The Doe Fund, Inc. and Affiliates

Combined Financial Statements

June 30, 2021

Independent Auditors' Report

To the Board of Directors of
The Doe Fund, Inc. and Affiliates

Report on the Combined Financial Statements

We have audited the accompanying combined financial statements of The Doe Fund, Inc. and Affiliates (the Corporation), which comprise the combined statement of financial position as of June 30, 2021, and the related combined statements of activities, changes in net assets, functional expenses and cash flows for the year then ended, and the related notes to the combined financial statements.

Management's Responsibility for the Combined Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the combined financial position of The Doe Fund, Inc. and Affiliates as of June 30, 2021, and the changes in their net assets and their cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Report on Combining Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the combined financial statements as a whole. The combining information on pages 3 and 4 is presented for purposes of additional analysis of the combined financial statements rather than to present the financial position and changes in net assets of the individual organizations, and is not a required part of the combined financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the combined financial statements. The information has been subjected to the auditing procedures applied in the audit of the combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the combined financial statements or to the combined financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the combined financial statements as a whole.

Baker Tilly US, LLP

New York, New York
December 14, 2021

The Doe Fund, Inc. and Affiliates

Combined Statement of Financial Position
June 30, 2021

	Not-for-Profit Entities	Housing Entities	Eliminations	Combined Total
Assets				
Current Assets				
Cash and cash equivalents	$ 2,097,296	$ 3,804,885	$ -	$ 5,902,181
Receivables	14,385,173	372,498	-	14,757,671
Grants and pledges receivable	50,000	-	-	50,000
Developer fees receivable	3,412,657	-	-	3,412,657
Investments	260,076	-	-	260,076
Due from affiliates	5,036,292	190,592	(5,226,884)	-
Prepaid expenses	1,644,201	16,449	-	1,660,650
Other receivables	155,622	24,895	-	180,517
Total current assets	27,041,317	4,409,319	(5,226,884)	26,223,752
Lender Restricted Cash and Contractual Reserves	985,395	3,953,259	-	4,938,654
Developer Fees Receivable	18,444,013	-	(11,186,653)	7,257,360
Security and Other Deposits	399,703	10,268	-	409,971
Property and Equipment	47,223,555	332,068,412	(10,082,354)	369,209,613
Total assets	$ 94,093,983	$ 340,441,258	$ (26,495,891)	$ 408,039,350
Liabilities and Net Assets				
Current Liabilities				
Accounts payable and accrued expenses	$ 8,491,091	$ 127,721	$ -	$ 8,618,812
Current maturities of long-term debt	23,909,220	40,857,668	-	64,766,888
Trainee savings payable	1,541,252	-	-	1,541,252
Accrued interest payable, mortgages and notes	16,128	3,389,729	-	3,405,857
Developer fees payable	-	34,897,700	(11,186,653)	23,711,047
Construction payables	842,271	11,707,439	-	12,549,710
Due to affiliates	1,470,209	3,756,675	(5,226,884)	-
Total current liabilities	36,270,171	94,736,932	(16,413,537)	114,593,566
Deferred Rent and Lease Incentives	737,608	-	-	737,608
Deferred Revenue	5,334,857	13,632,499	-	18,967,356
Tenant Security Deposits	58,737	81,027	-	139,764
Long-Term Debt, Net of Current Maturities and Unamortized Debt Issuance Costs	21,037,799	187,965,144	-	209,002,943
Total liabilities	63,439,172	296,415,602	(16,413,537)	343,441,237
Net Assets				
Net assets without donor restrictions:				
Controlling interest	28,891,187	(771,916)	(10,082,354)	18,036,917
Noncontrolling interest	-	44,797,572	-	44,797,572
Net assets with donor restrictions	1,763,624	-	-	1,763,624
Total net assets	30,654,811	44,025,656	(10,082,354)	64,598,113
Total liabilities and net assets	$ 94,093,983	$ 340,441,258	$ (26,495,891)	$ 408,039,350

See notes to combined financial statements

The Doe Fund, Inc. and Affiliates

Combined Statement of Activities
Year Ended June 30, 2021

	Not-for-Profit Entities	Housing Entities	Eliminations	Combined Total
Net Assets Without Donor Restrictions				
Support and Revenue				
Contributions	$ 4,939,399	$ -	$ -	$ 4,939,399
Special events, net of direct benefit expense of approximately $141,000	1,096,018	-	-	1,096,018
Earned income from government contracts	44,736,245	-	-	44,736,245
Other earned revenue	6,386,276	-	(48,707)	6,337,569
Developer fees	6,148,885	-	(2,661,546)	3,487,339
Management fees	380,156	-	(360,156)	20,000
Program service fees	2,288,932	-	-	2,288,932
Rental income	518,956	4,066,297	-	4,585,253
Other income	28,663	37,912	-	66,575
Net assets released from restrictions	1,361,052	-	-	1,361,052
Total support and revenue	67,884,582	4,104,209	(3,070,409)	68,918,382
Expenses				
Ready, Willing & Able	37,087,550	-	-	37,087,550
Business enterprise programs	4,829,819	-	-	4,829,819
Supportive housing programs	6,949,068	-	-	6,949,068
Liberty Fund	699,172	-	-	699,172
Affordable housing operations	1,092,261	10,843,798	(408,863)	11,527,196
Management and general	8,424,155	-	-	8,424,155
Fundraising	1,261,914	-	-	1,261,914
Total expenses	60,343,939	10,843,798	(408,863)	70,778,874
Change in net assets without donor restrictions before other nonrecurring items	7,540,643	(6,739,589)	(2,661,546)	(1,860,492)
Other Nonrecurring Items				
Gain on forgiveness of debt	76,884	-	-	76,884
Contribution expense to Ready, Willing & Able Philadelphia, Inc.	(663,575)	-	-	(663,575)
Change in net assets without donor restrictions	6,953,952	(6,739,589)	(2,661,546)	(2,447,183)
Net Assets With Donor Restrictions				
Contributions	1,099,322	-	-	1,099,322
Net assets released from restrictions	(1,361,052)	-	-	(1,361,052)
Change in net assets with donor restrictions	(261,730)	-	-	(261,730)
Change in net assets	6,692,222	(6,739,589)	(2,661,546)	(2,708,913)
Excess of Expenses Over Support and Revenue Attributable to Noncontrolling Interest	-	6,329,037	-	6,329,037
Excess (deficiency) of support and revenue over expenses	$ 6,692,222	$ (410,552)	$ (2,661,546)	$ 3,620,124

See notes to combined financial statements

The Doe Fund, Inc. and Affiliates

Combined Statement of Changes in Net Assets
Year Ended June 30, 2021

	Net Assets Without Donor Restrictions			Net Assets	
	Controlling Interest	Noncontrolling Interest	Total	With Donor Restrictions	Combined Total
Beginning Balance, July 1, 2020	$ 14,155,063	$ 50,343,880	$ 64,498,943	$ 2,025,354	$ 66,524,297
Contributions from investors	-	782,729	782,729	-	782,729
Excess of expenses over support and revenue attributable to noncontrolling interest	-	(6,329,037)	(6,329,037)	-	(6,329,037)
Excess (deficiency) of support and revenue over expenses	3,881,854	-	3,881,854	(261,730)	3,620,124
Ending Balance, June 30, 2021	$ 18,036,917	$ 44,797,572	$ 62,834,489	$ 1,763,624	$ 64,598,113

