire by being used in accordance with a donor's restriction nor by the passage of time. Net assets restricted in perpetuity were $7,400,000 at December 31, 2022 and 2021. See Note 10.

Contributions and Pledges

Contributions are recognized when the donor makes an unconditional promise to give to the Organization and are recorded at their fair values as revenues and assets in the period the promise was received. Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire in the year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions through net assets released from restrictions in the statements of activities.

Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

CONTRIBUTIONS AND PLEDGES, CONTINUED

The Organization reports gifts of land, buildings, and equipment as support without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as support with donor restrictions. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

GOVERNMENT GRANTS

Support funded by grants is recognized as the Organization performs the contracted services under grant agreements. Grant revenue is recognized as earned as the expenses are incurred. Grant expenditures are subject to audit and acceptance by the granting agency and, as a result of such audit, adjustments could be required.

IN-KIND CONTRIBUTIONS

Contributions of services are recognized as revenue at their estimated fair value when the services received create or enhance nonfinancial assets or require specialized skills possessed by the individuals providing the service and the service would typically need to be purchased if not donated.

In addition to receiving contributions of service, the Organization receives donated goods. It is the policy of the Organization to record the estimated fair market value of certain in-kind donations as an expense in its statements of activities or as assets in the statements of financial position and similarly increase contributions by a like amount. These amounts have been treated as non-cash transactions and excluded from the accompanying statements of cash flows. All donated services and goods were utilized by the Organization's program services.

Donated goods are valued at comparable prices for similar items. Donated services are valued at the standard hourly rates charged for those services. There were no donor-imposed restrictions associated with the donated services and goods.

For the years ended December 31, the in-kind contributions are as follows:

	2022	2021
Meals and food	$ 128,465	$ 110,595
Supplies and equipment	102,311	48,985
Professional services	95,029	133,888
	$ 325,805	$ 293,468

EXPENSE ALLOCATION

Salaries and related expenses are charged to program services, management and general, and fundraising based upon estimated time spent by personnel on the related areas. Direct expenses are charged to the categories to which the expenses relate. Occupancy expenses are allocated based upon actual utilization of space.

1. Summary of Significant Accounting Policies, Continued

Expense Allocation, Continued

The Organization had the following expense allocation for the years ended December 31:

2022	Program Services	Management and General	Fundraising	Total
Personnel costs	$ 5,150,592	$ 893,899	$ 41,078	$ 6,085,569
Specific assistance	92,705,948	-	-	92,705,948
Professional services	6,733,069	365,269	3,454	7,101,792
Occupancy	1,254,841	768,837	-	2,023,678
Depreciation and amortization	1,938,863	177,910	-	2,116,773
Other operational	667,194	110,544	98,622	876,360
	$ 108,450,507	$ 2,316,459	$ 143,154	$ 110,910,120

2021	Program Services	Management and General	Fundraising	Total
Personnel costs	$ 3,747,739	$ 867,368	$ 58,138	$ 4,673,245
Specific assistance	53,568,827	1,000	-	53,569,827
Professional services	3,125,879	464,026	-	3,589,905
Occupancy	1,458,088	16,521	-	1,474,609
Depreciation and amortization	1,651,770	190,989	-	1,842,759
Other operational	654,824	166,826	42,905	864,555
	$ 64,207,127	$ 1,706,730	$ 101,043	$ 66,014,900

New Accounting Pronouncements

In 2022, the Organization adopted Accounting Standards Update (ASU) 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. The new guidance requires nonprofit entities to present contributed nonfinancial assets as a separate line item in the statement of activities, apart from contributions of cash and other financial assets. The standard also increases the disclosure requirements around contributed nonfinancial assets, including disaggregating by category the types of contributed nonfinancial assets a nonprofit entity has received. See Note 1 description above.

1. Summary of Significant Accounting Policies, Continued

New Accounting Pronouncements, Continued

In February 2016, the Financial Accounting Standards Board (FASB) issued guidance (Accounting Standards Codification [ASC] 842, *Leases*) to increase transparency and comparability among organizations by requiring the recognition of right-of-use (ROU) assets and lease liabilities on the statement of financial position. Most prominent among the changes in the standard is the recognition of ROU assets and lease liabilities by lessees for those leases classified as operating leases. Under the standard, disclosures are required to meet the objective of enabling users of financial statements to assess the amount, timing, and uncertainty of cash flows arising from leases. The Organization adopted the standard effective January 1, 2022; however, the standard had no impact on the Organization's financial statements as of December 31, 2022.

Subsequent Events

Subsequent events have been considered through September 15, 2023, which was the date the financial statements were available to be issued. See Note 15.

2. Tax Status

The Center and Byrne are not-for-profit corporations, exempt from income tax under Section 501(c)(3) of the U.S. Internal Revenue Code. Accordingly, no provision is made for federal or state income taxes or income tax effects. The Center and Byrne are not considered private foundations as defined in Section 509(a) of the Internal Revenue Code.

MG, NLM, BP, Brookside Commercial, and JHBCC are single-member LLCs of the Center and as such are treated as disregarded entities for income tax purposes.

BA, JA, IEH, The Union, Byrne, LP, and NLM, LP are partnerships. In lieu of corporation income taxes, the partners report their proportionate share of the partnerships' income

NELC is an LLC. In lieu of corporation incomes taxes, the LLC members report their proportionate share of the LLC's income.

3. Available Resources and Liquidity

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. A significant portion of the Organization's restricted funding is related to development, housing, and the real estate activities of the Organization. In those cases, liquidity is managed utilizing various sources of capital to meet the financial needs of restricted activities. This includes utilization of short-term predevelopment and construction loans provided by third parties and could include utilization of the Organization's self-managed IndyEast Economic Loan fund valued at $527,747.

To help manage unanticipated liquidity needs, the Organization has a committed line of credit in the amount of $2,000,000 which it can draw upon. See Note 8.

3. Available Resources and Liquidity, Continued

The Organization receives significant funding with donor restrictions to be used in accordance with the associated purpose restrictions. The Organization has an endowment fund with a value of $7,319,257 and $8,523,783 as of December 31, 2022 and 2021, respectively, with perpetual restrictions on the corpus. Although the Organization does not intend to spend from the principal of the endowment fund, earnings from the endowment fund could be made available for general and/or designated expenditures as part of its annual budget approval and appropriation process. However, should the baseline value of the endowment be equal to or less than $7.4 million, the maximum allocable basis shall be 2% of the endowment. See Note 10.

The table below presents financial assets available for general expenditures within one year at December 31:

	2022	2021
Financial assets at year-end		
Cash	$ 9,606,513	$ 2,288,169
Cash – restricted	8,278,383	68,316,861
Grant reimbursements receivable	1,986,593	1,538,937
United Way receivables	520,799	1,013,314
Related party receivables	103,996	297,376
Notes receivables, net	2,481,241	2,313,100
Other receivables, net	1,117,118	6,193,176
Investments	15,628,719	16,701,736
Total financial assets available	39,723,362	98,662,669
Financial assets not available		
Investments in closely-held companies	(5,250,430)	(5,278,237)
Long-term notes receivable	-	(2,313,100)
Board designated net assets	(1,705,976)	(1,978,399)
Cash – restricted	(8,278,383)	(68,316,861)
Net assets with donor imposed restrictions – time and purpose	(9,299,275)	(7,960,219)
Net assets with donor imposed restrictions – in perpetuity	(7,400,000)	(7,400,000)
Total financial assets not available for use	(31,934,064)	(93,246,816)
Financial assets available to meet general expenditures within one year	$ 7,789,298	$ 5,415,853

4. CASH - RESTRICTED

NLM, BP, BA, JA, TU, IEH, Byrne, LP, and NLM, LP maintain cash balances that are to be used for future capital projects and other purposes. NLM, Byrne, BA, and JA are required to set aside amounts for the replacement of property and other expenditures. For NLM, Byrne, LP, and NLM, LP, HUD restricted deposits are held in separate accounts and generally are not available for operating purposes. Accordingly, these amounts have been recorded as restricted on the statement of financial position. Cash restricted for replacement reserve and other purposes was $1,237,324 and $1,000,270 at December 31, 2022 and 2021, respectively.

The Center maintains a cash balance that is to be used for the Super Bowl Legacy project. The restricted deposits are held in a separate account and are not available for general operating purposes. This amount has been recorded as restricted cash on the statement of financial position. Cash restricted for the Super Bowl Legacy project was $27,737 at December 31, 2022 and 2021.

The Center has cash restricted for the Assets for Independence program of $3,037 at December 31, 2022 and 2021.

The Center has cash restricted to be spent for rental assistance of $7,010,285 and $67,285,815 at December 31, 2022 and 2021, respectively.

5. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Center has adopted Accounting Standards for Fair Value Measurements, which define fair value as the price that would be received for an asset or paid to transfer a liability (exit price) in an orderly transaction between market participants at the measurement date. These standards also establish a three-level fair value hierarchy for disclosure that prioritizes valuations based on whether the significant inputs used to estimate fair value are observable, giving highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and lowest priority to valuations primarily based on unobservable inputs (level 3 measurements).

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date. Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. Level 3 inputs are unobservable inputs for the asset or liability. Assets measured at fair value on a recurring basis at December 31, are as follows:

2022		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equity securities	$ 5,362,023	$ 5,362,023	$ -	$ -
Corporate bonds	4,820,274	4,820,274	-	-
Total investments	$ 10,182,297	$ 10,182,297	$ -	$ -

5. Fair Value of Financial Instruments, Continued

2021		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equity securities	$ 6,530,608	$ 6,530,608	$ -	$ -
Corporate bonds	4,786,248	4,786,248	-	-
Total investments	$ 11,316,856	$ 11,316,856	$ -	$ -

Fair values for investments are determined by reference to quoted market prices and other relevant information generated by market transactions.

Investments are recorded at fair value in the consolidated statements of financial position. Unrealized gains and losses represent the change in fair value of investments during the period and are recorded in the statement of activities. The cost of corporate bonds and equities was $8,993,999 and $8,983,724 at December 31, 2022 and 2021, respectively.

6. Notes Receivable

a. In December 2017, the Center entered into a loan agreement with Inspire. The loan funds, including interest, advanced on an as needed basis to Inspire up to $400,000 at an annual interest rate of 1%. In 2019, the Center extended another $100,000 to Inspire under this same loan.

b. During December 2020, the Center entered into a loan agreement with Inspire. The loan agreement allows for borrowings up to $2,000,000. The Center has waived interest and origination fees for this loan. The loan proceeds must be used for the development and rehabilitation of certain premises in the 10th Street Art + Design District. In 2022, the loan maximum was increased to $3,000,000.

The balance on these loans was $2,481,241 and $2,313,100 at December 31, 2022 and 2021, respectively. The loan balances and any interest are due in December 2023.

7. PROPERTY AND EQUIPMENT

The Organization's property and equipment consists of the following at December 31:

	2022	2021
Buildings	$ 41,267,431	$ 37,442,209
Leasehold improvements	454,804	436,766
Furnishings and office equipment	6,769,680	6,048,808
Autos and trucks	339,801	236,651
	48,831,716	44,164,434
Accumulated depreciation	(16,960,026)	(17,071,641)
	31,871,690	27,092,793
Land and land improvements	4,074,536	4,074,536
Construction in progress	3,647,097	4,823,511
	$ 39,593,323	$ 35,990,840

At December 31, 2022 and 2021, interest of $24,957 and $38,427, respectively, was capitalized as a part of property and equipment when constructed using loan proceeds. At December 31, 2022 and 2021, construction in process relates to the multiple property renovations under Byrne, LP and NLM, LP and technology projects in process at the Center.

