

# **Way Finders, Inc. and Subsidiaries**

Consolidating Financial Statements  
and  
Auditors' Reports

June 30, 2018

# Way Finders, Inc. and Subsidiaries

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**DANIEL DENNIS & Co**  
Certified Public Accountants

*Independent Auditors' Report*

The Board of Directors  
**Way Finders, Inc.**

**Report on the Financial Statements**

We have audited the accompanying consolidating financial statements of Way Finders, Inc., (a nonprofit organization) and subsidiaries (collectively, the Organization) which comprise the consolidating statement of financial position as of June 30, 2018, and the related consolidating statements of activities, changes in net assets/(deficit), functional expenses, and cash flows for the year then ended, and the related notes to the consolidating financial statements.

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

Management is responsible for the preparation and fair presentation of these consolidating 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 the consolidating 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 consolidating financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidating financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidating financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risk of material misstatement of the consolidating financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the consolidating 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 Organization'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 consolidating 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 consolidating financial statements referred to above present fairly, in all material respects, the financial position of Way Finders, Inc. and subsidiaries as of June 30, 2018, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

Our audit was conducted the purpose of forming an opinion on the consolidating financial statements as a whole. The accompanying supplementary information shown on pages 59 to 64 is presented for the purpose of additional analysis and is not a required part of the consolidating financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), is also presented for the purpose of additional analysis and is not a required part of the consolidating 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 consolidating financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidating financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidating financial statements or to the consolidating 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 consolidating financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated November 30, 2018, 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 Audit Standards* in considering the Organization's internal control over financial reporting and compliance.

*Daniel Dennis & Company LLP*

November 30, 2018

**Way Finders, Inc. and Subsidiaries**  
**Consolidating Statement of Financial Position**  
**June 30, 2018**

*Assets*

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
<i>Current Assets</i>						
Cash and cash equivalents	\$ 2,857,664	\$ 602,243	\$ 567,833	\$ 582,261	\$ -	\$ 4,610,001
Restricted cash	7,356,806	2,329	-	45,030	-	7,404,165
Accounts receivable	1,669,493	137,427	210,872	638,374	(4,968)	2,651,198
Contribution receivable	-	125,000	-	-	(100,000)	25,000
Related party receivables	4,489,125	-	-	-	(4,489,125)	-
Small business loans receivable, net	-	874,584	-	-	(8,491)	866,093
Other loans receivable, net	4,379	-	-	-	-	4,379
Interest receivable	-	19,459	-	-	-	19,459
Investments	-	-	193,298	-	-	193,298
Prepaid expenses and other assets	143,403	659	260,568	-	-	404,630
Total current assets	<u>16,520,870</u>	<u>1,761,701</u>	<u>1,232,571</u>	<u>1,265,665</u>	<u>(4,602,584)</u>	<u>16,178,223</u>
<i>Property and Equipment</i>						
Land	190,889	-	6,317,431	369,000	(322,871)	6,554,449
Buildings and improvements	2,637,348	-	102,188,158	2,820	(5,827,654)	99,000,672
Furniture and equipment	1,715,036	38,084	585,756	18,036	82,177	2,439,089
Software	406,735	29,950	-	-	-	436,685
Less: accumulated depreciation	<u>(2,541,223)</u>	<u>(61,330)</u>	<u>(22,074,348)</u>	<u>(12,207)</u>	<u>(246,242)</u>	<u>(24,935,350)</u>
Total property and equipment	<u>2,408,785</u>	<u>6,704</u>	<u>87,016,997</u>	<u>377,649</u>	<u>(6,314,590)</u>	<u>83,495,545</u>
<i>Other Assets</i>						
Investments	641,510	38,658	(136,566)	109,755	(563,189)	90,168
Contribution receivable	-	321,184	-	-	(321,184)	-
Restricted cash	726,429	1,168,817	4,724,797	-	-	6,620,043
Restricted investments	69,545	-	152,086	-	-	221,631
Work in progress	197,791	-	7,119,888	7,384,385	(239,647)	14,462,417
Small business loans receivable, net	-	3,064,947	-	-	(224,081)	2,840,866
Other loans receivable, net	7,882,779	-	81,150	-	(673,429)	7,290,500
Intangible assets, net	<u>39,250</u>	<u>-</u>	<u>386,453</u>	<u>200</u>	<u>-</u>	<u>425,903</u>
Total other assets	<u>9,557,304</u>	<u>4,593,606</u>	<u>12,327,808</u>	<u>7,494,340</u>	<u>(2,021,530)</u>	<u>31,951,528</u>
Total assets	<u>\$ 28,486,959</u>	<u>\$ 6,362,011</u>	<u>\$ 100,577,376</u>	<u>\$ 9,137,654</u>	<u>\$ (12,938,704)</u>	<u>\$ 131,625,296</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
**Consolidating Statement of Financial Position – *Continued***  
**June 30, 2018**