See notes to combined financial statements

Combined Statement of Functional Expenses
Year Ended June 30, 2021

	Ready, Willing & Able	Business Enterprise Programs	Supportive Housing Programs	Liberty Fund	Affordable Housing Operations	Total Program	Management and General	Fundraising	Total
Salaries	$ 19,056,693	$ 3,428,271	$ 3,157,489	$ 448,991	$ 1,489,767	$ 27,581,211	$ 4,562,873	$ 599,904	$ 32,743,988
Payroll taxes and employee benefits	3,609,496	1,068,642	941,885	119,248	384,596	6,123,867	1,337,734	206,638	7,668,239
Total salaries and related expenses	22,666,189	4,496,913	4,099,374	568,239	1,874,363	33,705,078	5,900,607	806,542	40,412,227
Legal, professional and management fees	264,836	8,750	48,449	-	1,975,854	2,297,889	570,487	89,663	2,958,039
Occupancy costs	7,211,782	37,256	483,868	57,950	1,483,439	9,274,295	1,148,762	95,312	10,518,369
Office expenses	303,695	52,717	147,919	33,430	54,325	592,086	415,278	197,008	1,204,372
Equipment maintenance and repairs	10,425	4,137	2,678	243	489	17,972	2,028	-	20,000
Travel and meetings	7,870	2,178	8,838	-	10,150	29,036	17,651	1,204	47,891
Client services	3,377,770	108,916	808,370	-	53,129	4,348,185	-	-	4,348,185
Aid to clients	88,490	-	959,892	-	-	1,048,382	2,425	-	1,050,807
Insurance and taxes	125	3,725	288	275	4,871	9,284	137,291	-	146,575
Equipment, furniture and vehicle purchases	113,329	2,990	111,154	-	88,226	315,699	74,466	-	390,165
Vehicles and transportation	1,092,668	84,665	-	-	-	1,177,333	37,196	-	1,214,529
Financing expenses	822,123	5,255	111,554	2,279	1,748,523	2,689,734	74,473	72,185	2,836,392
Miscellaneous	534	-	-	-	63,256	63,790	113	-	63,903
Bad debt expense	-	-	-	36,756	-	36,756	-	-	36,756
In-kind goods	101,549	-	-	-	-	101,549	-	-	101,549
Depreciation and amortization	1,026,165	22,317	166,684	-	4,170,571	5,385,737	43,378	-	5,429,115
Total expenses	$ 37,087,550	$ 4,829,819	$ 6,949,068	$ 699,172	$ 11,527,196	$ 61,092,805	$ 8,424,155	$ 1,261,914	$ 70,778,874

See notes to combined financial statements

The Doe Fund, Inc. and Affiliates

Combined Statement of Cash Flows
Year Ended June 30, 2021

Cash Flows From Operating Activities	
Change in net assets	$ (2,708,913)
Adjustments to reconcile change in net assets to net cash cash flows from operating activities:	
Depreciation and amortization	5,429,115
Interest expense on debt issuance costs	139,308
Deferred rent and lease incentives	(20,009)
Unrealized loss on investment securities	93,788
Bad debt expense	36,756
Gain on forgiveness of debt	(76,884)
Noncash increase in developer fees payable	4,612,512
(Increase) decrease in operating assets:	
Receivables	(3,491,489)
Grants and pledges receivable	(45,000)
Prepaid expenses	(1,434,188)
Other receivables	219,166
(Decrease) increase in operating liabilities:	
Accounts payable and accrued expenses	(1,077,514)
Trainee savings payable	(78,038)
Accrued interest payable, mortgages and notes	1,561,599
Deferred revenue	12,459,116
Tenant security deposits	578
Net cash flows from operating activities	15,619,903
Cash Flows From Investing Activities	
Purchase of property and equipment	(91,948,529)
Purchase of investments	(268,998)
Net cash flows from investing activities	(92,217,527)
Cash Flows From Financing Activities	
Capital contributions from investors	782,729
Proceeds from line of credit	6,100,000
Repayments of line of credit	(9,600,000)
Proceeds from long-term debt	89,652,723
Repayments of long-term debt	(8,566,961)
Payments of debt issuance costs	(1,216,827)
Net cash flows from financing activities	77,151,664
Net change in cash and cash equivalents and restricted cash	554,040
Cash and Cash Equivalents and Restricted Cash, Beginning	10,696,766
Cash and Cash Equivalents and Restricted Cash, Ending	$ 11,250,806
Reconciliation of Cash and Cash Equivalents and Restricted Cash to the Combined Statement of Financial Position	
Cash and cash equivalents	$ 5,902,181
Lender restricted cash and contractual reserves	4,938,654
Security and other deposits	409,971
Total cash and cash equivalents and restricted cash	$ 11,250,806
Supplemental Disclosure of Cash Flow Information	
Cash paid for interest	$ 2,790,127
Noncash Investing and Financing Activities	
Construction payables capitalized to property and equipment	$ 3,012,210

See notes to combined financial statements

1. Description of the Organization

The accompanying combined financial statements include the accounts of The Doe Fund, Inc., consolidated with its wholly owned subsidiaries and combined with several affiliated entities as described below (collectively, the Corporation). The Doe Fund, Inc. provides oversight for these entities, which are affiliated through common management and Board of Directors. All significant intercompany transactions and balances have been eliminated in combination.

The Doe Fund, Inc. is a not-for-profit charitable organization exempt from income and excise taxes under Section 501(c)(3) of the Internal Revenue Code (IRC). The mission of The Doe Fund, Inc. is to develop and implement cost-effective, holistic programs that meet the needs of a diverse population working to break the cycles of homelessness, addiction and criminal recidivism. All of the programs and innovative business ventures of The Doe Fund, Inc. ultimately strive to help homeless and formerly incarcerated individuals achieve self-sufficiency.

The following paragraphs summarize the entities comprising the Corporation, all of which are combined within the accompanying combined financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). All Housing Development Fund Company (HDFC) entities of the Corporation were organized under Section 402 of the Not-for-Profit Corporation Law (Section 402 of the NFPCL) and pursuant to Article XI of the Private Housing Finance Law (Article XI of the PHFL) of the State of New York.

Ready, Willing & Able, Inc. (RWA) - This entity, an affiliate of The Doe Fund, Inc., provides The Doe Fund, Inc.'s flagship program of comprehensive services, which include comfortable, safe and drug-free supportive transitional housing, three nutritious meals a day, individual and group case management and counseling, substance abuse and relapse prevention services, paid transitional work opportunities, educational and occupational training, permanent housing placement, job preparation and placement and lifetime graduate services. RWA conducts the following programs:

Ready, Willing & Able - Brooklyn (RWA Brooklyn) - The first RWA program, operating since January 1990, is located at 520 Gates Avenue, Brooklyn, New York, and serves approximately 70 homeless men.

Ready, Willing & Able - Gates Contract Services (RWA Gates Contract Services) - Serves formerly incarcerated individuals living in parole-approved housing, providing all the work and training opportunities and comprehensive services of RWA on a nonresidential basis. The program currently operates out of the RWA Brooklyn facility.

Ready, Willing & Able - Harlem (RWA Harlem) - A 198-bed transitional housing facility for homeless men is located at 2960 Frederick Douglass Boulevard, Harlem, New York. The program began operations in May 1996.

Ready, Willing & Able - Harlem - Contract Services (RWA Harlem Contract Services) - Serves formerly incarcerated individuals living in parole-approved housing, providing all the work and training opportunities and comprehensive services of RWA on a nonresidential basis. The program currently operates out of the RWA Harlem facility.

Porter Avenue Housing Development Fund Corporation (Porter Avenue HDFC) and Porter Avenue HDFC Contract Services (a Division of Porter Avenue HDFC) - This entity, an affiliate of The Doe Fund, Inc., purchased, renovated and operates the RWA program in a 400-bed transitional housing facility for homeless men at 89 Porter Avenue, Brooklyn, New York. The facility began operations in November 2003.