8. LINE OF CREDIT

The Center has a revolving line of credit with a bank for $2,000,000, which can be cancelled and collected by the financial institution with a 90 day notice. Interest payable on the line of credit is calculated monthly at the Prime Index rate plus 0.05% (7.55% and 3.30% at December 31, 2022 and 2021). Borrowings under this agreement are collateralized by the Center's assets. There was no outstanding balance at December 31, 2022 or 2021.

9. NOTES AND MORTGAGES PAYABLE

Notes and mortgages payable consist of the following at December 31:

	2022	2021
a. NLM had a mortgage that was payable in monthly installments of $5,808 including principal and interest of 2.90% through November 2051. The mortgage included a prepayment premium through November 2026. The mortgage also required monthly deposits to a reserve and replacement fund. Mortgage was assumed by NLM, LP during 2022.	$ 1,363,362	$ 1,393,059

9. Notes and Mortgages Payable, Continued

b. Brookside Apartments obtained a mortgage from IFF in the amount of $315,000. The mortgage is payable in monthly installments of $1,946 including principal and interest of 5.375% through September 2024. The loan is secured by a mortgage on certain real estate and is subject to a prepayment penalty through March 2024.	205,208	217,184
c. The Union obtained a construction loan in October 2019 in the amount of $500,000 which bears interest at 3.00% per annum and matures December 2035. Beginning December 1, 2021, the loan requires month payments of principal and interest of $25,510.	478,708	489,490
d. IEH obtained a loan in the maximum amount of $330,000 which bears interest at 5.50% per annum and will be due in November 2034. Beginning November 2019, the loan requires quarterly payments of principal and interest.	282,491	299,234
e. IEH has a construction loan that converted in November 2019. The loan bears interest at 3.00% per annum and is due November 2034. Beginning December 2020, the loan requires annual payments of principal and interest equal to the lesser of $10,371 or 100% of net cash flow as defined in the Partnership Agreement.	190,087	194,618
f. Byrne, LP has a mortgage loan with an original amount of $1,422,836. The loan is insured by HUD under Section 207 pursuant to Section 223(f) of the National Housing Act, as amended. The mortgage loan, due May 2043, is payable in monthly installments of $7,368, which includes principal, and interest of 3.08% per annum. The loan includes a prepayment premium through September 2026.	1,338,831	1,385,239
g. Byrne, LP entered into an agreement with a financial institution in February 2021 to provide a construction loan in the maximum of $4,000,000. During construction and through the maturity date of February 1, 2023, interest-only payments are due monthly with interest accruing on the unpaid balance at the prime rate with a floor of 3.25% (7.5% at December 31, 2022). This loan was paid in full in during the year ended, December 31, 2022.	-	2,305,335

9. Notes and Mortgages Payable, Continued

h. NLM obtained a construction loan in April 2022 in the maximum amount of $3,537,342 which bears interest at the prime rate with a minimum of 3.25% (7.5% at December 31, 2022) and matures October 2023. The loan is secured by a mortgage on certain real estate.	1,230,464	-
	5,089,151	6,284,159
Less: current maturities	(1,354,959)	(120,132)
Less: unamortized financing fees	(106,376)	(112,418)
	$ 3,627,816	$ 6,051,609

Aggregate maturities of notes payable are as follows for the years ending December 31:

2023	$ 1,354,959
2024	308,264
2025	119,732
2026	123,882
2027	128,171
Thereafter	3,054,143
	$ 5,089,151

Financing fees expended in accordance with promissory notes are recorded at cost and amortized over the lives of the promissory notes.

10. Net Assets With Donor Restrictions – Perpetual Endowment Funds

The Organization's endowment consists of funds held in perpetuity established to support a variety of charitable purposes. 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.

Application of UPMIFA

Management has interpreted the Uniform Prudent Management of Institutional Funds Act ("UPMIFA") as requiring the preservation of the fair value of the original gift as of the gift date of the perpetual endowment funds absent explicit donor stipulations to the contrary. As a result of the interpretation, the Organization classifies as net assets held in perpetuity (a) the original value of gifts donated to the perpetual endowment funds, (b) the original value of subsequent gifts to the perpetual endowment funds, and (c) accumulation to the perpetual made in accordance with the direction of the applicable donor gift instrument at the time the accumulations are added to the fund. At the present time, the Organization has one perpetual endowment fund.

10. Net Assets With Donor Restrictions – Perpetual Endowment Funds, Continued

Application of UPMIFA, Continued

In accordance with UPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate perpetual endowment funds:

1) The duration and preservation of the perpetual endowment fund
2) The purposes of the Organization and the perpetual endowment fund
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
7) The investment policies of the Organization

Return Objectives and Risk Parameters

The Organization has adopted investment and spending policies for assets held for the perpetual endowment fund that attempt to provide a predictable stream of funding while seeking to maintain the purchasing power of the perpetual endowment fund assets. Under this policy, the perpetual endowment fund would seek to achieve a total return (income and appreciation) of 7.25% over a full market cycle (8-10 years). The Organization will evaluate its investments by comparing actual investment performance to various applicable benchmarks. The Organization expects its perpetual endowment fund investments to meet or exceed these benchmarks over time. Actual returns in any given year may vary from these benchmarks.

Spending Policy and How the Investment Objectives Relate to Spending Policy

The Organization's spending policy provides for up to 5% of the fund value to be available for spending annually. However, the Organization will not allow the perpetual endowment fund to drop below the Historic Dollar Value of the original permanent gift. Any perpetual endowment fund deficiencies will be made whole before any further spending can occur in accordance with the Organization's spending policy. To the extent that there are gains above the original value of the fund dollar amount and timing of any distribution of funds will be at the discretion of the Board of Directors and management.

Funds withdrawn from the perpetual endowment fund shall be for purposes set forth by the Board of Directors and shall consider the following factors: (a) opportunities to use funds to leverage other funding, private or public, in support of the Organization's activities; (b) investments in technology, capital, human resources or other expenditures which support the Organization's activities; (c) to support sufficient management capacity, personnel and infrastructure needed for the effective operations and long term growth of the Center; (d) covering short-term deficits in direct service programs, as long as funds expended are serving as a temporary source of funding and an acceptable plan is in place to bridge to other resources or funding source; and (e) investments in community development efforts and partners organizations that support long term goals of the Center and the neighborhood.

10. Net Assets With Donor Restrictions – Perpetual Endowment Funds, Continued

Expenditures of Funds

All decisions relative to the expenditure of institutional funds must assess the uses, benefits, purposes and duration for which the fund was established, and if relevant, consider the factors:

1) The duration and preservation of the institutional fund;
2) Purposes of the Center and the fund;
3) General economic conditions;
4) Possible effect of inflation or deflation;
5) Expected total return from income and appreciation of investments;
6) Other organizational resources;
7) All applicable investment policies; and
8) Where appropriate, alternatives to spending from the institutional fund and the possible effects of those alternatives

For each decision to appropriate institutional funds for expenditure, an appropriate contemporaneous record should be kept and maintained describing the nature and extent of the consideration that the appropriate body gave to each of the stipulated factors.

From time to time, certain donor-restricted endowment funds may have fair values that are less than the amount required to be maintained by donors or by law (underwater endowments). The Organization has interpreted UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law. At December 31, 2022, funds with original gift values of $7,400,000, fair values of $7,319,257, and deficiencies of $80,743 were reported in net assets with donor restrictions. During the year, the Organization did not appropriate any expenditure from underwater endowments.

The change in endowment net assets is as follows for the years ended December 31:

2022	Without Donor Restrictions	With Donor Restrictions – Held in Perpetuity	Total
Perpetual Endowment net assets, beginning of year	$ 1,123,783	$ 7,400,000	$ 8,523,783
Contributions	110,056	-	110,056
Investments losses, net	(1,314,582)	-	(1,314,582)
Endowment net assets, end of year	$ (80,743)	$ 7,400,000	$ 7,319,257

10. Net Assets With Donor Restrictions – Perpetual Endowment Funds, Continued

2021	Without Donor Restrictions	With Donor Restrictions – Held in Perpetuity	Total
Perpetual Endowment net assets, beginning of year	$ 770,379	$ 7,400,000	$ 8,170,379
Distributions	(543,321)	-	(543,321)
Investments income, net	896,725	-	896,725
Endowment net assets, end of year	$ 1,123,783	$ 7,400,000	$ 8,523,783

11. Related Party Transactions

The Center had a $28,300 and $263,940 receivable from the Near Eastside Innovation School Corporation at December 31, 2022 and 2021, respectively. The CEO of the Center is a board member of this organization.

At December 31, 2022 and 2021, the Center had a $70,896 and $31,036 receivable due from an organization of which the Center owns 49%, respectively. At December 31, 2022 and 2021, respectively, the Center had a $4,800 and $2,400 receivable due from an organization of which the Center owns 23%.

At December 31, 2022 and 2021, the Center had a $164,962 and $110,398, respectively payable to an organization of which the Center owns 49%.

BMO Harris Bank is entitled to receive an asset management fee from JA, per the partnership agreement, in the amount of $2,500 per year. The cumulative fee is payable out of available cash flow, as defined in the partnership agreement. Fees of $2,500 were earned in the years ended 2022 and 2021. A Center board member is an employee of BMO Harris Bank.

Great Lakes Capital Fund for Housing Nonprofit Housing Corporation, a limited partner of BA, is entitled to receive an annual investor services fee from BA in the amount of $1,500 per year. The noncumulative fee is payable out of available cash flow, as defined in the partnership agreement. No fee was earned in 2022 or 2021.

IEH pays an annual investor services fee to its Investor Limited Partner. During 2022 and 2021, a fee of $3,033 and $2,864 was earned and $5,650 and $5,481 remains payable at December 31, 2022 and 2021, respectively.

The Union shall pay an annual investor service fee to its Investor Limited Partner commencing in 2021 and increasing 3% per year thereafter. During the year ended December 31, 2022, investor services fees of $3,090 were earned and at December 31, 2022 remains payable. During the year ended December 31, 2021, investor services fees of $3,000 were earned and at December 31, 2021 remains payable.

BMO Harris Bank is entitled to receive an asset management fee from Byrne, LP, per the partnership agreement, in the amount of $5,000 per year. The cumulative fee is payable out of available cash flow, as defined in the partnership agreement. Fees of $5,000 were earned in the year ended 2022 and 2021, respectively. The outstanding balance at December 31, 2022 was $10,150 and $5,000, respectively. A Center board member is an employee of BMO Harris Bank.

11. Related Party Transactions, Continued

In December 2019, Byrne, LP entered into a consulting agreement with Milestone Ventures, LLC totaling $655,000 for the development of Byrne, L.P. housing project. During 2022, total fees of $655,000 has been earned and capitalized into property and equipment. The amount still due at December 31, 2022 is $401,460. During 2021, $393,000 in service fees was earned and $205,800 in fees remained payable as of December 31, 2021. A key member of management of Milestone Ventures, LLC is on the Board of Directors of the Center. The Center was the initial limited partner of Byrne, LP.

In 2022, NLM, LP entered into a consulting agreement with Milestone Ventures, LLC for the development of the NLM, LP housing project. This agreement provides for a total consulting fee of $632,400. As of December 31, 2022, $379,224 of this fee has been earned and capitalized into property and equipment. During 2022, $158,010 of the consulting fee was paid. The amount due at December 31, 2022 was $221,214. A key member of management of Milestone Ventures, LLC is on the Board of Directors of the Center.

12. Contingencies and Commitments

Near Eastside Holding has executed a guaranty agreement for BA and JA under which they guarantee to advance funds to the extent needed to make operating deficit contributions. In addition, they guarantee to advance funds to the extent needed to make all payments to the operating and replacement reserves, to return limited partner contributions due to tax credit shortfalls, to purchase the limited partner's interest in the Partnerships, and to make a capital contribution sufficient to satisfy any remaining unpaid portion of the development fee in the event the entire development fee has not been paid within 15 years of completion of the project. No funds were advanced in 2022 or 2021.