*Liabilities and Net Assets*

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
<i>Current Liabilities</i>						
Accounts payable	\$ 878,918	\$ 17,910	\$ 1,488,875	\$ 286,966	\$ -	\$ 2,672,669
Grants payable	100,000	-	-	-	(100,000)	-
Related party payables	-	-	1,481,837	3,007,288	(4,489,125)	-
Accrued expenses	1,822,826	68,776	227,513	91,134	(4,968)	2,205,281
Contract advances	4,388,044	-	-	-	-	4,388,044
Mortgages and notes payable	323,130	906,180	6,733,599	6,062,760	(8,491)	14,017,178
Non-amortizing notes payable	53,540	-	-	1,034,017	-	1,087,557
Deferred revenue	102,763	-	655,074	50,250	-	808,087
<b>Total current liabilities</b>	<b><u>7,669,221</u></b>	<b><u>992,866</u></b>	<b><u>10,586,898</u></b>	<b><u>10,532,415</u></b>	<b><u>(4,602,584)</u></b>	<b><u>25,178,816</u></b>
<i>Noncurrent Liabilities</i>						
Grants payable	321,184	-	-	-	(321,184)	-
Amortizing notes payable	2,529,423	1,154,448	11,643,891	888,000	(224,081)	15,991,681
Non-amortizing notes payable	574,144	-	31,189,034	(2,287,630)	(5,764,089)	23,711,459
Escrow liabilities	448,021	20,000	357,798	-	-	825,819
Contract advances	8,363,484	-	-	-	-	8,363,484
Deferred revenue	-	-	3,966,822	-	-	3,966,822
Accrued interest	-	-	6,383,262	8,867	(1,626,442)	4,765,687
<b>Total noncurrent liabilities</b>	<b><u>12,236,256</u></b>	<b><u>1,174,448</u></b>	<b><u>53,540,807</u></b>	<b><u>(1,390,763)</u></b>	<b><u>(7,935,796)</u></b>	<b><u>57,624,952</u></b>
<b>Total liabilities</b>	<b><u>19,905,477</u></b>	<b><u>2,167,314</u></b>	<b><u>64,127,705</u></b>	<b><u>9,141,652</u></b>	<b><u>(12,538,380)</u></b>	<b><u>82,803,768</u></b>
<i>Net Assets</i>						
Non-controlling interest	-	-	26,087,485	-	-	26,087,485
Unrestricted						
Board designated for affordable housing program	3,151,886	-	-	-	-	3,151,886
Undesignated	3,191,036	3,823,513	(232,841)	(3,998)	(29,140)	6,748,570
Temporarily restricted	1,086,315	371,184	10,595,027	-	(371,184)	11,681,342
Permanently restricted	1,152,245	-	-	-	-	1,152,245
<b>Total net assets</b>	<b><u>8,581,482</u></b>	<b><u>4,194,697</u></b>	<b><u>36,449,671</u></b>	<b><u>(3,998)</u></b>	<b><u>(400,324)</u></b>	<b><u>48,821,528</u></b>
<b>Total liabilities and net assets</b>	<b><u>\$ 28,486,959</u></b>	<b><u>\$ 6,362,011</u></b>	<b><u>\$ 100,577,376</u></b>	<b><u>\$ 9,137,654</u></b>	<b><u>\$ (12,938,704)</u></b>	<b><u>\$ 131,625,296</u></b>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
**Consolidating Statement of Activities**  
**For the Year Ended June 30, 2018**