Gates Avenue Housing Development Fund Corporation (Gates Avenue HDFC) - This entity, an affiliate of The Doe Fund, Inc., provides transitional housing to RWA participants at 520 Gates Avenue, Brooklyn, New York.

Ready, Willing & Able America, Inc. (RWA America) - This entity, an affiliate of The Doe Fund, Inc., formed in April 2010, and obtained its 501(c)(3) status in August of 2014 to continue the effort to bring RWA to scale nationally.

Ready, Willing & Able Philadelphia, Inc. (RWAP) - This entity, formed in October 2007, was an affiliate of The DOE Fund, Inc. and obtained its 501(c)(3) status in June 2011 to continue the Ready, Willing & Able program operations of the 70-man facility leased by the City of Philadelphia, located at 1211 Bainbridge Street, Philadelphia, Pennsylvania. On September 5, 2020, the Corporation signed a release agreement with RWAP and Urban Affairs Coalition (UAC) whereby the Corporation spun-off the RWAP program. RWAP was released of obligation with respect to the April 4, 2014 Loan and Security Agreement by and between Raza Development Fund, Inc. and the Corporation. This loan was fully repaid during the year ended June 30, 2021. RWAP has no obligation to repay the Corporation for any accumulated debt incurred by the Corporation with respect to RWAP's operations prior to the date of the agreement. In exchange, this transaction gave the Corporation the first licensed RWA America replication of the Ready, Willing & Able program.

Liberty Fund, Inc. (Liberty Fund) - This entity, a subsidiary of The Doe Fund, Inc., organized on June 4, 2016, with The Doe Fund, Inc. as its sole member. The Liberty Fund is dedicated to reducing the number of New Yorkers subjected to unnecessary detention while simultaneously providing much needed social services to this population. It achieves this by providing bail and case management services to any qualifying client throughout the pendency of their court case. The Liberty Fund reduces the jail population, prevents New Yorkers from having their lives upended and their freedom sacrificed and provides support in order to avoid future interaction with the criminal justice system.

Pest at Rest, LLC - This entity, a subsidiary of The Doe Fund, Inc., organized on October 29, 2003, with The Doe Fund, Inc. as its sole member. Pest at Rest, LLC provides work training and experience in integrated pest management to individuals involved in the RWA program.

A Better Place Housing Development Fund Corporation (A Better Place HDFC) - This entity, an affiliate of The Doe Fund, Inc., formed in 1992, and purchased a building located on the Upper East Side of New York, New York. This single-room occupancy building now provides supportive permanent housing with on-site services for 28 formerly homeless individuals living with HIV and/or AIDS. A Better Place HDFC is the sole shareholder of A Better Place East 86th Street Corporation. A Better Place East 86th Street Corporation is a general partner and owns 100 percent of A Better Place, L.P. The activities of A Better Place HDFC include Scatter Site Return, which began operations in January 2008 to serve chronically homeless single adults who have had a substance abuse disorder.

Number One Single Room Occupancy Housing Development Fund Corporation (No. 1 SRO) - This entity, an affiliate of The Doe Fund, Inc., began operations in July 2001 to provide supportive permanent (single-room occupancy) housing with on-site services for 74 formerly homeless individuals at 223 East 117th Street, New York, New York. No. 1 SRO is the sole shareholder of TDF 2000 Corporation. TDF 2000 Corporation is a general partner and owns 100 percent of TDF 2000 Partners, L.P.

Webster Green Housing Development Fund Corporation (Webster Green HDFC) - This entity, a subsidiary of The Doe Fund, Inc. with The Doe Fund, Inc. as its sole member, formed in May 2013, obtained its 501(c)(4) status in May 2014 and organized exclusively to develop affordable housing for persons of low income. On May 13, 2013, this entity acquired the property located at 3100 Webster Avenue, Bronx, New York, to develop 82 units of affordable supportive housing. Webster Green Apts., LP. was created for the purpose of operating and managing the property.

United Services Housing Development Fund Corporation (United Services HDFC) - This entity, a subsidiary of The Doe Fund, Inc., formed on September 8, 2014, with The Doe Fund, Inc. as its sole member. United Services HDFC obtained its 501(c)(3) status in February 2016. The entity is organized to develop a 90-unit permanent supportive housing development reserved for low-income persons or families and for formerly homeless veterans with serious mental illness or a substance abuse disorder. The Doe Fund, Inc. is a sole shareholder of United Services Managers Corp, an entity that is a managing member with a 0.01 percent interest in United Services Apartments, LLC. United Services Apartments, LLC was created for the purpose of operating and managing the property.

Crotona Park Housing Development Fund Corporation (Crotona Park HDFC) - This entity, a subsidiary of The Doe Fund, Inc., formed on August 19, 2013 to develop and operate affordable housing for persons of low income, with The Doe Fund, Inc. as its sole member. On August 22, 2013, this corporation acquired the property located at 1420 Crotona Park East, Bronx, New York, to develop 60 units of affordable supportive housing. The project was completed and began leasing in January 2017. Crotona Park HDFC is a sole shareholder of Crotona Park Inc., an entity that is a managing member with a 0.01 percent interest in Crotona Park Apartments, LLC. Crotona Park Apartments, LLC was created for the purpose of operating and managing the property.

Rogers Avenue Housing Development Fund Corporation (Rogers Avenue HDFC) - This entity, a subsidiary of The Doe Fund, Inc., formed on October 2, 2013, with The Doe Fund, Inc. as its sole member. Rogers Avenue HDFC obtained its 501(c)(4) status in March 2016 to develop and operate affordable housing for persons of low income. On November 20, 2013, it acquired the property located at 1345-1357 Rogers Avenue, Brooklyn, New York, to develop 115 units of affordable supportive housing. Construction began in spring 2016. Rogers Avenue HDFC, is a sole shareholder of 1345 Rogers Corp, which is a managing member with a 67 percent ownership interest in Rogers Managers LLC, an entity that holds a 0.01 percent interest in Rogers Apartments LLC. Rogers Apartments LLC was created for the purpose of operating and managing the property.

Villa House Housing Development Fund Corporation (Villa HDFC) - This entity, a subsidiary of The Doe Fund, Inc., organized on October 26, 2016, with The Doe Fund, Inc. as its sole member. Villa HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for persons of low income. On October 20, 2018, this corporation acquired the property located at 3188-3192 Villa Avenue, Bronx, New York, to develop 68 units of affordable supportive housing. Construction began in November 2018. Villa HDFC, is a sole shareholder of Villa House Managers Corp, who is a managing member with a .01 percent ownership interest in Villa House Apartments LLC. Villa House Apartments LLC was created for the purpose of operating and managing the property.

4519 White Plains Road Housing Development Fund Corporation (4519 WPR HDFC) - This entity, a subsidiary of The Doe Fund, Inc., organized on October 15, 2018, with The Doe Fund, Inc. as its sole member. 4519 WPR HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for low-income persons or families and for formerly homeless individuals living with HIV/AIDS.

1331 Jerome Avenue Housing Development Fund Corporation(1331 Jerome Avenue HDFC) - This entity, a subsidiary of The Doe Fund, Inc., organized on August 1, 2018, with The Doe Fund, Inc. as its sole member. 1331 Jerome Avenue HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for persons of low income. On March 26, 2019, this corporation acquired the property located at 1325 Jerome Avenue, Bronx, New York, to develop 255 units of affordable and supportive housing. Construction began in April 2019. The Doe Fund, Inc. is the sole member of 1331 Jerome Avenue HDFC and the Manager of 1331 Jerome MM LLC. 1331 Jerome MM LLC is the managing member and 0.01 percent owner of 1331 Jerome Owner LLC, which was created for the purpose of operating and managing the property.