In accordance with the Partnership Agreement, operating deficits incurred prior to 15 years from and after the date The Union achieves Underwritten Operations which are not paid from the Operating Reserves, will be funded by funds loaned from the General Partner to The Union. The General Partner's obligation shall not exceed six months' operating expenses and required replacement reserves or $92,637. The amounts advanced are to be treated as unsecured, non-interest-bearing loans. No funds were advanced in 2022 or 2021.

Per the guaranty agreement, Near Eastside Holding and the Center will advance funds to The Union to the extent needed to make operating deficit contributions. In addition, it guarantees to advance funds to the extent needed to make all payments to the operating and replacement reserves, to return Investor Limited Partner contributions due to tax credit shortfalls, to purchase the Investor Limited Partner's interest in the Partnership if the Investor Limited Partner executes its put right, and to make the payment by the General Partner of a capital contribution sufficient to satisfy any remaining unpaid portion of the development fee that has not been paid. No funds were advanced in 2022 or 2021.

The Union has qualified for and been allocated low-income housing tax credits under Section 42 of the Internal Revenue Code ("Section 42") which regulates the use of the Project as to occupant eligibility and gross unit rent, among other requirements. Tenants must meet certain income age qualifications to live in the apartments and rents paid by the tenants cannot exceed limits established by Section 42. In addition, the land is subject to an extended use agreement even if The Union disposes of the Project.

12. Contingencies and Commitments, Continued

Near Eastside Holding, as the general partner of IEH, agrees that if at any time prior to the expiration of fifteen years from and after the date IEH achieves Underwritten Operation Operating Deficits are not fully paid from the Partnership Operating Reserve, Near Eastside Holding shall loan to IEH the funds required to pay such Operating Deficits, provided, however, that such obligation to fund Operating Deficits not exceed, in the aggregate, the sum of $128,000, provided that the Operating Reserve was fully funded from the Investor Limited Partners' Fourth Capital Contribution. Any operating deficits occurring between the date of Underwritten Operations and final funding of the Operating Reserve which have not been paid from the Operating Reserve will be funded by the Near Eastside Holding and will be reimbursed upon final funding of the Operating Reserve. Any payment made pursuant to the Operating Deficit Guarantee will be considered operating deficit loans and will bear interest at the Prime Rate. The Operating Deficit Guaranty will be released 5 years from the date IEH achieves Underwritten Operations and 92% Qualified Occupancy, as defined in the Amended and Restated Partnership Agreement.

IEH has also qualified for low income housing tax credits pursuant to IRC Section 42, which regulates the use of the property as to occupant eligibility and unit gross rent, among other requirements. The property must meet the provision of these regulations during each of the 15 consecutive years in order to continue to qualify to receive the tax credits. In addition, IEH has executed a Land Use Restriction Agreement which requires the utilization of the property pursuant to IRC Section 42 for a minimum of 30 years (unless IEH is able to elect out after 15 years), even if IEH disposes of the property. Failure to comply with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period, could result in monetary penalties.

In addition, IEH's failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest.

In 2021, MG committed to a construction contract in connection with the Byrne, LP for approximately $4,000,000. As of December 31, 2022, the contract was approximately 99% complete.

In accordance with the Partnership Agreements of Byrne, LP and NLM, LP, operating deficits incurred prior to 15 years from and after the date the partnerships achieve Underwritten Operations which are not paid from the Operating Reserves, will be funded by funds loaned from the Near Eastside Holding, as the general partner, to the partnerships. Near Eastside Holding's obligation shall not exceed six months' operating expenses, replacement reserves and hard debt (estimated to be $200,894 for Byrne, LP and $95,088 for NLM, LP). The amounts advanced are to be treated as unsecured, non-interest-bearing loans. No funds were advanced in 2022 or 2021.

MG has committed to a construction contract in connection with the NLM, LP for approximately $3,700,000. As of December 31, 2022, the contract was approximately 61% complete.

13. FEDERAL, STATE, AND LOCAL GRANT AWARDS

In accordance with guidelines established by the Indiana State Board of Accounts, this federal, state, and local grant information was included to aid in the verification of Indiana financial assistance on the Entity Annual Report (E-1).

Program Name	Grantor Name	Assistance Listing Number	Revenue	Expense	Funding Type
Learning Loss Grant	State Department of Education	N/A	$ 511,892	$ 511,892	State or local government
Support of COVID-19 Relief Efforts	City of Indianapolis, Department of Metropolitan Development	N/A	-	262,848	State or local government
EDGE Parent & Guardian Program	Drug Free Marion County	N/A	26,255	26,255	State or local government
CDBG – Entitlement Grants Cluster – Community Development Block Grants/Entitlement Grants	City of Indianapolis Marion County	14.218	112,911	112,911	Federal grant passed through state or local government
Housing Stability for School Success - Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	The Indianapolis Housing Authority	14.856	589,403	589,403	Federal grant passed through state or local government
Innovation in Community-Based Crime Reduction	U.S. Department of Justice	16.817	352,404	352,404	Direct federal grant
Volunteer Income Tax Assistance Grant (VITA) Matching Grant Program	United Way of Central Indiana, Inc.	21.009	47,128	47,128	Federal grant passed through state or local government
Emergency Rental Assistance Program	Indiana Housing & Community Development Authority &City of Indianapolis – DMD – Office of Public Health	21.023	97,033,320	97,033,320	Federal grant passed through state or local government
Full Service Community Schools Program	U.S. Department of Education	84.215J	590,819	590,819	Direct federal grant

13. FEDERAL, STATE, AND LOCAL GRANT AWARDS, CONTINUED

Promise Neighborhoods	U.S. Department of Education	84.215N	1,541,710	1,541,710	Direct federal grant
21st Century Community Learning Centers	Near Eastside Innovation School Corp	84.287	127,234	127,234	Federal grant passed through state or local government
21st Century Community Learning Centers	Indiana Department of Education	84.287	406,909	406,909	Federal grant passed through state or local government
Special Programs for the Aging, Title III, Part B, Grants for Supportive Services and Senior Centers	Central Indiana Council on Aging	93.044	339	339	Federal grant passed through state or local government
Teenage Pregnancy Prevention TPP Optimally Changing the Map of Teen Pregnancy in IN	Indiana Department of Health-LifeSmart Youth	93.297	38,027	38,027	Federal grant passed through state or local government
Low-Income Home Energy Assistance Program	Indiana Housing and Community Development Authority	93.568	1,785,670	1,785,670	Federal grant passed through state or local government
Total funding			$ 103,164,021	$ 103,426,869	

14. SUBSEQUENT EVENTS

On August 31st 2023, Great Lakes Capital Fund for Housing Limited Partnership XV and Great Lakes Capital Fund for Housing 5/3 Fund I Limited Partnership, transferred their general partner interest in Brookside Apartments, L.P. to The John H. Boner Community Center, Inc ("the Center"). The Center, as the limited partner, owns a 99.99% interest in Brookside Apartments L.P. with the Near Eastside Holdings Corporation owning the remaining .01% as the General Partner.

In July 2023, the Center commenced work on a capital improvement plan to renovate the commercial space in Brookside Apartments, L.P. with funding from United Way of Central Indiana, U.S Department of Health and Human Services and the Center's own funds. This funding will enable the Center to make approximately $2.1 million in capital improvements to better serve the community.

SUPPLEMENTARY INFORMATION

THE JOHN H. BONER COMMUNITY CENTER, INC. D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2022

	SOCIAL SERVICES	NEW LIFE MANOR APARTMENTS	BONER PROPERTIES, LLC	JHBCC PROPERTIES, LLC	BROOKSIDE COMMERCIAL, LLC	BROOKSIDE APARTMENTS, LP	JEFFERSON APARTMENTS, LP	NEAR EAST SIDE LEGACY CENTER, LLC	THE UNION AT THOMAS GREGG, LP	INDYEAST HOMES, LP	MARVIN GARDENS CONSTRUCTION, LLC	BYRNE COURT, LP	NEW LIFE MANOR, LP	ELIMINATIONS	TOTAL
CURRENT ASSETS															
Cash and cash equivalents	$ 9,233,638	$ -	$ 33,429	$ -	$ 11,122	$ 5,495	$ 17,112	$ 17,205	$ 4,233	$ 35,049	$ 202,440	$ 25,304	$ 21,486	$ -	$ 9,606,513
Cash - restricted	7,041,059	-	84,165	-	-	133,175	87,940	-	212,023	191,930	-	258,132	269,959	-	8,278,383
Grant reimbursements receivable	1,986,593	-	-	-	-	-	-	-	-	-	-	-	-	-	1,986,593
United Way receivables	520,799	-	-	-	-	-	-	-	-	-	-	-	-	-	520,799
Related party receivables, net	6,923,471	-	1,007,795	-	64,917	-	-	4,821,879	-	33,411	383,156	-	-	(13,130,633)	103,996
Notes receivable, current portion	2,581,241	-	-	-	-	-	-	-	-	-	-	-	-	(100,000)	2,481,241
Other receivables, net	1,039,298	-	3,218	-	-	1,870	7,985	-	10,770	41,383	-	11,606	988	-	1,117,118
Prepaid expenses	35,098	-	5,570	-	24,415	3,861	5,557	2,610	50,405	6,610	-	53,527	4,432	(13,901)	178,184
Lease inducement fees, net	-	-	-	-	-	-	-	656,250	-	-	-	-	-	(656,250)	-
Investment in subsidiaries	2,048,208	-	-	-	-	-	-	-	-	-	-	-	-	(2,048,208)	-
Total current assets	31,409,405	-	1,134,177	-	100,454	144,401	118,594	5,497,944	277,431	308,383	585,596	348,569	296,865	(15,948,992)	24,272,827
INVESTMENTS	15,628,719	-	-	-	-	-	-	-	-	-	-	-	-	-	15,628,719
NOTES RECEIVABLE, NET OF CURRENT PORTION	20,041,328	-	-	-	-	-	-	-	-	-	-	-	-	(20,041,328)	-
PROPERTY AND EQUIPMENT, NET	892,960	-	1,815,251	198,625	3,096,244	2,329,363	3,093,344	7,585,019	6,662,393	5,320,011	-	6,832,306	4,487,478	(2,719,671)	39,593,323
Total assets	$ 67,972,412	$ -	$ 2,949,428	$ 198,625	$ 3,196,698	$ 2,473,764	$ 3,211,938	$ 13,082,963	$ 6,939,824	$ 5,628,394	$ 585,596	$ 7,180,875	$ 4,784,343	$ (38,709,991)	$ 79,494,869
CURRENT LIABILITIES															
Accounts payable	$ 1,968,246	$ -	$ 8,394	$ -	$ 47,730	$ 3,884	$ -	$ 8,235	$ 5,594	$ 8,371	$ 229,362	$ 91,050	$ 31,664	$ -	$ 2,402,530
Accrued payroll	300,826	-	-	-	-	-	-	-	-	-	-	-	-	-	300,826
Related party payables	4,193,858	-	-	29,152	2,047,491	9,577	606,597	707,356	22,687	224,662	-	401,460	356,635	(7,792,949)	806,526
Other payables and accrued expenses	2,609,766	-	8,736	-	-	802,141	2,827,038	55,097	123,637	187,394	111,794	314,410	244,521	(6,618,946)	665,588
Deferred revenue	669,003	-	-	-	-	1,522	1,013	-	5,395	47	-	12,691	3,026	(656,250)	36,447
Refundable advance related to grants	7,010,285	-	-	-	-	-	-	-	-	-	-	-	-	-	7,010,285
Current maturities of notes and mortgages payable	-	-	-	-	-	12,636	-	-	11,150	122,284	-	47,857	1,261,032	(100,000)	1,354,959
Total current liabilities	16,751,984	-	17,130	29,152	2,095,221	829,760	3,434,648	770,688	168,463	542,758	341,156	867,468	1,896,878	(15,168,145)	12,577,161
LONG-TERM LIABILITIES															
Notes and mortgages payable, net of current portion and financing fees of $106,376	-	-	-	-	-	852,407	1,290,753	13,858,875	967,558	1,280,294	-	1,748,338	1,772,459	(18,142,868)	3,627,816
Total liabilities	16,751,984	-	17,130	29,152	2,095,221	1,682,167	4,725,401	14,629,563	1,136,021	1,823,052	341,156	2,615,806	3,669,337	(33,311,013)	16,204,977
NET ASSETS (ACCUMULATED DEFICIT)															
Without donor restrictions - controlling interest	34,610,404	-	2,843,047	169,473	1,101,477	345,484	443,699	(1,546,600)	66,053	91,007	244,440	59	95,451	(5,398,978)	33,065,016
Minority interest in net assets without donor restrictions	-	-	-	-	-	446,113	(1,957,162)	-	5,737,750	3,714,335	-	4,565,010	1,019,555	-	13,525,601
Total net assets (accumulated deficit) without donor restrictions	34,610,404	-	2,843,047	169,473	1,101,477	791,597	(1,513,463)	(1,546,600)	5,803,803	3,805,342	244,440	4,565,069	1,115,006	(5,398,978)	46,590,617
With donor restrictions - time and purpose	9,210,024	-	89,251	-	-	-	-	-	-	-	-	-	-	-	9,299,275
With donor restrictions - in perpetuity	7,400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	7,400,000
Total net assets (accumulated deficit)	51,220,428	-	2,932,298	169,473	1,101,477	791,597	(1,513,463)	(1,546,600)	5,803,803	3,805,342	244,440	4,565,069	1,115,006	(5,398,978)	63,289,892
Total liabilities and net assets (accumulated deficit)	$ 67,972,412	$ -	$ 2,949,428	$ 198,625	$ 3,196,698	$ 2,473,764	$ 3,211,938	$ 13,082,963	$ 6,939,824	$ 5,628,394	$ 585,596	$ 7,180,875	$ 4,784,343	$ (38,709,991)	$ 79,494,869