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
<b>Changes in Unrestricted Net Assets</b>						
<i>Revenue and Support</i>						
Contributions	\$ 3,313,344	\$ 82,633	\$ -	\$ -	\$ -	\$ 3,395,977
Contract assistance payments	48,285,318	-	-	-	-	48,285,318
Grants - Neighbor Works America	456,600	-	-	-	-	456,600
Fee for service, contract administration fees	15,529,117	143,413	839,060	-	-	16,511,590
Program fees	600,314	8,078	99,259	791,724	(20,000)	1,479,375
Property and asset management fees	589,816	-	-	-	(462,440)	127,376
Developer fees	1,571,701	-	-	-	(1,487,193)	84,508
Lending interest income and fees	72,510	282,339	-	-	(84,520)	270,329
Investment income	34,178	(10,714)	28,446	-	-	51,910
Rental income	425,560	-	5,279,679	-	-	5,705,239
Release from restriction	180,321	150,000	113,515	-	(50,000)	393,836
	<u>71,058,779</u>	<u>655,749</u>	<u>6,359,959</u>	<u>791,724</u>	<u>(2,104,153)</u>	<u>76,762,058</u>
<i>Expenses</i>						
Rental assistance	45,667,927	-	-	-	-	45,667,927
Client services	15,287,745	-	-	-	(20,000)	15,267,745
Small business lending	-	519,101	-	-	-	519,101
Home ownership services	827,856	-	-	-	-	827,856
Real estate development & property management	4,993,155	-	-	718,503	(895,076)	4,816,582
Rental properties	393,688	-	8,534,085	-	(533,909)	8,393,864
Fundraising	378,054	-	-	-	-	378,054
General and administrative	2,570,237	248,492	633,043	34,306	(701,271)	2,784,807
	<u>70,118,662</u>	<u>767,593</u>	<u>9,167,128</u>	<u>752,809</u>	<u>(2,150,256)</u>	<u>78,655,936</u>
Change in unrestricted net assets	<u>940,117</u>	<u>(111,844)</u>	<u>(2,807,169)</u>	<u>38,915</u>	<u>46,103</u>	<u>(1,893,878)</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
Consolidating Statement of Activities – *Continued*  
For the Year Ended June 30, 2018

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
<b>Changes in Temporarily Restricted Net Assets</b>						
Contributions	\$ 61,250	\$ 226,821	\$ -	\$ -	\$ (226,821)	\$ 61,250
Release from restriction	<u>(180,321)</u>	<u>(150,000)</u>	<u>(113,515)</u>	<u>-</u>	<u>50,000</u>	<u>(393,836)</u>
Change in temporarily restricted net assets	<u>(119,071)</u>	<u>76,821</u>	<u>(113,515)</u>	<u>-</u>	<u>(176,821)</u>	<u>(332,586)</u>
Change in net assets	821,046	(35,023)	(2,920,684)	38,915	(130,718)	(2,226,464)
Less amounts attributed to noncontrolling interest	<u>-</u>	<u>-</u>	<u>2,784,874</u>	<u>-</u>	<u>-</u>	<u>2,784,874</u>
Change in net assets, controlling interest	<u>\$ 821,046</u>	<u>\$ (35,023)</u>	<u>\$ (135,810)</u>	<u>\$ 38,915</u>	<u>\$ (130,718)</u>	<u>\$ 558,410</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
Consolidating Statement of Changes in Net Assets/(Deficit)  
For the Year Ended June 30, 2018

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
Net assets at beginning of year	\$ 7,760,436	\$ 4,229,720	\$ 36,770,159	\$ (62,913)	\$ (229,606)	\$ 48,467,796
Capital contribution	-	-	2,642,337	20,000	(40,000)	2,622,337
Syndication costs	-	-	(42,141)	-	-	(42,141)
Change in net assets	<u>821,046</u>	<u>(35,023)</u>	<u>(2,920,684)</u>	<u>38,915</u>	<u>(130,718)</u>	<u>(2,226,464)</u>
Net assets at end of year	<u>\$ 8,581,482</u>	<u>\$ 4,194,697</u>	<u>\$ 36,449,671</u>	<u>\$ (3,998)</u>	<u>\$ (400,324)</u>	<u>\$ 48,821,528</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
**Consolidating Statement of Functional Expenses**  
**For the Year Ended June 30, 2018**