980 Westchester Housing Development Fund Corporation (980 Westchester HDFC) - This entity, a subsidiary of The Doe Fund, Inc., organized on September 16, 2019, with The Doe Fund, Inc. as its sole member. 980 Westchester HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for low-income persons.

1220 Spofford Housing Development Fund Corporation (1220 Spofford HDFC) - This entity, a subsidiary of The Doe Fund, Inc., organized on February 3, 2020, with The Doe Fund, Inc. as its sole member. 1220 Spofford HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for low-income persons.

510 Gates Housing Development Fund Corporation (510 Gates HDFC) - This entity, a subsidiary of The Doe Fund, Inc., organized on May 1, 2020, with The Doe Fund, Inc. as its sole member. 510 Gates HDFC is a charitable not-for-profit corporation organized exclusively for the purpose of developing and operating a housing project for low-income persons or families at 510 Gates Avenue, Brooklyn, New York.

Good Food Works, Inc. (GFW) - This entity, a subsidiary of The Doe Fund, Inc., organized on June 25, 2021, with The Doe Fund, Inc. as its sole member. GFW is a charitable not-for-profit corporation organized to provide paid work, career development and wealth building opportunities to individuals overcoming barriers to employment, including formerly homeless and formerly incarcerated individuals, through the operation of programs that increase access to affordable healthy food in low-income communities.

In addition to the above outlined entities the Corporation has several other affiliates and/or subsidiaries of the Corporation that are dormant, inactive entities.

To expand its focus on the development of quality, affordable and transitional housing, The Doe Fund, Inc. has developed TDF Housing, a wholly owned subsidiary of The Doe Fund, Inc., which oversees every aspect of the Corporation's facilities.

The Corporation is the sole owner or controlling member of each General Partner listed below, which owns 0.01 percent of their associated Limited Partnerships (LPs) or Limited Liability Corporations (LLCs), except for TDF 2000 Partner LP's General Partner, TDF 2000 Corp., which has a 1 percent interest. These entities (the Housing Entities) were formed to own individual properties that are developed and managed to provide low-income housing.

The Housing Entities are comprised as follows:

Limited Partnership/ Limited Liability Corporation	General Partner
TDF 2000 Partner LP	TDF 2000 Corp.
Stadium Court LLC	Iron Horse Managers, LLC
Crotona Park Apartments LLC	Crotona Park, Inc.
Webster Green Apts., L.P.	Webster Green Apts. GP, LLC
Rogers Apartments LLC	Rogers Managers LLC
Villa House Apartments LLC	Villa House Managers Corp.
United Services Apartments LLC	United Services Managers Corp.
1331 Jerome Owner LLC	1331 Jerome MM LLC
980 Westchester Owner LLC	980 Westchester MM LLC
1220 Spofford Managers LLC	1220 Spofford Managers Corp

2. Summary of Significant Accounting Policies

Basis of Presentation

The accompanying combined and consolidated financial statements have been prepared under the accrual basis of accounting in accordance with U.S. GAAP.

Not-for-Profit Entities

The accompanying combined financial statements include the accounts of the entities with separate paragraphs in Note 1 (collectively known as the Not-for-Profit Entities). The Not-for-Profit entities are either affiliates or subsidiaries of The Doe Fund, Inc., some of which are under common board control and economic interest.

Housing Entities

LPs or LLCs that are controlled by The Doe Fund, Inc. or its affiliated Not-for-Profit Entities are consolidated in the accompanying combined financial statements. The GP interests held by the Corporation entities equal 0.01 percent of the respective Housing Entities' equity with the remainder of the Housing Entities' equity held by the limited partners/members of the respective Housing Entities except for TDF 2000 Partner Corp., which has a 1 percent interest. The portion of the Housing Entities not controlled by The Doe Fund, Inc. or its affiliated entities are consolidated and presented in the accompanying combined financial statements as noncontrolling interest.

All intercompany transactions and accounts between the Not-for-Profit Entities and the Housing Entities have been eliminated in combination and consolidation.

Net Asset Classification

The net assets of the Corporation and changes therein are classified and reported based on the existence or absence of donor-imposed restrictions as follows:

Net Assets Without Donor Restrictions, Controlling Interest - Net assets that are not subject to donor-imposed stipulations and may be expended for any purpose in performing the primary objectives of the Corporation.

Net Assets Without Donor Restrictions, Noncontrolling Interest - Represent the aggregate of limited partner/member equity interests in the non-wholly owned Housing Entities that are included in the accompanying combined financial statements.

Net Assets With Donor Restrictions - Net assets which have been limited by donor-imposed stipulations that expire with the passage of time or can be fulfilled and removed by the actions of the Corporation pursuant to those stipulations. Net assets with donor restrictions also include net assets that are subject to donor-imposed restrictions that must be maintained in perpetuity.

Revenues are reported as increases in net assets without donor restrictions unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. Expirations of donor restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as net assets released from restrictions.

Use of Estimates

The preparation of combined financial statements in accordance with U.S. GAAP 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 combined financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on deposit with banks. The Corporation maintains its bank accounts with several financial institutions. These accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to an aggregate amount of $250,000 for each entity. At times, cash balances within these accounts may exceed federally insured limits. The Corporation has not experienced, nor does it anticipate, any losses in such accounts (Note 15).

Lender Restricted Cash and Contractual Reserves

Lender restricted cash and contractual reserves represent amounts that are required to be maintained by contractual or other agreements and consist of cash and cash equivalents and U.S. treasury bills (See Note 6).

Grants and Pledges Receivable and Allowance for Doubtful Accounts

Grants and pledges receivable are recorded at their estimated realizable values. Amounts due in more than one year are recorded at the present value of the estimated cash flows, discounted at a risk-adjusted rate of 1.0 percent, applicable to the year in which the promise was received. Amortization of the discount is credited to contributions revenue. No reserves were recorded against grants and pledges receivable as of June 30, 2021. Grants and pledges receivable as of June 30, 2021 consisted of $50,000 all due within one year.

Developer Fees Receivable

Developer fees receivable in the accompanying combined statement of financial position represent developer fees for construction development. Developer fees receivable from Housing Entities that are payable from the operational cash flow of the respective projects is eliminated in consolidation. Any remaining developer fees receivable shall be paid by the related Housing Entities upon receipt of the limited partner/member equity contribution. The developer fees receivable balance as of June 30, 2021 totaled approximately $10,670,000.

Fair Value Measurements

Fair value is defined as the exchange price that would be received to sell an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. Fair value should be based on the assumptions market participants would use when pricing an asset or liability and a fair value hierarchy that prioritizes the information used to develop those assumptions. The fair value hierarchy gives the highest priority to quoted prices in active markets (observable inputs) and the lowest priority to an entity's assumptions (unobservable inputs), as follows:

Level 1 - Quoted prices are available in active markets for identical assets or liabilities as of the measurement date.

Level 2 - Pricing inputs, including broker quotes, are generally those other than exchange quoted prices in active markets, which are either directly or indirectly observable as of the measurement date, and fair value is determined through the use of models or other valuation methodologies.

Level 3 - Pricing inputs are unobservable for the asset or liability and include situations where there is little, if any, market activity for the asset or liability. The inputs into the determination of fair value require significant management judgment or estimation. Investments that are included in this category generally include privately held investments and partnership interests.

All of the Corporation's investments are Level 1 assets.

Property and Equipment and Depreciation and Amortization

All acquisitions of property and equipment in excess of $5,000, and all expenditures for repairs, maintenance, renewals and betterments that materially prolong the useful lives of assets are capitalized. Purchased property and equipment are recorded at cost, except when such costs are reimbursed as part of current programs by a funding agency and such agency retains title. Building, building improvements, furniture, fixtures and equipment are depreciated on the straight-line basis over the estimated useful lives of the assets. Leasehold improvements are amortized over the shorter of the lease term or the estimated useful lives of the related assets. The useful lives are ranging from 3-31 years (Note 5).