	SOCIAL SERVICES	NEW LIFE MANOR APARTMENTS	BONER PROPERTIES, LLC	JHBCC PROPERTIES, LLC	BYRNE COURT APARTMENTS	BROOKSIDE COMMERCIAL, LLC	BROOKSIDE APARTMENTS, LP	JEFFERSON APARTMENTS, LP
CURRENT ASSETS								
Cash and cash equivalents	$ 1,339,883	$ 124,137	$ 173,056	$ -	$ 580	$ 3,524	$ 22,767	$ 15,799
Cash - restricted	67,316,591	127,552	72,025	-	-	-	129,062	79,269
Grant reimbursements receivable	1,538,937	-	-	-	-	-	-	-
United Way receivables	1,013,314	-	-	-	-	-	-	-
Related party receivables, net	7,456,700	-	1,177,325	-	-	95,150	7,899	-
Notes receivable, current portion	100,000	-	-	-	-	-	-	-
Other receivables, net	6,141,429	-	496	-	-	-	3,515	6,596
Prepaid expenses	56,409	9,096	7,367	-	-	12,777	3,580	4,798
Lease inducement fees, net	-	-	-	-	-	-	-	-
Investment in subsidiaries	2,381,547	-	-	-	-	-	-	-
Total current assets	87,344,810	260,785	1,430,269	-	580	111,451	166,823	106,462
INVESTMENTS	16,701,736	-	-	-	-	-	-	-
NOTES RECEIVABLE, NET OF CURRENT PORTION	21,643,141	-	-	-	-	-	-	-
PROPERTY AND EQUIPMENT, NET	662,229	501,913	1,883,861	198,625	-	3,389,057	2,430,099	3,186,075
Total assets	$ 126,351,916	$ 762,698	$ 3,314,130	$ 198,625	$ 580	$ 3,500,508	$ 2,596,922	$ 3,292,537
CURRENT LIABILITIES								
Accounts payable	$ 1,180,208	$ 10,992	$ 23,472	$ -	$ -	$ 28,307	$ 7,414	$ 3,779
Accrued payroll	235,962	-	-	-	-	-	-	-
Related party payables	4,148,294	58,561	256,611	29,120	-	2,027,664	299,732	574,891
Other payables and accrued expenses	2,655,334	14,264	8,031	32	-	-	467,809	3,143,098
Deferred revenue	695,783	2,774	-	-	-	-	1,652	1,055
Refundable advance related to grants	67,285,815	-	-	-	-	-	-	-
Current maturities of notes and mortgages payable	-	29,696	-	-	-	-	11,976	-
Total current liabilities	76,201,396	116,287	288,114	29,152	-	2,055,971	788,583	3,722,823
LONG-TERM LIABILITIES								
Notes and mortgages payable, net of current portion and financing fees	-	1,300,906	-	-	-	-	863,186	1,290,753
Total liabilities	76,201,396	1,417,193	288,114	29,152	-	2,055,971	1,651,769	5,013,576
NET ASSETS (ACCUMULATED DEFICIT)								
Without donor restrictions - controlling interest	34,995,259	(782,047)	2,948,610	169,473	580	1,444,537	345,499	443,678
Minority interest in net assets without donor restrictions	-	-	-	-	-	-	599,654	(2,164,717)
Total net assets (accumulated deficit) without donor restrictions	34,995,259	(782,047)	2,948,610	169,473	580	1,444,537	945,153	(1,721,039)
With donor restrictions - time and purpose	7,755,261	127,552	77,406	-	-	-	-	-
With donor restrictions - in perpetuity	7,400,000	-	-	-	-	-	-	-
Total net assets (accumulated deficit)	50,150,520	(654,495)	3,026,016	169,473	580	1,444,537	945,153	(1,721,039)
Total liabilities and net assets (accumulated deficit)	$ 126,351,916	$ 762,698	$ 3,314,130	$ 198,625	$ 580	$ 3,500,508	$ 2,596,922	$ 3,292,537

	NEAR EAST SIDE LEGACY CENTER, LLC	THE UNION AT THOMAS GREGG, LP	INDYEAST HOMES, LP	MARVIN GARDENS CONSTRUCTION, LLC	BYRNE COURT, LP	NEW LIFE MANOR, LP	ELIMINATIONS	TOTAL
CURRENT ASSETS								
Cash and cash equivalents	$ 10,262	$ 59,919	$ 37,763	$ 438,195	$ 62,284	$ -	$ -	$ 2,288,169
Cash - restricted	-	202,645	174,655	-	215,062	-	-	68,316,861
Grant reimbursements receivable	-	-	-	-	-	-	-	1,538,937
United Way receivables	-	-	-	-	-	-	-	1,013,314
Related party receivables, net	4,370,281	7,260	274,550	453,165	-	-	(13,544,954)	297,376
Notes receivable, current portion	-	-	-	-	-	-	(100,000)	-
Other receivables, net	-	2,045	38,890	-	205	-	-	6,193,176
Prepaid expenses	2,834	54,397	8,876	-	8,897	-	-	169,031
Lease inducement fees, net	687,500	-	-	-	-	-	(687,500)	-
Investment in subsidiaries	-	-	-	-	-	-	(2,381,547)	-
Total current assets	5,070,877	326,266	534,734	891,360	286,448	-	(16,714,001)	79,816,864
INVESTMENTS	-	-	-	-	-	-	-	16,701,736
NOTES RECEIVABLE, NET OF CURRENT PORTION	-	-	-	-	-	-	(19,330,041)	2,313,100
PROPERTY AND EQUIPMENT, NET	7,923,130	6,920,116	5,689,351	-	5,460,415	465,640	(2,719,671)	35,990,840
Total assets	$ 12,994,007	$ 7,246,382	$ 6,224,085	$ 891,360	$ 5,746,863	$ 465,640	$ (38,763,713)	$ 134,822,540
CURRENT LIABILITIES								
Accounts payable	$ 75,797	$ 8,093	$ 14,755	$ 303,067	$ 26,607	$ -	$ -	$ 1,682,491
Accrued payroll	-	-	-	-	-	-	-	235,962
Related party payables	502,052	114,524	277,596	-	499,396	-	(8,458,762)	329,679
Other payables and accrued expenses	42,677	33,117	161,306	322,042	114,521	184,702	(6,393,117)	753,816
Deferred revenue	-	6,551	126	-	8,146	-	(687,500)	28,587
Refundable advance related to grants	-	-	-	-	-	-	-	67,285,815
Current maturities of notes and mortgages payable	-	10,825	121,227	-	46,408	-	(100,000)	120,132
Total current liabilities	620,526	173,110	575,010	625,109	695,078	184,702	(15,639,379)	70,436,482
LONG-TERM LIABILITIES								
Notes and mortgages payable, net of current portion and financing fees	13,858,875	978,665	1,302,625	-	4,099,467	280,938	(17,923,806)	6,051,609
Total liabilities	14,479,401	1,151,775	1,877,635	625,109	4,794,545	465,640	(33,563,185)	76,488,091
NET ASSETS (ACCUMULATED DEFICIT)								
Without donor restrictions - controlling interest	(1,485,394)	66,082	91,061	266,251	105	-	(5,200,528)	33,303,166
Minority interest in net assets without donor restrictions	-	6,028,525	4,255,389	-	952,213	-	-	9,671,064
Total net assets (accumulated deficit) without donor restrictions	(1,485,394)	6,094,607	4,346,450	266,251	952,318	-	(5,200,528)	42,974,230
With donor restrictions - time and purpose	-	-	-	-	-	-	-	7,960,219
With donor restrictions - in perpetuity	-	-	-	-	-	-	-	7,400,000
Total net assets (accumulated deficit)	(1,485,394)	6,094,607	4,346,450	266,251	952,318	-	(5,200,528)	58,334,449
Total liabilities and net assets (accumulated deficit)	$ 12,994,007	$ 7,246,382	$ 6,224,085	$ 891,360	$ 5,746,863	$ 465,640	$ (38,763,713)	$ 134,822,540

THE JOHN H. BONER COMMUNITY CENTER, INC. D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022