Deferred Revenue

Deferred revenue consists of capital advances/construction loans that bear no interest and are not required to be repaid if the related facilities are operated for specific purposes over required time frames, and funds received under the Paycheck Protection Program. (Note 8).

Impairment of Long-Lived Assets

Impairment losses are recorded on long-lived assets when indicators of impairment are present and the undiscounted cash flows estimated to be generated by those assets (excluding interest) are less than the carrying amount of the assets. In such cases, the carrying value of assets to be held and used are adjusted to their estimated fair values, and assets held for sale are adjusted to their estimated fair values, less selling expenses. The Corporation reviews annually its investments in real estate for impairment events or when changes in circumstances indicate that the carrying value of such property may not be recoverable. No impairment losses were recognized in 2021.

Deferred Rent and Lease Incentives

The Corporation has entered into various operating lease agreements for its administrative offices and site facilities, some of which contain provisions for future rent increases, or periods in which rent payments are reduced as incentive payments. The Corporation records monthly rent expense on a straight-line basis which equals the total of the payments due over the lease term, divided by the number of months of the lease term. Lease incentives are amortized against rental expense over the term of the lease. The difference between rent expense recorded and the amount paid is credited or charged to deferred rent and lease incentives, which is reflected as a separate line item in the accompanying combined statement of financial position.

Trainee Savings Payable

Trainee savings payable are deposits that represent fixed minimum deductions from participants' training incentives plus voluntary savings as they may exceed the minimum on a voluntary basis. These amounts accumulate over the time a trainee is in the program and are paid to the participant when they leave the RWA program. As of June 30, 2021, the trainee savings payable due to participants was approximately $1,541,000.

Trainees who graduate from the program can also receive an additional grant up to $1,000 contingent on the trainees keeping a job for the first six months. Training incentives are paid to participants in the form of debit cards in order to provide the most accessible form of payment to the composition of the trainee population. Approximately $88,000 in matching graduation grants were paid to trainees who successfully completed the training program during the year ended June 30, 2021.

Contribution Income

Contributions and Grants

Contributions, including unconditional promises to give, are reported as revenues in the period in which contributions are received or unconditional promises to give are made. Unconditional promises to give, due in more than one year, if any, are discounted to reflect the present value of future cash flows at a credit-adjusted rate. Conditional contributions, including conditional promises to give, are not recognized until they become unconditional, that is, when the conditions, such as a barrier and right of return or release, are substantially met.

Earned income from government contracts, the majority of which are cost reimbursable, is recognized as allowable costs are incurred. These contracts are nonreciprocal transactions. As of June 30, 2021, the Corporation has received cost reimbursement and other conditional grants that have not been recognized as income in the amount of approximately $558,045,000.

In-Kind Contributions

Not-for-profit entities are required to record contributed goods and services revenue if those services create or enhance nonfinancial assets or are provided by individuals who possess specialized skills that would typically need to be purchased, if not provided by donation. For the year ended June 30, 2021, the Corporation recorded contributed goods and services revenue of approximately $102,000 with an equivalent amount recorded as an expense.

Revenue From Contracts With Customers

Other earned revenue primarily represents revenue from various contracts for street cleaning, exterminating and culinary services provided by the Corporation. Such revenues are recognized at the point in time services are rendered at the net realizable value. Performance obligations are satisfied as services are rendered in accordance with the respective contracts.

Developer fees are recognized as revenue as service is satisfied over time based on the percentage of completion method in accordance with the respective developer fee agreements. The unearned portion of developer fees received is recorded as developer fees payable in the accompanying combined statement of financial position. Developer fees are paid by the respective Housing Entities to The Doe Fund, Inc. through funds received from equity contributions of the Housing Entities' investors, as well as from the operating cash flow of the respective Housing Entities. Only the portion of developer fees to be paid from the respective Housing Entities' operating cash flow is eliminated in consolidation, while the portion to be paid from third-party equity contributions is not.

Management fees are recognized at the point in time when services are rendered at the net realizable value. Performance obligations are satisfied as services are rendered in accordance with the respective management fee agreements. Intercompany management fees are eliminated in combination.

Program service fees are recognized at the point in time when services are rendered at the net realizable value. Performance obligations are satisfied as services are rendered in accordance with the underlying agreements with respective Ready, Willing & Able program participants.

Rental Income

Rental income, including rent from the operation of low-income housing projects and tenants, is recognized as earned based on underlying lease agreements with respective tenants. Minimum rental revenue is recognized on a straight-line basis over the term of the lease, regardless of when payments are due. Advance receipts of rental income are deferred and classified as accounts payable and accrued expenses in the accompanying combined statement of financial position. All leases between the properties and tenants are considered to be operating leases.

Debt Issuance Costs

Debt issuance costs, net of interest expense, are reported as a direct deduction from the face amount of the related mortgages payable. Interest expense is computed using an imputed interest rate on the related loan.

Functional Allocation of Expenses

The combined financial statements report certain categories of expenses that are related to more than one program or supporting function. It is the Corporation's preference and priority to directly charge the program where the service or expense item is used. When a cost center provides benefit to multiple programs and it cannot be directly charged, it may be necessary to allocate the cost. The Corporation's policy is to use an applicable statistic for the basis of allocating such costs. Applicable statistics used can be based on a percentage of salary, a distribution of full-time equivalents and square footage allocation. The Corporation uses a percentage of salary or a distribution of full-time equivalents to allocated payroll taxes and employee benefits, and it uses a square footage allocation to allocate insurance and occupancy costs.

Income Taxes

The Corporation follows guidance that clarifies the accounting for uncertainty in tax positions taken or expected to be taken in a tax return, including issues relating to financial statement recognition and measurement. This guidance provides that the tax effects from an uncertain tax position can only be recognized in the combined financial statements if the position is "more-likely-than-not" to be sustained if the position were to be challenged by a taxing authority. The assessment of the tax position is based solely on the technical merits of the position, without regard to the likelihood that the tax position may be challenged.

The Not-for-Profit Entities are exempt from federal income tax under IRC sections 501(c)(3) or 501(c)(4), though they are subject to tax on income unrelated to their exempt purposes, unless that income is otherwise excluded by the IRC. Iron Horse Managers, LLC, Pest at Rest, LLC, Pest at Rest Newark, LLC and Sugar Hill Apartments, are single-member limited liability companies whose single member is The Doe Fund, Inc., and as such, they are considered disregarded entities for tax purposes. The Corporation has processes presently in place to ensure the maintenance of its tax-exempt status; to identify and report unrelated income; to determine its filing and tax obligations in jurisdictions for which it has nexus; and to identify and evaluate other matters that may be considered tax positions. The Corporation has determined that there are no material uncertain tax positions that require recognition or disclosure in the combined financial statements.

All other real estate entities have elected to be treated as pass-through entities for income tax purposes and as such, are not subject to income taxes. Rather, all items of taxable income, deductions and tax credits are passed through to and are reported by the owners on their respective income tax returns. The affiliated entities' federal tax statuses as pass-through entities are based on the legal statuses as LPs or LLCs. Accordingly, these affiliated entities are not required to take any tax positions in order to qualify as pass-through entities. The affiliated entities are required and do file tax returns with the Internal Revenue Service (IRS) and other taxing authorities. Accordingly, these combined financial statements do not reflect a provision for income taxes and these affiliated entities have no other tax positions which must be considered for disclosure.

Recent Accounting Pronouncements

In 2021, the Corporation adopted Financial Accounting Standards Board's (FASB) Accounting Standards Update (ASU) 2014-09, *Revenue From Contracts With Customers (Topic 606*) using the modified retrospective method of adoption as of July 1, 2020. The core principle of ASU 2014-09 requires recognition of revenue to depict the transfer of goods or services to customers at an amount that reflects the consideration for what an organization expects it will receive in association with this exchange. The adoption of ASU 2014-09 resulted in additional disclosures in the notes to the combined financial statements, but did not impact the Corporation's revenue recognition methodologies and there was no change to the timing of revenue recognition.

In accordance with Accounting Standards Codification (ASC) 606-10-50-13, the Corporation is required to include disclosure of the remaining performance obligations. Due to the nature of the Corporation's contracts, these reporting requirements are not applicable. The majority of the Corporation's contracts meet the exemption as defined in ASC 606-10-50-14 because the performance obligations are part of a contract that has an original expected duration of one year or less. Performance obligations are satisfied as services are rendered. Payments are due upon receipt of related billing.

In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842)*. The core principles of ASU 2016-02 change the way organizations will account for their leases by recognizing lease assets and lease liabilities on the statement of financial position and disclosing key information about leasing arrangements. ASU 2016-02 is effective for the Corporation for fiscal years beginning after December 15, 2021. Early adoption is permitted. Management is currently evaluating the impact of ASU 2016-02 on the Corporation's combined financial statements.

In September 2020, the FASB issued ASU 2020-07, *Not-for-Profit Entities (Topic 958) Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. ASU 2020-07 improves financial reporting by providing new presentation and disclosure requirements about contributed nonfinancial assets, including additional disclosure requirements for recognized contributed services. The standard will be required to be applied retrospectively for annual periods beginning after June 15, 2021. Management is currently evaluating the impact of ASU 2020-07 on the Corporation's combined financial statements.

3. Liquidity and Availability of Resources

The Corporation's financial assets available within one year of the combined statement of financial position date for general expenditures such as operating expenses, debt financing payments and fixed asset purchases not financed with debt financing are as follows:

Cash and cash equivalents	$ 5,902,181
Receivables	14,757,671
Grants and pledges receivable, current	50,000
Developer fees receivable, current	3,412,657
Investments	260,076
Other receivables	180,517
	24,563,102
Less donor restricted amounts	1,763,624
Total	$ 22,799,478

As part of the Corporation'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. The Corporation's main source of liquidity is earned income from government contracts.

To help manage unanticipated liquidity needs, the Corporation has a committed line of credit in the amount of $5,000,000. In addition, the Corporation has operating reserve funds specifically set aside to cover certain operating deficits of the supportive and affordable housing operations which can be drawn upon if operating deficit requirements are met. As of June 30, 2021, these reserve funds were approximately $2,907,000. The Corporation has historically not drawn on these reserve funds; instead, it has met any operating deficits from sources without donor restrictions. These reserves require approval from the respective lenders in order to be released. Lastly, the Corporation has established relationships with a few nonprofit lenders to meet any additional liquidity needs with short-term lending options.

4. Receivables

Receivables as of June 30, 2021 consisted of the following:

Earned income from government contracts	$ 14,057,699
Other earned income receivables	327,475
Housing entity receivables	372,497
Total receivables	$ 14,757,671

5. Property and Equipment

Property and equipment as of June 30, 2021 consisted of the following:

Land	$ 48,899,480
Building and improvements	179,089,323
Furniture, fixtures and equipment	8,981,085
	236,969,888
Less accumulated depreciation and amortization	(39,494,837)
	197,475,051
Construction in progress	171,734,562
Total property and equipment	$ 369,209,613

Depreciation and amortization of property and equipment amounted to total approximately $5,429,000 for the year ended June 30, 2021.

Ongoing construction-in-progress projects relating to United Service Apartments LLC and 1331 Jerome Owner LLC were completed in July and August 2021, respectively, and 980 Westchester Owner LLC are expected to be completed in January 2022. Additional capital expenditures expected to be incurred for the ongoing projects approximate $52,062,000 as of June 30, 2021.

6. Lender Restricted Cash and Contractual Reserves

Under the terms of the various partnership agreements and mortgage loan agreements, the Corporation is required to segregate and maintain funds in certain restricted accounts that can only be accessed with the permission of the respective limited partner/member or mortgage lender. These reserve accounts are primarily funded from the proceeds of the Corporation's earned developer fees, a portion of which is required to be placed in reserve when paid by the respective LPs or LLCs. These reserves are required by the investor and lender to fund potential operating deficits or building replacement needs. The amount and terms of such reserves are set forth in the respective LP or LLC operating agreements.

Lender restricted cash and contractual reserves as of June 30, 2021 consisted of the following:

Cash and cash equivalents	$ 4,938,654

Interest income for the year ended June 30, 2021 totaled approximately $36,000 and is recorded as other income within the combined statement of activities.

7. Long-Term Debt

The following is a summary of the Corporation's long-term debt as of June 30, 2021:

Borrower	Lender	Maturity Date	Interest Rate	Collateral	Balance
Porter Avenue (a)	Citibank, N.A.	10/1/2031	4.94%	Premises	$ 12,046,297
A Better Place HDFC	NYC Department of Housing Preservation and Development	12/1/2025	Shelter Care loan .25%, Capital loan 8%	Building assets	1,407,931
Gates Avenue Housing Development Fund Corporation (b)	Wells Fargo Trust Company	12/15/2039	2.98%	Liens on building	9,429,028
Program Vehicle Loans	Various lenders	Various	2.90% - 7.99%	Vehicles	309,643
The Doe Fund, Inc.	REDF Impact Investing Fund	12/24/2021	5.25%	Liens on building	109,200
4519 White Plains Road HDFC	Corporation for Supportive Housing	10/31/2021	6%	Liens on building	4,203,920
1220 Spofford HDFC	Foundation for the Jewish Community	3/31/2022	6.25%	Liens on building	4,000,000
1220 Spofford HDFC	Foundation for the Jewish Community	3/31/2022	6.25%	Liens on building	630,889
510 Gates HDFC	Keybank National Association	6/1/2022	2.53%	Liens on building	13,400,000
Webster Green Apartments	New York State Homes and Community Renewal	10/25/2049	1%	Liens on building	4,475,000
Webster Green Apartments	New York State Homes and Community Renewal	10/25/2049	5.39%	Liens on building	3,372,896

Borrower	Lender	Maturity Date	Interest Rate	Collateral	Balance
Webster Green Apartments	New York State Homes and Community Renewal	5/1/2071	1%	Liens on building	$ 1,230,000
Crotona Park Apartments	New York City Department of Housing Preservation and Development	3/6/2068	2.17%	Liens on building	2,000,000
Crotona Park Apartments	Citibank, N.A.	3/6/2048	4.75%	Liens on building	4,953,855
TDF Partners L.P.	New York City Department of Housing Preservation and Development	7/28/2031	0.25%	Liens on building	6,176,565
Rogers Apartments	JPMorgan Chase Bank, N.A.	9/1/2049	5% and 5.7% after release date of the letter of credit	Liens on building	11,159,600
Rogers Apartments	JPMorgan Chase Bank, N.A.	9/1/2049	2.83% - 2.58% after release date of the letter of credit	Liens on building	14,203,721
Rogers Apartments	New York State Homeless Housing and Assistance Corporation	9/1/2049	1.00%	Liens on building	4,200,013
1331 Jerome Owner LLC	New York City Department of Housing Preservation and Development	30 years after perm conversion	3% for short-term portion and 4.90% for long-term portion %	Liens on building	52,030,060
1331 Jerome Owner LLC	New York City Department of Housing Preservation and Development	3/26/2059	3.41%	Liens on building	35,580,279
Villa House Apartments LLC	New York City Department of Housing Preservation and Development	10/29/2021	0.25%	Liens on building	9,520,000
Villa House Apartments LLC	New York City Department of Housing Preservation and Development	10/29/2021	5.25%	Liens on building	17,556,608