	SOCIAL SERVICES WITHOUT DONOR RESTRICTIONS	SOCIAL SERVICES WITH DONOR RESTRICTIONS - TIME OR PURPOSE	SOCIAL SERVICES WITH DONOR RESTRICTIONS - IN PERPETUITY	NEW LIFE MANOR APARTMENTS WITHOUT DONOR RESTRICTIONS	NEW LIFE MANOR APARTMENTS WITH DONOR RESTRICTIONS - TIME OR PURPOSE	BONER PROPERTIES, LLC WITHOUT DONOR RESTRICTIONS	BONER PROPERTIES, LLC WITH DONOR RESTRICTIONS - TIME OR PURPOSE	JHBCC PROPERTIES, LLC WITHOUT DONOR RESTRICTIONS	BYRNE COURT APARTMENTS WITHOUT DONOR RESTRICTIONS	BYRNE COURT APARTMENTS WITH DONOR RESTRICTIONS - TIME OR PURPOSE
REVENUE AND OTHER SUPPORT										
Direct Public Support										
Contributions	$ 115,632	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special events, net of $2,551 expense	8,957	-	-	-	-	-	-	-	-	-
Total direct public support	124,589	-	-	-	-	-	-	-	-	-
Indirect Public Support										
United Way										
Support funds	387,184	-	-	-	-	-	-	-	-	-
Donor option	7,346	-	-	-	-	-	-	-	-	-
Grants and awards	2,163,650	5,113,883	-	-	-	-	-	-	-	-
Total indirect public support	2,558,180	5,113,883	-	-	-	-	-	-	-	-
Fees and grants from government and other agencies	102,635,873	-	-	-	-	-	-	-	-	-
Other Revenue										
Program service fees, net of membership discounts	142,396	-	-	-	-	-	-	-	-	-
Rent income, net of vacancies, and other charges	29,036	-	-	120,863	-	327,240	12,315	-	-	-
Investment income (loss)	(1,080,866)	-	-	96	-	-	-	-	-	-
Change in investment in subsidiaries	(370,165)	-	-	-	-	-	-	-	-	-
Other revenue	597,305	-	-	-	-	505	-	-	-	-
In-kind	324,457	-	-	-	-	1,060	-	-	-	-
Total other revenue	(357,837)	-	-	120,959	-	328,805	12,315	-	-	-
Net assets released from restrictions	3,659,120	(3,659,120)	-	127,552	(127,552)	470	(470)	-	-	-
Total revenue and other support	108,619,925	1,454,763	-	248,511	(127,552)	329,275	11,845	-	-	-
EXPENSES										
Salaries and wages	5,026,726	-	-	27,823	-	104,902	-	-	-	-
Employee benefits	578,270	-	-	7,156	-	17,037	-	-	-	-
Payroll taxes	475,814	-	-	4,193	-	9,449	-	-	-	-
Specific assistance	92,705,948	-	-	4,920	-	-	-	-	-	-
Professional fees	201,500	-	-	17,388	-	107	-	-	-	-
Professional fees - other service providers	6,570,018	-	-	-	-	35,360	-	-	-	-
Management fee	-	-	-	7,343	-	24,533	-	-	-	-
Supplies	491,515	-	-	15,572	-	1,093	-	-	-	-
Telephone	37,214	-	-	-	-	1,624	-	-	-	-
Postage and shipping	31,640	-	-	-	-	-	-	-	-	-
Occupancy - rental, utilities, and insurance	1,021,621	-	-	13,105	-	27,474	-	-	-	-
Occupancy - repairs, maintenance	2,759	-	-	2,556	-	78,572	-	-	-	-
Other repairs and maintenance	117,469	-	-	-	-	49,446	-	-	-	-
Conferences and meetings	290,021	-	-	13	-	338	-	-	-	-
Printing and publications	3,002	-	-	-	-	-	-	-	-	-
Travel and transportation	10,850	-	-	-	-	815	-	-	-	-
Contributions, dues, and awards	31,352	-	-	-	-	278	-	-	-	-
Activity fees and charges	28,552	-	-	-	-	-	-	-	-	-
Interest	18,335	-	-	12,098	-	-	-	-	-	-
Other	398,591	-	-	2,178	-	7,716	-	-	580	-
In-kind	324,457	-	-	-	-	1,060	-	-	-	-
Bad debt expense	461,217	-	-	396	-	6,424	-	-	-	-
Gain on sale of business acquisition	-	-	-	(657,543)	-	-	-	-	-	-
Depreciation and amortization	177,909	-	-	9,266	-	68,610	-	-	-	-
Total expenses	109,004,780	-	-	(533,536)	-	434,838	-	-	580	-
CHANGE IN NET ASSETS, BEFORE CAPITAL CONTRIBUTIONS	(384,855)	1,454,763	-	782,047	(127,552)	(105,563)	11,845	-	(580)	-
CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
NET ASSETS (ACCUMULATED DEFICIT), BEGINNING OF YEAR	34,995,259	7,755,261	7,400,000	(782,047)	127,552	2,948,610	77,406	169,473	580	-
NET ASSETS (ACCUMULATED DEFICIT), END OF YEAR	$ 34,610,404	$ 9,210,024	$ 7,400,000	$ -	$ -	$ 2,843,047	$ 89,251	$ 169,473	$ -	$ -

	BROOKSIDE COMMERCIAL, LLC WITHOUT DONOR RESTRICTIONS	BROOKSIDE APARTMENTS, LP WITHOUT DONOR RESTRICTIONS	JEFFERSON APARTMENTS, LP WITHOUT DONOR RESTRICTIONS	NEAR EAST SIDE LEGACY CENTER, LLC WITHOUT DONOR RESTRICTIONS	THE UNION AT THOMAS GREGG, LP WITHOUT DONOR RESTRICTIONS	INDYEAST HOMES, LP WITHOUT DONOR RESTRICTIONS	MARVIN GARDENS CONSTRUCTION, LLC WITHOUT DONOR RESTRICTIONS	BYRNE COURT, LP WITHOUT DONOR RESTRICTIONS	NEW LIFE MANOR, LP WITHOUT DONOR RESTRICTIONS	ELIMINATIONS	TOTAL
REVENUE AND OTHER SUPPORT											
Direct Public Support											
Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115,632
Special events, net of $2,551 expense	-	-	-	-	-	-	-	-	-	-	8,957
Total direct public support	-	-	-	-	-	-	-	-	-	-	124,589
Indirect Public Support											
United Way											
Support funds	-	-	-	-	-	-	-	-	-	-	387,184
Donor option	-	-	-	-	-	-	-	-	-	-	7,346
Grants and awards	-	-	-	-	-	-	-	-	-	-	7,277,533
Total indirect public support	-	-	-	-	-	-	-	-	-	-	7,672,063
Fees and grants from government and other agencies	-	-	-	-	-	-	-	-	-	(723,630)	101,912,243
Other Revenue											
Program service fees, net of membership discounts	-	-	-	-	-	-	-	-	-	-	142,396
Rent income, net of vacancies, and other charges	212,667	176,270	127,533	564,225	235,422	325,012	-	353,594	221,306	(843,090)	1,862,393
Investment income (loss)	-	-	319	-	-	-	-	-	-	(333,750)	(1,414,201)
Change in investment in subsidiaries	-	-	-	-	-	-	-	-	-	333,339	(36,826)
Other revenue	-	1,301	432,617	-	7,846	1,238	(20,744)	5,582	1,776	(927,410)	100,016
In-kind	288	-	-	-	-	-	-	-	-	-	325,805
Total other revenue	212,955	177,571	560,469	564,225	243,268	326,250	(20,744)	359,176	223,082	(1,770,911)	979,583
Net assets released from restrictions	-	-	-	-	-	-	-	-	-	-	-
Total revenue and other support	212,955	177,571	560,469	564,225	243,268	326,250	(20,744)	359,176	223,082	(2,494,541)	110,688,478
EXPENSES											
Salaries and wages	-	36,152	9,464	-	55,977	77,583	-	47,722	67,424	(419,362)	5,034,411
Employee benefits	-	-	-	-	-	10,717	-	8,291	10,995	(73,450)	559,016
Payroll taxes	-	8,833	2,326	-	14,152	6,155	-	6,775	6,760	(42,315)	492,142
Specific assistance	-	-	-	-	-	-	-	20,324	14,983	(40,227)	92,705,948
Professional fees	16,401	7,420	8,724	55,440	26,897	34,287	-	64,293	4,350	(57,952)	378,855
Professional fees - other service providers	6,785	3,404	2,500	-	4,624	186,001	-	31,452	17,096	(134,303)	6,722,937
Management fee	-	8,371	7,653	-	12,451	21,496	-	46,068	26,757	(120,572)	34,100
Supplies	17,472	14,901	30,961	278	15,138	23,984	-	49,689	34,517	-	695,120
Telephone	1,251	2,833	2,672	429	3,007	-	-	-	-	-	49,030
Postage and shipping	-	-	-	-	-	-	-	-	-	-	31,640
Occupancy - rental, utilities, and insurance	120,788	57,299	29,868	18,428	58,973	45,843	-	48,454	55,383	(715,175)	782,061
Occupancy - repairs, maintenance	-	30,120	6,299	53,194	37,357	-	-	11,744	9,305	-	231,906
Other repairs and maintenance	58,771	-	8,083	152	-	-	-	-	-	-	233,921
Conferences and meetings	4	-	-	3	-	-	-	14	-	-	290,393
Printing and publications	-	-	-	-	-	-	-	-	-	-	3,002
Travel and transportation	415	456	42	227	509	-	-	-	-	-	13,314
Contributions, dues, and awards	-	-	-	-	-	-	-	-	-	-	31,630
Activity fees and charges	-	-	-	-	-	-	-	-	-	-	28,552
Interest	-	47,895	113,559	127,424	24,028	56,462	-	149,039	32,845	(327,964)	253,721
Other	12,692	6,362	9,355	494	5,018	9,764	1,067	9,149	3,423	-	466,389
In-kind	288	-	-	-	-	-	-	-	-	-	325,805
Bad debt expense	-	4,488	689	-	14,781	20,973	-	5,826	2,411	(430,208)	86,997
Gain on sale of business acquisition	-	-	-	-	-	-	-	-	-	-	(657,543)
Depreciation and amortization	321,148	102,593	120,698	369,362	261,160	374,093	-	317,259	25,925	(31,250)	2,116,773
Total expenses	556,015	331,127	352,893	625,431	534,072	867,358	1,067	816,099	312,174	(2,392,778)	110,910,120
CHANGE IN NET ASSETS, BEFORE CAPITAL CONTRIBUTIONS	(343,060)	(153,556)	207,576	(61,206)	(290,804)	(541,108)	(21,811)	(456,923)	(89,092)	(101,763)	(221,642)
CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	4,069,674	1,204,098	(96,687)	5,177,085
NET ASSETS (ACCUMULATED DEFICIT), BEGINNING OF YEAR	1,444,537	945,153	(1,721,039)	(1,485,394)	6,094,607	4,346,450	266,251	952,318	-	(5,200,528)	58,334,449
NET ASSETS (ACCUMULATED DEFICIT), END OF YEAR	$ 1,101,477	$ 791,597	$ (1,513,463)	$ (1,546,600)	$ 5,803,803	$ 3,805,342	$ 244,440	$ 4,565,069	$ 1,115,006	$ (5,398,978)	$ 63,289,892

THE JOHN H. BONER COMMUNITY CENTER, INC. D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021