Borrower	Lender	Maturity Date	Interest Rate	Collateral	Balance
United Services Apartments LLC	New York City Department of Housing Preservation and Development	3/1/2052	Greater of 4% or LIBOR plus 2%	Liens on building	$ 12,764,881
United Services Apartments LLC	New York City Housing Development Corporation	3/1/2052	No interest through conversion, 2.87% fixed after conversion	Liens on building	9,441,074
980 Westchester Owner LLC	New York City Housing Development Corporation	11/30/2058	4.85%	Liens on building	8,089,645
980 Westchester Owner LLC	New York City Housing Development Corporation	11/30/2058	2.65%	Liens on building	21,534,531
980 Westchester Owner LLC	New York City Housing Development Corporation	1/30/2058	2.32%	Liens on building	2,840,562
980 Westchester Owner LLC	New York City Housing Development Corporation	11/30/2058	4.25%	Liens on building	8,425,199
Stadium Court Associates	Centerline Mortgage	12/31/2035	6.32%	Liens on building	2,046,129
Total long-term debt before debt issuance costs					277,137,526
Less debt issuance costs, net of accumulated amortization					(3,367,695)
Total long-term debt					$ 273,769,831
Current portion					$ 64,766,888
Noncurrent portion					209,002,943
Total long-term debt					$ 273,769,831

The aggregate annual maturities of the mortgages and notes subsequent to June 30, 2021 are as follows:

	Not-for-Profit Entities				
Years Ending June 30:	**Payable by the Corporation[1]**	**Reimbursable by Contract[2]**	**Pre-development Lending[3]**	**Payable by the Housing Entities[4]**	**Total**
2022	$ 207,372	$ 1,467,039	$ 22,234,809	$ 40,857,668	$ 64,766,888
2023	103,822	1,521,065	-	53,059,391	54,684,278
2024	86,562	2,019,147	-	1,043,222	3,148,931
2025	12,589	1,685,999	-	1,057,894	2,756,482
2026	5,961	2,200,682	-	1,073,391	3,280,034
Thereafter	2,538	13,989,323	-	134,509,052	148,500,913
	$ 418,844	$ 22,883,255	$ 22,234,809	$ 231,600,618	277,137,526
Less debt issuance costs, net of accumulated amortization					3,367,695
Total					$ 273,769,831

[1] Payable from operating cash flow.

[2] All contracts are in place as of June 30, 2021.

[3] During the predevelopment phase, the predevelopment loan is typically interest only, with principal due at the earlier of acquisition financing or maturity date. The acquisition financing is performed at the housing entity level.

[4] During the construction phase, the construction loan is covered by payment and performance bonds given by the general contractor. After completion, the 30-year amortization of the permanent loan is made by the LLC from project operations. Additionally, the permanent debt is nonrecourse to the Corporation, since the bank has a lien on the project building.

The Corporation incurred interest expense for the year ended June 30, 2021 of approximately $3,368,000, including interest expense on debt issuance costs of approximately $139,000. The Doe Fund, Inc. has contracts to fund approximately $22,883,000 of the debt.

(a) The mortgage for the Porter Avenue facility was executed in the aggregate principal amount of $22,150,000. The mortgage was collateralized by the premises and was payable in monthly installments of $187,884, including interest at 8 percent, commencing September 1, 2004 through December 1, 2023, at which time any unpaid principal and interest was payable. The loan also stipulated the establishment of a maintenance fund to supplement the cost of major repairs to the premises and requires an additional $2,500 to be deposited monthly. During the year ended June 30, 2012, the loan was refinanced in the amount of $18,750,000 and the balance of the maintenance fund of $267,279 was returned to the Corporation. The refinanced mortgage note bears interest of 4.94 percent and calls for quarterly payments of principal and interest, which commenced on April 1, 2012. The Corporation must meet a certain financial covenant under the refinanced mortgage as follows: to maintain a minimum debt service coverage ratio of 1.15 to 1.00. As of June 30, 2021, the Corporation has complied with the covenant. The refinanced mortgage note matures on October 1, 2031. As of June 30, 2021, the outstanding balance on the mortgage was approximately $12,046,000.

(b) On October 16, 2020, the Corporation received a loan from a consortium of lenders totaling approximately $9,650,000. Wells Fargo served as trustee of the lender group which included Sun Life Capital Management, an affiliate of Sun Life Financial, Inc. Some of the proceeds have been used to fund the soft costs (architecture, professional and interest fees) associated with the future redevelopment of the 520 Gates Center for Opportunity, as well as approximately $7,600,000 to recapitalize the Corporation by retiring debt and credit obligations. As of June 30, 2021, the outstanding balance on the loan was approximately $9,429,000. Coinciding with the loan, the Corporation executed a new 20 year contract with the Department of Homeless Services (DHS) whereby DHS will pay the Wells Fargo debt service, on a monthly basis, in addition to ongoing funds for operations.

8. Deferred Revenue

The Corporation received a construction grant in connection with the acquisition and development of the low-income housing site Webster Green Apartments. This grant will be forgiven if the related site is operated in compliance with housing regulations over a period of 30 years. Such compliance period will end in February 2045 and, if the Corporation meets all compliance requirements, this loan will be recorded as grant income and will increase the net assets at that time. As of June 30, 2021, the construction grants balance was $6,508,240 and is included as part of deferred revenue as of June 30, 2021.

980 Westchester Owner LLC and 980 Westchester HDFC entered into a master lease agreement with 980 Westchester Retail, LLC, to lease the condo unit of the project for an initial term beginning December 20, 2019 and ending the earlier of the turnover date and December 21, 2118. Base rent is $1 per year of the term of the lease. Additional rent equal to the costs incurred to develop the condo unit is due on the turnover date as defined in the agreement. For the period July 31, 2018 (date of formation) through June 30, 2021, additional rent of $7,124,259 related to the development of the condo unit is deferred and is included as part of deferred revenue as of June 30, 2021.

Paycheck Protection Program

On March 2, 2021, the Corporation received loan proceeds in the amount of $5,334,857 under the Paycheck Protection Program (PPP), which was established as part of the Coronavirus Aid, Relief and Economic Security (CARES) Act and is administered through the Small Business Administration (SBA). The PPP provides loans to qualifying businesses in amounts up to 2.5 times their average monthly payroll expenses and was designed to provide a direct financial incentive for qualifying businesses to keep their workforce employed during the Coronavirus crisis. PPP loans are uncollateralized and guaranteed by the SBA and are forgivable after a "covered period" (eight or 24 weeks) as long as the borrower maintains its payroll levels and uses the loan proceeds for eligible expenses, including payroll, benefits, mortgage interest, rent and utilities. The forgiveness amount will be reduced if the borrower terminates employees or reduces salaries and wages more than 25 percent during the covered period. Any unforgiven portion is payable over two years at an interest rate of 1 percent with payments deferred until the SBA remits the borrower's loan forgiveness amount to the lender, or, if the borrower does not apply for forgiveness, ten months after the end of the covered period.

As the Corporation expects to meet the PPP's eligibility criteria and believes that the PPP loan represents, in substance, a grant that is expected to be forgiven, the Corporation has elected to account for the loan as a grant. As of June 30, 2021, the Corporation has not yet received forgiveness as it intends to apply for forgiveness in January 2022. Therefore, no grant revenue is recorded within its combined statement of activities for the year ended June 30, 2021. The full amount of PPP funds received are recorded as deferred revenue as of June 30, 2021. The Corporation believes it will overcome the remaining barriers and the deferred revenue will be reported as grant revenue within its combined statement of activities at that time.