	SOCIAL SERVICES WITHOUT DONOR RESTRICTIONS	SOCIAL SERVICES WITH DONOR RESTRICTIONS - TIME OR PURPOSE	SOCIAL SERVICES WITH DONOR RESTRICTIONS - IN PERPETUITY	NEW LIFE MANOR APARTMENTS WITHOUT DONOR RESTRICTIONS	NEW LIFE MANOR APARTMENTS WITH DONOR RESTRICTIONS - TIME OR PURPOSE	BONER PROPERTIES, LLC WITHOUT DONOR RESTRICTIONS	BONER PROPERTIES, LLC WITH DONOR RESTRICTIONS - TIME OR PURPOSE	JHBCC PROPERTIES, LLC WITHOUT DONOR RESTRICTIONS	BYRNE COURT APARTMENTS WITHOUT DONOR RESTRICTIONS	BYRNE COURT APARTMENTS WITH DONOR RESTRICTIONS - TIME OR PURPOSE	BROOKSIDE COMMERCIAL, LLC WITHOUT DONOR RESTRICTIONS	BROOKSIDE APARTMENTS, LP WITHOUT DONOR RESTRICTIONS	JEFFERSON APARTMENTS, LP WITHOUT DONOR RESTRICTIONS	NEAR EAST SIDE LEGACY CENTER, LLC WITHOUT DONOR RESTRICTIONS	THE UNION AT THOMAS GREGG, LP WITHOUT DONOR RESTRICTIONS	INDYEAST HOMES, LP WITHOUT DONOR RESTRICTIONS	MARVIN GARDENS CONSTRUCTION, LLC WITHOUT DONOR RESTRICTIONS	BYRNE COURT, LP WITHOUT DONOR RESTRICTIONS	ELIMINATIONS	TOTAL
REVENUE AND OTHER SUPPORT																				
Direct Public Support																				
Contributions	$ 93,468	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 93,468
Special events, net of $21,106 expense	54,669	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54,669
Total direct public support	148,137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	148,137
Indirect Public Support																				
United Way																				
Support funds	1,368,629	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,368,629
Donor option	5,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,399
Grants and awards	684,999	4,575,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,260,099
Total indirect public support	2,059,027	4,575,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,634,127
Fees and grants from government and other agencies	58,013,148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(687,450)	57,325,698
Other Revenue																				
Program service fees	126,380	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	126,380
Rent income and other charges	8,739	-	-	417,292	1,692	342,447	1,215	-	67,274	-	212,150	199,135	113,889	564,225	210,219	369,410	-	346,338	(811,152)	2,042,873
Investment income	1,848,611	-	-	396	-	-	-	-	41	-	-	-	-	-	-	-	-	-	(632,169)	1,216,879
Change in investment in subsidiaries	(338,893)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	119,703	(219,190)
Other	1,990,801	-	-	39,327	31,198	24,522	-	-	1,548	-	48,731	29,939	15,425	18,186	33,863	291,307	51,125	2,323	-	2,578,295
In-kind	290,893	-	-	-	-	2,575	-	-	-	-	-	-	-	-	-	-	-	-	-	293,468
Total other revenue	3,926,531	-	-	457,015	32,890	369,544	1,215	-	68,863	-	260,881	229,074	129,314	582,411	244,082	660,717	51,125	348,661	(1,323,618)	6,038,705
Net assets released from restrictions	4,728,706	(4,728,706)	-	16,494	(16,494)	1,158	(1,158)	-	127,308	(127,308)	-	-	-	-	-	-	-	-	-	-
Total revenue and other support	68,875,549	(153,606)	-	473,509	16,396	370,702	57	-	196,171	(127,308)	260,881	229,074	129,314	582,411	244,082	660,717	51,125	348,661	(2,011,068)	70,146,667
EXPENSES																				
Salaries and wages	3,799,947	-	-	83,244	-	114,535	-	-	7,308	-	-	23,916	10,931	-	47,429	53,474	-	51,112	(385,724)	3,806,172
Employee benefits	493,682	-	-	15,271	-	19,568	-	-	1,650	-	-	-	-	-	-	7,001	-	9,778	(71,502)	475,448
Payroll taxes	378,204	-	-	9,230	-	10,248	-	-	1,459	-	-	6,028	3,039	-	12,393	4,939	-	5,577	(39,492)	391,625
Specific assistance	53,603,062	-	-	-	-	-	-	-	2,770	-	-	-	-	-	-	-	-	-	(36,005)	53,569,827
Professional fees	138,155	-	-	11,425	-	104	-	-	7,200	-	22,149	7,009	8,681	53,600	28,656	34,635	-	8,196	(39,778)	280,032
Professional fees - other service providers	2,990,726	-	-	24,066	-	13,394	-	-	2,506	-	11,582	4,500	2,500	3,941	8,133	353,196	-	27,992	(132,663)	3,309,873
Management fee	-	-	-	31,217	-	24,855	-	-	3,501	-	-	9,962	6,829	-	12,613	24,770	-	16,377	(130,124)	-
Supplies	571,812	-	-	54,991	-	1,647	-	-	1,848	-	13,938	9,207	50,842	-	9,800	14,703	-	39,579	-	768,367
Telephone	61,551	-	-	-	-	1,960	-	-	393	-	1,204	2,345	2,451	259	2,128	-	-	-	-	72,291
Postage and shipping	22,946	-	-	-	-	31	-	-	-	-	-	-	-	-	-	-	-	-	-	22,977
Occupancy - rental, utilities, and insurance	930,164	-	-	59,621	-	19,587	-	404	12,307	-	108,753	52,254	39,422	18,540	49,389	43,924	-	41,468	(685,071)	690,762
Occupancy - repairs and maintenance	60	-	-	11,453	-	60,625	-	-	4,017	-	-	21,385	7,967	34,994	21,526	-	-	6	-	162,033
Other repairs and maintenance	59,762	-	-	-	-	40,555	-	-	134	-	42,202	-	7,120	604	-	-	-	3,933	-	154,310
Conferences and meetings	52,386	-	-	428	-	1,008	-	-	11	-	41	-	-	39	-	-	-	430	-	54,343
Printing and publications	678	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	678
Travel and transportation	12,126	-	-	-	-	599	-	-	140	-	197	1,263	929	132	810	-	-	-	-	16,196
Contributions, dues, and awards	65,359	-	-	-	-	257	-	-	362	-	39	-	-	39	-	-	-	-	-	66,056
Activity fees and charges	13,794	-	-	18,002	-	-	-	-	-	-	-	-	-	-	-	-	-	15,233	-	47,029
Interest	3,513	-	-	46,388	-	-	-	-	1,810	-	-	48,609	419,780	126,569	120,065	57,145	-	41,523	(624,495)	240,907
Other	60,143	-	-	5,371	-	7,119	-	222	-	-	8,240	2,140	9,556	441	19,102	12,963	5,970	3,472	(25,000)	109,739
In-kind	286,893	-	-	-	-	2,575	-	-	-	-	-	-	-	-	-	-	-	-	-	289,468
Bad debt	259,197	-	-	2,155	-	2,218	-	-	(716)	-	5,457	-	9,793	-	735	4,768	-	3,371	(246,839)	40,139
Gain on sale of property and equipment	-	-	-	-	-	-	-	(8,574)	(387,557)	-	-	-	-	-	-	-	-	-	-	(396,131)
Depreciation and amortization	191,206	-	-	34,746	-	68,610	-	-	6,182	-	321,148	102,172	118,041	369,362	259,977	374,093	-	28,472	(31,250)	1,842,759
Total expenses	63,995,366	-	-	407,608	-	389,495	-	(7,948)	(334,675)	-	534,950	290,790	697,881	608,520	592,756	985,611	5,970	296,519	(2,447,943)	66,014,900
CHANGE IN NET ASSETS, BEFORE CAPITAL CONTRIBUTIONS (DISTRIBUTIONS)	4,880,183	(153,606)	-	65,901	16,396	(18,793)	57	7,948	530,846	(127,308)	(274,069)	(61,716)	(568,567)	(26,109)	(348,674)	(324,894)	45,155	52,142	436,875	4,131,767
CAPITAL (DISTRIBUTIONS) CONTRIBUTIONS	(208,868)	-	-	54,414	-	-	-	-	-	-	-	25,902	72,508	-	4,525,449	-	-	900,100	-	5,369,505
NET ASSETS (ACCUMULATED DEFICIT), BEGINNING OF YEAR	30,323,944	7,908,867	7,400,000	(902,362)	111,156	2,967,403	77,349	161,525	(530,266)	127,308	1,718,606	980,967	(1,224,980)	(1,459,285)	1,917,832	4,671,344	221,096	76	(5,637,403)	48,833,177
NET ASSETS (ACCUMULTED DEFICIT), END OF YEAR	$ 34,995,259	$ 7,755,261	$ 7,400,000	$ (782,047)	$ 127,552	$ 2,948,610	$ 77,406	$ 169,473	$ 580	$ -	$ 1,444,537	$ 945,153	$ (1,721,039)	$ (1,485,394)	$ 6,094,607	$ 4,346,450	$ 266,251	$ 952,318	$ (5,200,528)	$ 58,334,449

See independent auditors' report on supplementary information.

THE JOHN H. BONER COMMUNITY CENTER, INC. D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
D/B/A JOHN BONER NEIGHBORHOOD CENTERS AND SUBSIDIARIES
CONSOLIDATING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022

INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH

	SOCIAL SERVICES	NEW LIFE MANOR APARTMENTS	BONER PROPERTIES, LLC	JHBCC PROPERTIES, LLC	BYRNE COURT APARTMENTS	BROOKSIDE COMMERCIAL, LLC	BROOKSIDE APARTMENTS, LP	JEFFERSON APARTMENTS, LP
CASH FLOWS FROM OPERATING ACTIVITIES								
Cash and cash equivalents received from organizations and others	$ 56,579,171	$ 117,693	$ 500,444	$ -	$ -	$ 243,188	$ 182,497	$ 558,030
Cash and cash equivalents paid to suppliers, employees, and others	(107,609,870)	(176,968)	(627,931)	-	(580)	(207,255)	(170,538)	(406,839)
Interest paid	(18,335)	(12,098)	-	-	-	-	(13,142)	(113,559)
Investment income received	589,311	96	-	-	-	-	-	319
Net cash, cash equivalents, and restricted cash provided by (used in) operating activities	(50,459,723)	(71,277)	(127,487)	-	(580)	35,933	(1,183)	37,951
CASH FLOWS FROM INVESTING ACTIVITIES								
Proceeds from sale of investments	441,047	-	-	-	-	-	-	-
Purchases of investments	(1,075,403)	-	-	-	-	-	-	-
Acquisition of property and equipment	(387,329)	-	-	-	-	(28,335)	-	(27,967)
Payments received from notes receivable	979	-	-	-	-	-	-	-
Investments made in notes receivable	(880,407)	-	-	-	-	-	-	-
Net cash, cash equivalents, and restricted cash provided by (used in) investing activities	(1,901,113)	-	-	-	-	(28,335)	-	(27,967)
CASH FLOWS FROM FINANCING ACTIVITIES								
Principal payments on notes and mortgages payable	-	(9,803)	-	-	-	-	(11,976)	-
Proceeds from notes payable	-	45,405	-	-	-	-	-	-
Transfer of cash during acquisition	-	(216,014)	-	-	-	-	-	-
Payment of developer fees	-	-	-	-	-	-	-	-
Payment of financing fees	(20,941)	-	-	-	-	-	-	-
Capital contributions received	-	-	-	-	-	-	-	-
Net cash, cash equivalents, and restricted cash provided by (used in) financing activities	(20,941)	(180,412)	-	-	-	-	(11,976)	-
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(52,381,777)	(251,689)	(127,487)	-	(580)	7,598	(13,159)	9,984
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, BEGINNING OF YEAR	68,656,474	251,689	245,081	-	580	3,524	151,829	95,068
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, END OF YEAR	$ 16,274,697	$ -	$ 117,594	$ -	$ -	$ 11,122	$ 138,670	$ 105,052
SUMMARY OF NON-CASH INVESTING AND FINANCING ACTIVITIES								
Purchase of property and equipment included in accounts payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capitalized interest expense in property and equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assets acquired through assumption of debt/liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additions of property and equipment purchased via notes payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