9. Line of Credit

The Corporation had a $3,500,000 line of credit agreement (the old Line) with a bank since June 11, 2018, which matured on October 9, 2020, at which time the old Line was paid off in full and the agreement terminated. Interest on the old Line's outstanding balance was calculated at the base rate, as announced publicly by the bank, or 200 basis points in excess of the prevailing rate per annum, as determined by the bank.

On October 9, 2020, the Corporation entered into a new $5,000,000 line of credit agreement (the new Line) with a different bank. Interest on the new Line's outstanding balance is calculated at an amount equal to the greater of prime rate plus one-half of one percent or three and one-half percent, whichever is lower (3.50 percent as of June 30, 2021). The Corporation must meet a certain financial covenant under the line of credit agreement as follows: to maintain a minimum debt service coverage ratio of 1.50 to 1.00. As of June 30, 2021, the Corporation has complied with the covenant. The new Line is secured by the Porter Avenue HDFC building and property and matures on October 9, 2022. As of June 30, 2021, there was no balance outstanding.

10. Net Assets With Donor Restrictions

Net assets with donor restrictions are as follows as of June 30:

Charitable bail fund	$ 80,000
Community improvement program	238,143
Urban agriculture program	23,952
RWA program training	437,711
RWA other	20,211
Food service	132,645
RWA program training enhancements	146,922
Liberty Fund program	584,040
General support (time restriction)	100,000
Total net assets with donor restrictions	$ 1,763,624

Net assets were released from restrictions by incurring expenses satisfying the restricted purpose as stipulated by donors or by the passage of time as follows for the year ended June 30:

Liberty Fund program	$ 699,171
Food service	24,399
Urban agriculture program	37,798
Community improvement program	375,927
RWA program training	65,524
RWA program training enhancements	90,733
RWA other	17,500
General support (time restriction)	50,000
Total net assets released from restrictions	$ 1,361,052

11. Earned Income From Government Contracts

Earned income from government contracts reported in the accompanying combined statement of activities were received by the Corporation from various federal, New York City and New York State government agencies, and for the year ended June 30, 2021 consisted of the following:

NYC Department of Homeless Services	$ 35,271,728
NYC Economic Development Corporation	3,965,574
NYC HIV/AIDS Service Administration	4,457,628
NYC Department of Health and Mental Hygiene	995,127
NYC Mayor's Office of Criminal Justice	3,500
NYS Empire State Supportive Housing Initiative	42,688
Total earned income from government contracts	$ 44,736,245

12. Other Earned Revenue

Other earned revenue for the year ended June 30, 2021 consisted of the following:

Street cleaning revenue	$ 6,163,126
Pest at Rest	174,443
Total other earned revenue	$ 6,337,569

13. Retirement Plan

The Corporation maintains a 401(k) retirement plan (the Plan) for the benefit of its eligible employees who can voluntarily participate. Eligible employees are employees who have completed at least one month of service and have attained the age of 18.

Employees make contributions to the Plan in amounts based upon the annual limits established by the IRS. The Corporation may contribute to the Plan by means of a matching contribution or a qualified nonelective contribution.

The Corporation's matching contribution is a discretionary percentage of the participant's salary deferrals up to a certain percentage of the participant's compensation, as determined by the employer each year.

The Corporation's nonelective contribution is a discretionary amount that is allocated among the participants in the ratio that each participant's compensation bears to the total compensation of all eligible participants. In order to share in any nonelective contributions, the participant must be actively employed on the last day of the plan year and have completed at least 1,000 hours of service during the plan year. The Corporation may designate all or any portion of a contribution as a qualified nonelective contribution. Employer contributions to the Plan for the year ended June 30, 2021 were approximately $297,000.

14. Related-Party Transactions

In May 2010, The Doe Fund, Inc. renewed its lease for office space with the President of The Doe Fund, Inc. through April 30, 2015, at which time the lease became a month-to-month lease. Lease expense for the year ended June 30, 2021 was approximately $218,000. See Note 7 for debt guarantees.

15. Risks and Uncertainties

Financial instruments that subject the Corporation to concentrations of credit risk consist of cash and cash equivalents and receivables. While the Corporation attempts to limit its financial exposure, deposit balances may, at times, exceed federally insured limits. The Corporation has not experienced any losses on such balances. As of June 30, 2021, the Corporation had funds in excess of FDIC limits of approximately $3,851,000.

Funding from federal, state and local governmental entities in the form of grants for the reimbursement of expenses and overhead applicable to various programs are subject to audit by such entities. Such audits could result in claims against the Corporation for disallowed costs or noncompliance with grantor restrictions. No provision has been made for any liabilities that may arise from such audits since the amounts, if any, cannot be determined at the date of the combined financial statements. Management is of the opinion that such audits, if performed, would not have a material effect on the accompanying combined financial statements.

The Corporation has entered into service contracts and grant agreements with various governmental agencies that are subject to business risks associated with the economy and administrative directives, rules and regulations that are subject to change. A significant reduction in revenue from these various governmental agency contracts would have an adverse effect on the Corporation's programs.

Contracts receivable, reported as a component of receivables, net of allowance for doubtful accounts in the accompanying combined statement of financial position, primarily represent receivables from the New York City Department of Homeless Services. Any concentrations of credit risk related to contracts receivable is subject to the City's financial condition.

16. Commitments and Contingencies

Operating Leases

The Doe Fund, Inc. has entered into various operating leases in the New York metropolitan area. The leases are for The Doe Fund, Inc.'s administrative spaces at East 102nd and East 84th Streets in Manhattan, the office space of Liberty Fund, Inc. in Manhattan and Brooklyn, tenant rental units for the Scatter Site program and supplemental spaces for the RWA program in Brooklyn.

These leases expire on various dates through April 2027.

The Doe Fund, Inc. is further committed to numerous vehicle and equipment operating leases, expiring on various dates through January 2023.

In July 2015, The Doe Fund, Inc. entered into a sublease, which commenced on July 7, 2015 and expires on February 14, 2027, to rent a portion of its administrative space. Rental income received for the year ended June 30, 2021 amounted to approximately $144,000 which is reported as a reduction to rent expense.

In June 2018, The Doe Fund, Inc. entered into another sublease, which commenced September 22, 2018 and expires on April 29, 2027, to rent out a portion of its administrative space. Rental income received for the year ended June 30, 2021 amounted to approximately $183,000 which is reported as a reduction to rent expense.

Rent expense for the year ended June 30, 2021 were approximately $1,235,000.

Future minimum annual rentals for the years subsequent to June 30, 2021 and in the aggregate are:

Years Ending June 30:	Minimum Lease Commitments	Sublease Income	Net Lease Commitments
2022	$ 1,210,331	$ 391,962	$ 818,369
2023	1,099,696	402,199	697,497
2024	1,052,688	412,718	639,970
2025	1,076,173	423,525	652,648
2026	1,097,291	434,629	662,662
Thereafter	819,566	339,203	480,363
Total	$ 6,355,745	$ 2,404,236	$ 3,951,509

Litigation

The Corporation is a defendant in several lawsuits arising in the normal course of operations. All of the significant suits and many of the others involve insured risks, subject to deductibles and co-insurance requirements. While outside counsel cannot predict the outcome of such litigation, management does not expect the net financial outcome to have a material effect on the combined financial position, change in net assets and cash flows of the Corporation.

17. Subsequent Events

Subsequent events have been evaluated through December 14, 2021, which is the date the combined financial statements were available to be issued.