	NEAR, EAST SIDE LEGACY CENTER, LLC	THE UNION AT THOMAS GREGG, LP	INDYEAST HOMES, LP	MARVIN GARDENS CONSTRUCTION, LLC	BYRNE COURT, LP	NEW LIFE MANOR, LP	ELIMINATIONS	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES								
Cash and cash equivalents received from organizations and others	$ 112,627	$ 240,647	$ 564,817	$ (285,020)	$ 352,320	$ 1,151,345	$ (818,173)	$ 59,499,586
Cash and cash equivalents paid to suppliers, employees, and others	21,741	(272,736)	(466,291)	49,265	(760,120)	-	350,173	(110,277,949)
Interest paid	(127,424)	-	(57,938)	-	(149,039)	(57,802)	333,750	(215,587)
Investment income received	-	-	-	-	-	-	(333,750)	255,976
Net cash, cash equivalents, and restricted cash provided by (used in) operating activities	6,944	(32,089)	40,588	(235,755)	(556,839)	1,093,543	(468,000)	(50,737,974)
CASH FLOWS FROM INVESTING ACTIVITIES								
Proceeds from sale of investments	-	-	-	-	-	-	-	441,047
Purchases of investments	-	-	-	-	-	-	-	(1,075,403)
Acquisition of property and equipment	-	-	-	-	(1,120,653)	(2,036,641)	-	(3,600,925)
Payments received from notes receivable	-	-	-	-	-	-	(979)	-
Investments made in notes receivable	-	-	-	-	-	-	712,266	(168,141)
Net cash, cash equivalents, and restricted cash provided by (used in) investing activities	-	-	-	-	(1,120,653)	(2,036,641)	711,287	(4,403,422)
CASH FLOWS FROM FINANCING ACTIVITIES								
Principal payments on notes and mortgages payable	-	(14,219)	(26,027)	-	(4,020,235)	(19,894)	21,274	(4,080,880)
Proceeds from notes payable	-	-	-	-	1,678,703	-	(167,874)	1,556,234
Transfer of cash during acquisition	-	-	-	-	-	216,014	-	-
Payment of developer fees	-	-	-	-	(44,560)	(105,340)	-	(149,900)
Payment of financing fees	(1)	-	-	-	-	(60,335)	-	(81,277)
Capital contributions received	-	-	-	-	4,069,674	1,204,098	(96,687)	5,177,085
Net cash, cash equivalents, and restricted cash provided by (used in) financing activities	(1)	(14,219)	(26,027)	-	1,683,582	1,234,543	(243,287)	2,421,262
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	6,943	(46,308)	14,561	(235,755)	6,090	291,445	-	(52,720,134)
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, BEGINNING OF YEAR	10,262	262,564	212,418	438,195	277,346	-	-	70,605,030
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, END OF YEAR	$ 17,205	$ 216,256	$ 226,979	$ 202,440	$ 283,436	$ 291,445	$ -	$ 17,884,896
SUMMARY OF NON-CASH INVESTING AND FINANCING ACTIVITIES								
Purchase of property and equipment included in accounts payable	$ -	$ -	$ -	$ -	$ 64,384	$ 526,284	$ -	$ 590,668
Capitalized interest expense in property and equipment	$ -	$ -	$ -	$ -	$ -	$ 24,957	$ -	$ 24,957
Assets acquired through assumption of debt/liabilities	$ -	$ -	$ -	$ -	$ -	$ 1,356,900	$ (1,356,900)	$ -
Additions of property and equipment purchased via notes payable	$ -	$ -	$ -	$ -	$ -	$ 1,730,464	$ (1,730,464)	$ -

RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES

	SOCIAL SERVICES	NEW LIFE MANOR APARTMENTS	BONER PROPERTIES, LLC	JHBCC PROPERTIES, LLC	BYRNE COURT, APARTMENTS	BROOKSIDE COMMERCIAL, LLC	BROOKSIDE APARTMENTS, LP	JEFFERSON APARTMENTS, LP	NEAR EAST SIDE LEGACY CENTER, LLC	THE UNION AT THOMAS GREGG, LP	INDYEAST HOMES, LP	MARVIN GARDENS CONSTRUCTION, LLC	BYRNE COURT, LP	NEW LIFE MANOR, LP	ELIMINATIONS	TOTAL
CHANGE IN NET ASSETS	$ 1,069,908	$ 654,495	$ (93,718)	$ -	$ (580)	$ (343,060)	$ (153,556)	$ 207,576	$ (61,206)	$ (290,804)	$ (541,108)	$ (21,811)	$ (456,923)	$ (89,092)	$ (101,763)	$ (221,642)
ADJUSTMENTS TO RECONCILE CHANGE IN NET ASSETS TO NET CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES																
Depreciation and amortization	177,909	9,266	68,610	-	-	321,148	102,593	120,698	369,362	261,160	374,093	-	317,259	25,925	(31,250)	2,116,773
Gain on sale of assets from business acquisition	-	(657,543)	-	-	-	-	-	-	-	-	-	-	-	-	-	(657,543)
Unrealized loss on investments	1,670,177	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,670,177
Change in investment in subsidiary	370,165	-	-	-	-	-	-	-	-	-	-	-	-	-	(333,339)	36,826
(Increase) decrease in operating assets																
Grant reimbursements receivable	(447,656)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(447,656)
United Way receivables	492,515	-	-	-	-	-	-	-	-	-	-	-	-	-	-	492,515
Related party receivables	533,229	-	169,530	-	-	30,233	7,899	-	(451,598)	7,260	241,139	70,009	-	-	(414,321)	193,380
Other receivables, net	5,102,131	-	(2,722)	-	-	-	1,645	(1,389)	-	(8,725)	(2,493)	-	(11,401)	(988)	-	5,076,058
Prepaid expenses	21,311	9,096	1,797	-	-	(11,638)	(281)	(759)	224	3,992	2,266	-	(44,630)	(4,432)	-	(23,054)
Increase (decrease) in operating liabilities																
Accounts payable	788,038	(10,992)	(15,078)	-	-	19,423	(3,530)	(3,779)	(67,562)	(2,499)	(6,384)	(73,705)	(467,642)	557,948	-	714,238
Accrued payroll	64,864	-	-	-	-	-	-	-	-	-	-	-	-	-	-	64,864
Related party payables	45,564	(58,561)	(256,611)	32	-	19,827	(290,155)	31,706	205,304	(91,837)	(52,934)	-	(97,936)	356,635	665,813	476,847
Other payables and accrued expenses	(45,568)	(14,264)	705	(32)	-	-	334,332	(316,060)	12,420	90,520	26,088	(210,248)	199,889	244,521	(284,390)	37,913
Deferred revenue	(26,780)	(2,774)	-	-	-	-	(130)	(42)	-	(1,156)	(79)	-	4,545	3,026	31,250	7,860
Refundable advance related to grants	(60,275,530)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(60,275,530)
Total adjustments	(51,529,631)	(725,772)	(33,769)	-	-	378,993	152,373	(169,625)	68,150	258,715	581,696	(213,944)	(99,916)	1,182,635	(366,237)	(50,516,332)
NET UNRESTRICTED CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	$ (50,459,723)	$ (71,277)	$ (127,487)	$ -	$ (580)	$ 35,933	$ (1,183)	$ 37,951	$ 6,944	$ (32,089)	$ 40,588	$ (235,755)	$ (556,839)	$ 1,093,543	$ (468,000)	$ (50,737,974)

INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH

	SOCIAL SERVICES	NEW LIFE MANOR APARTMENTS	BONER PROPERTIES, LLC	JHBCC PROPERTIES, LLC	BYRNE COURT APARTMENTS	BROOKSIDE COMMERCIAL, LLC	BROOKSIDE APARTMENTS, LP	JEFFERSON APARTMENTS, LP	NEAR EAST SIDE LEGACY CENTER, LLC	THE UNION AT THOMAS GREGG, LP	INDYEAST HOMES, LP	MARVIN GARDENS CONSTRUCTION, LLC	BYRNE COURT, LP	NEW LIFE MANOR, LP	ELIMINATIONS	TOTAL
CASH FLOWS FROM OPERATING ACTIVITEIS																
Cash received from organizations and others	$ 127,271,724	$ 507,726	$ 174,302	$ -	$ 69,609	$ 209,812	$ 249,987	$ 416,755	$ 129,852	$ 240,160	$ 340,328	435,543	$ 356,602	$ -	$ 1,907,869	$ 132,310,269
Cash paid to suppliers, employees, and others	(62,670,575)	(380,544)	(93,449)	(52,639)	(77,756)	(128,515)	(185,404)	-	10,994	(561,193)	(442,163)	$ (213,067)	11,473.00	-	(1,756,206)	(66,539,044)
Interest paid	(3,513)	(46,388)	-	-	(1,810)	-	(13,856)	(419,780)	(126,569)	-	(57,938)	-	(41,523)	-	632,169	(79,208)
Investment income received	863,275	396	-	-	41	-	-	-	-	-	-	-	-	-	(632,169)	231,543
Net cash, cash equivalents, and restricted cash provided by (used in) operating activities	65,460,911	81,190	80,853	(52,639)	(9,916)	81,297	50,727	(3,025)	14,277	(321,033)	(159,773)	222,476	326,552	-	151,663	65,923,560
CASH FLOWS FROM INVESTING ACTIVITES																
Proceeds from sale of investments	345,656	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,656
Purchases of investments	(1,589,157)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,589,157)
Proceeds from sale of property and equipment	77,503	-	-	52,639	-	-	-	-	-	-	-	-	-	-	-	130,142
Acquisition of property and equipment	(652,904)	(10,807)	-	-	-	(83,993)	(8,996)	(18,230)	(13,767)	-	-	-	(3,504,996)	-	-	(4,293,693)
Payments received from notes receivable	265,275	-	-	-	-	-	-	-	-	-	-	-	-	-	(265,275)	-
Investments made in notes receivable	(726,291)	-	-	-	-	-	-	-	-	-	-	-	-	-	365,169	(361,122)
Net cash, cash equivalents, and restricted cash provided by (used in) investing activities	(2,279,918)	(10,807)	-	52,639	-	(83,993)	(8,996)	(18,230)	(13,767)	-	-	-	(3,504,996)	-	99,894	(5,768,174)
CASH FLOWS FROM FINANCING ACTIVITIES																
Principal payments on notes and mortgages payable	-	(26,759)	-	-	-	-	(11,351)	(1,857)	-	(4,115,923)	(29,133)	-	(109,178)	-	24,380	(4,269,821)
Cash inflow from note payable	-	-	-	-	-	-	-	-	-	-	-	-	2,566,190	-	(275,937)	2,290,253
Transfer of cash during acquisition	-	-	-	-	(131,330)	-	-	-	-	-	-	-	131,330	-	-	-
Payment of developer fees	(285,390)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(285,390)
Payment of financing fees	-	-	-	-	-	-	-	-	-	-	-	-	(42,934)	-	-	(42,934)
Capital contributions (paid) received	(29,001)	-	-	-	-	-	-	29,000	-	4,469,406	-	-	900,100	-	-	5,369,505
Net cash, cash equivalents, and restricted cash provided by (used in) financing activities	(314,391)	(26,759)	-	-	(131,330)	-	(11,351)	27,143	-	353,483	(29,133)	-	3,445,508	-	(251,557)	3,061,613
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	62,866,602	43,624	80,853	-	(141,246)	(2,696)	30,380	5,888	510	32,450	(188,906)	222,476	267,064	-	-	63,216,999
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, BEGINNING OF YEAR	5,789,872	208,065	164,228	-	141,826	6,220	121,449	89,180	9,752	230,114	401,324	215,719	10,282	-	-	7,388,031
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, END OF YEAR	$ 68,656,474	$ 251,689	$ 245,081	$ -	$ 580	$ 3,524	$ 151,829	$ 95,068	$ 10,262	$ 262,564	$ 212,418	$ 438,195	$ 277,346	$ -	$ -	$ 70,605,030
SUMMARY OF NON-CASH INVESTING AND FINANCING ACTIVITIES																
Additions of property and equipment with capital contributions	$ -	$ 54,414	$ -	$ -	$ -	$ -	$ 25,902	$ 43,508	$ -	$ 56,043	$ -	$ -	$ -	$ -	$ (179,867)	$ -
Capitalized interest expense in property and equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,427	$ -	$ -	$ 38,427
Purchase of property and equipment in accounts payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 596,469	$ -	$ -	$ 596,469
Purchase of property and equipment via intercompany funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 465,640	$ (465,640)	$ -
Assets acquired through assumption of debt/liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,391,665	$ -	$ -	$ 1,391,665

RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES

	SOCIAL SERVICES	NEW LIFE MANOR APARTMENTS	BONER PROPERTIES, LLC	JHBCC PROPERTIES, LLC	BYRNE COURT APARTMENTS	BROOKSIDE COMMERCIAL, LLC	BROOKSIDE APARTMENTS, LP	JEFFERSON APARTMENTS, LP	NEAR EAST SIDE LEGACY CENTER, LLC	THE UNION AT THOMAS GREGG, LP	INDYEAST HOMES, LP	MARVIN GARDENS CONSTRUCTION, LLC	BYRNE COURT, LP	NEW LIFE MANOR, LP	ELIMINATIONS	TOTAL
CHANGE IN NET ASSETS	$ 4,726,577	$ 82,297	$ (18,736)	$ 7,948	$ 403,538	$ (274,069)	$ (61,716)	$ (568,567)	$ (26,109)	$ (348,674)	$ (324,894)	$ 45,155	$ 52,142	$ -	$ 436,875	$ 4,131,767
ADJUSTMENTS TO RECONCILE CHANGE IN NET ASSETS TO NET CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY OPERATING ACTIVITIES																
Depreciation and amortization	191,206	34,746	68,610	-	6,182	321,148	102,172	118,041	369,362	259,977	374,093	-	28,472	-	(31,250)	1,842,759
Loss (gain) on disposal of property and equipment	-	-	-	(8,574)	(387,557)	-	-	-	-	-	-	-	-	-	-	(396,131)
Unrealized gains on investments	(985,336)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(985,336)
Change in investment in subsidiary	338,893	-	-	-	-	-	-	-	-	-	-	-	-	-	(119,703)	219,190
(Increase) decrease in operating assets																
Grant reimbursements receivable	1,247,916	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,247,916
United Way receivables	(523,847)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(523,847)
Related party receivables	(706,424)	15,858	(192,532)	-	-	(56,526)	18,438	-	(452,559)	(3,922)	(87,886)	(264,192)	-	-	1,559,447	(170,298)
Other receivables, net	(6,137,291)	4,293	868	-	71	-	965	6,836	-	-	6,848	-	(205)	-	-	(6,117,615)
Prepaid expenses	42,291	(1,564)	(1,955)	107	9,813	(2,604)	193	683	(537)	45,416	(2,479)	5,377	(8,897)	-	-	85,844
Increase (decrease) in operating liabilities																
Accounts payable	(43,890)	1,337	20,960	-	(8,761)	17,169	1,447	(10,363)	69,075	8,093	(2,244)	123,543	26,607	-	-	202,973
Accrued payroll	22,216	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,216
Related party payables	773,139	(58,419)	201,788	(52,152)	(18,645)	76,179	(515)	30,973	42,625	(280,090)	19,997	-	117,246	-	(862,528)	(10,402)
Other payables and accrued expenses	45,423	2,421	1,850	32	(14,557)	-	(11,767)	419,098	12,420	(8,384)	96,143	312,593	103,041	-	(862,428)	95,885
Deferred revenue	(32,777)	221	-	-	-	-	1,510	274	-	6,551	(239,351)	-	8,146	-	31,250	(224,176)
Refundable advance of PPP	(783,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(783,000)
Refundable advance related to grants	67,285,815	-	-	-	-	-	-	-	-	-	-	-	-	-	-	67,285,815
Total adjustments	60,734,334	(1,107)	99,589	(60,587)	(413,454)	355,366	112,443	565,542	40,386	27,641	165,121	177,321	274,410	-	(285,212)	61,791,793
NET UNRESTRICTED CASH, CASH EQUIVALENTS, AND RESTRICTED CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	$ 65,460,911	$ 81,190	$ 80,853	$ (52,639)	$ (9,916)	$ 81,297	$ 50,727	$ (3,025)	$ 14,277	$ (321,033)	$ (159,773)	$ 222,476	$ 326,552	$ -	$ 151,663	$ 65,923,560

FEDERAL GRANTOR/PASS-THROUGH GRANTOR/PROGRAM TITLE	ASSISTANCE LISTING NUMBER	AGENCY PASS-THROUGH NUMBER	FEDERAL EXPENDITURES
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
City of Indianapolis - Department of Metropolitan Development			
CDBG-Entitlement Grants Cluster			
Community Development Block Grants/Entitlement Grants	14.218	1300016919	$ 20,336
Community Development Block Grants/Entitlement Grants	14.218	1300017853	77,575
Community Development Block Grants/Entitlement Grants	14.218	1300019244	15,000
Total Community Development Block Grants/Entitlement Grants			112,911
Indianapolis Housing Authority			
Section 8 Project-Based Cluster			
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	IN017	589,403
Total U.S. Department of Housing and Urban Development Programs			702,314
U.S. DEPARTMENT OF JUSTICE			
Innovation in Community-Based Crime Reduction	16.817		352,404
Total U.S. Department of Justice Programs			352,404
U.S. DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE			
United Way of Central Indiana			
Volunteer Income Tax Assistance (VITA) Matching Grant Program	21.009	Agreement #2089	43,949
	21.009	Agreement #2548	3,179
Total Volunteer Income Tax Assistance (VITA) Matching Grant Program and Department of Treasury - Internal Revenue Service Programs			47,128
U.S. DEPARTMENT OF THE TREASURY			
Indiana Housing & Community Development Authority &			
City of Indianapolis - Office of Public Health and Safety			
COVID-19 Emergency Rental Assistance Program	21.023	ERA - 1 - 001	71,953,299
City of Indianapolis - Office of Public Health and Safety			
COVID-19 Emergency Rental Assistance Program	21.023	ERA - 2	25,080,021
Total Emergency Rental Assistance Program and U.S. Department of Treasury			97,033,320
U.S. DEPARTMENT OF EDUCATION			
Full Service Community Schools Program	84.215J		590,819
Promise Neighborhoods	84.215N		1,541,710
Indiana Department of Education			
21st Century Community Learning Centers	84.287	00000000000000000000006166	180,241
21st Century Community Learning Centers	84.287	A58919DL0013	226,667
Near Eastside Innovation School Corporation			
21st Century Community Learning Centers	84.287	A58222DL0062	127,234
Total 21st Century Community Learning Centers			534,142
Total U.S. Department of Education Programs			2,666,671
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES			
Central Indiana Council on Aging			
Special Programs for the Aging, Title III, Part B, Grants for Supportive Services and Senior Cente	93.044	The John Boner Center Title III-B	339
Indiana Department of Health-LifeSmart Youth			
Teenage Pregnancy Prevention Program	93.297	1 TP1AH000241-01-00	38,027
Indiana Housing & Community Development Authority			
Low-Income Home Energy Assistance Program	93.568	LI-022-026	496,649
Low-Income Home Energy Assistance Program	93.568	LI-IIJA-022-026	32,194
Low-Income Home Energy Assistance Program	93.568	LI-023-026	119,141
Low-Income Home Energy Assistance Program	93.568	LI-ES-023-026	501,458
COVID - 19 Low-Income Home Energy Assistance Program	93.568	LI-ARPA-021-026	636,228
Total Low-Income Home Energy Assistance Program			1,785,670
Total U.S. Department of Health and Human Services Programs			1,824,036
Total expenditures of federal awards			$ 102,625,873

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes federal grant activity of the Center and BP under programs of the federal government for the year ended December 31, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Center and BP, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Center and BP.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

3. INDIRECT COST RATE

The Center and BP have elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance except from federal awards by the U.S. Department of Education. The U.S. Department of Education requires a de minimis cost rate of 8-percent.

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of The
John H. Boner Community Center, Inc.
d/b/a John Boner Neighborhood Centers and Subsidiaries:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States of America (Government Auditing Standards), the consolidated financial statements of The John H. Boner Community Center, Inc. d/b/a John Boner Neighborhood Centers and Subsidiaries (collectively, the Organization), which comprise the consolidated statement of financial position as of December 31, 2022, and the related consolidated statements of activities, changes in net assets, and cash flows for the year ended, and the related notes to consolidated financial statements, and have issued our report thereon dated September 15, 2023. Our report includes a reference to other auditors who audited the financial statements of New Life Manor, LLC, Brookside Apartments, LP, Jefferson Apartments, LP, The Union at Thomas Gregg, LP, Indy East Homes, LP, Byrne Court, LP, and New Life Manor, LP, as described in our report on the Organization's consolidated financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported separately by those auditors.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Organization's consolidated financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Greenwalt CPAs, Inc.

September 15, 2023

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REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of The
John H. Boner Community Center, Inc.
d/b/a John Boner Neighborhood Centers and Subsidiaries:

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited The John H. Boner Community Center, Inc. d/b/a John Boner Neighborhood Centers and Subsidiaries' (collectively, the Organization) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Organization's major federal programs for the year ended December 31, 2022. The Organization's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Organization complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States of America (Government Auditing Standards); and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Organization's compliance with the compliance requirements referred to above.

Other Matter – Federal Expenditures Not Included in the Compliance Audit

The Organization's basic consolidated financial statements include the operations of New Life Manor (NLM), which expended $1,464,688 in federal awards which is not included in the Organization's schedule of expenditures of federal awards during the year ended December 31, 2022. Our compliance audit, described in the "Opinion on Each Major Federal Program," did not include the operations of NLM because the entity engaged other auditors to perform an audit of compliance.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Organization's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on our audit. 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, Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, 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 Organization's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Greenwalt CPAs, Inc.

September 15, 2023

A. SUMMARY OF AUDIT RESULTS

Financial Statements

1. Type of auditors' report issued on whether the consolidated financial statements were prepared in accordance with Generally Accepted Accounting Principles (GAAP):	Unmodified	
2. Internal control over financial reporting:		
Material weakness(es) identified?	_______yes	___X___no
Significant deficiency(ies) identified?	_______yes	___X___none reported
3. Noncompliance material to financial statements noted?	_______yes	___X___no

Federal Awards

4. Internal control over major federal programs:		
Material weakness(es) identified?	_______yes	___X___no
Significant deficiency(ies) identified?	_______yes	___X___none reported
5. Type of auditors' report issued on compliance for major federal programs:	Unmodified	
6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	_______yes	___X____no

	CFDA Numbers	Name of Federal Program or Cluster
7. Identification of major programs:	21.023	Emergency Rental Assistance Program

8. Dollar threshold used to distinguish between type A and type B programs:	$ 3,000,000	
9. Auditee qualified as low-risk auditee?	___X___yes	_______no

B. FINDINGS - FINANCIAL STATEMENT AUDIT

None

C. FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAM AUDIT

None

D. PRIOR YEAR FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAM AUDIT

See client response attached.

JOHN BONER NEIGHBORHOOD CENTERS

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Summary Schedule of Prior Audit Findings

September 15, 2023

To: U.S. Department of Treasury

The John H. Boner Community Center, Inc. d/b/a Boner Neighborhood Centers and Subsidiaries respectfully submits the follow summary schedule of prior audit findings for the year ended December 31, 2022.

Audit Finding: 2021 -001 Emergency Rental Assistance Program 21.023

Condition: Grant expenditures were overstated at fiscal yearend.

Recommendation: We recommend that management change its accounting process to treat advances to partner organizations as a prepaid expense in the general ledger. When partner organizations report their expenses monthly, the Organization should then record the actual expenditures and reduce the prepaid expenses by the actual amount of reported expenditures.

Current Status: The recommendation was adopted July 2022. Management treated advances to partner organizations as prepaid expenses and was reconciled with the amount of actual expenditures incurred by partner organizations.

If the U.S. Department of Treasury has questions regarding this plan, please call James Taylor 317 808-2300.

Sincerely yours,

James Taylor
Chief Executive Officer