	Way Finders					Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated Program Services
	Rental Assistance	Client Services	Home Ownership	Real Estate Development & Property Mgmt.	Rental Properties	Small Business Lending	Rental Properties	Real Estate Development & Property Mgmt.		
<b>Expenses:</b>										
Salaries	\$ 2,474,503	\$ 3,289,491	\$ 447,694	\$ 1,179,097	\$ 78,254	\$ 347,117	\$ 843,512	\$ 513,856	\$ (766,439)	\$ 8,407,085
Payroll tax and fringe benefits	576,237	825,499	94,777	223,436	19,578	50,768	210,366	78,797	(128,637)	1,950,821
Employee training	2,425	10,211	11,176	10,736	-	3,514	10,153	-	-	48,215
Professional services	47,427	39,994	7,889	43,933	528	21,061	54,005	16,911	(20,000)	211,748
Contract services	129,393	669,255	91,280	13,260	5,504	-	54,680	55,416	-	1,018,788
Communications	75,280	138,156	13,846	23,401	5,702	6,334	59,898	-	-	322,617
Postage	58,839	12,353	2,877	3,480	340	635	4,873	-	-	83,397
Materials production	31,845	45,363	19,878	12,158	365	-	6,345	-	-	115,954
Management fees	-	-	-	-	-	-	-	551	-	551
Program expense	42	2,905,450	8,297	14,113	-	7,336	6,282	-	-	2,941,520
Office supplies	25,597	25,763	3,074	9,281	358	8,005	5,976	-	-	78,054
Licenses, dues and fees	7,385	417	22,057	18,592	280	2,773	8,496	-	-	60,000
Travel	32,134	35,037	10,835	23,007	3,017	6,501	26,957	-	-	137,488
Audit expense	28,360	39,958	2,829	28,345	-	7,801	-	-	-	107,293
Legal expense	-	-	-	8,020	-	3,806	26,778	-	-	38,604
Insurance	-	15,348	-	6,743	15,002	3,657	264,163	-	-	304,913
Bad debt expense	-	3,510	-	3,097,167	2,053	(29,354)	27,279	-	-	3,100,655
Repairs and maintenance	-	6,017	-	15,908	38,341	233	926,787	-	-	987,286
Utilities	-	12,718	-	2,201	56,915	2,423	716,525	2,192	-	792,974
Recruitment	844	1,072	-	540	-	-	2,347	-	-	4,803
Other taxes	-	600	-	4,674	40,543	-	338,336	-	-	384,153
Interest	100	34,710	-	18,965	55,143	30,808	1,556,464	11,458	(365,339)	1,342,309
Provider reimbursement	58,992	-	-	-	-	-	-	-	-	58,992
Other expenses	444	-	134	45,192	1	-	134,369	2,763	-	182,903
Depreciation and amortization	-	6,116	-	204	69,568	2,326	3,218,861	-	(168,570)	3,128,505
Contract assistance disbursed	41,632,009	6,638,309	15,000	-	-	-	-	-	-	48,285,318
Computer operations	150,917	210,558	24,439	89,547	1,880	380	18,391	8,119	-	504,231
Occupancy	335,154	317,113	51,774	101,155	-	30,894	-	28,440	-	864,530
Other administrative expenses	-	4,727	-	-	316	12,083	12,242	-	-	29,368
<b>Total expenses</b>	<b>\$ 45,667,927</b>	<b>\$ 15,287,745</b>	<b>\$ 827,856</b>	<b>\$ 4,993,155</b>	<b>\$ 393,688</b>	<b>\$ 519,101</b>	<b>\$ 8,534,085</b>	<b>\$ 718,503</b>	<b>\$ (1,448,985)</b>	<b>\$ 75,493,075</b>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
Consolidating Statement of Functional Expenses – *Continued*  
For the Year Ended June 30, 2018

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries		Way Finders	
	<i>Administration</i>	<i>Administration</i>	<i>Administration</i>	<i>Administration</i>	<i>Eliminations</i>	<i>Consolidated Administration</i>	<i>Fundraising</i>
<b>Expenses:</b>							
Salaries	\$ 1,800,104	\$ 98,814	\$ -	\$ -	\$ -	\$ 1,898,918	\$ 211,392
Payroll tax and fringe benefits	284,340	51,470	-	-	-	335,810	38,680
Employee training	93,436	94	-	600	-	94,130	19,340
Professional services	134,086	9,225	-	-	-	143,311	13,970
Contract services	52,455	-	-	-	-	52,455	-
Communications	(92,654)	885	-	3,906	-	(87,863)	2,951
Postage	893	365	-	857	-	2,115	1,027
Materials production	48,800	2,464	-	-	-	51,264	2,389
Management fees	-	-	468,965	-	(462,440)	6,525	-
Program expense	11,677	3,038	-	-	-	14,715	3,942
Office supplies	393	5,928	-	7,752	-	14,073	1,300
Licenses, dues and fees	136,008	2,042	-	5,742	-	143,792	3,399
Travel	12,634	3,400	-	1,941	-	17,975	7,386
Audit expense	310	(301)	112,776	12,806	-	125,591	193
Legal expense	4,653	17,118	45,530	-	-	67,301	-
Insurance	61,338	2,270	-	-	-	63,608	-
Repairs and maintenance	44,147	1,722	-	-	-	45,869	-
Utilities	2,435	948	-	-	-	3,383	-
Recruitment	15,167	-	-	175	-	15,342	1,535
Other taxes	42,641	-	-	-	-	42,641	-
Interest	28,381	9,631	-	-	(12,010)	26,002	-
Other expenses	55,445	10,137	-	-	-	65,582	1,488
Depreciation and amortization	196,920	1,318	-	-	-	198,238	40,174
Computer operations	(386,881)	11,057	-	-	-	(375,824)	9,076
Occupancy	(222,142)	14,511	-	-	-	(207,631)	19,812
Grant expense	226,821	-	-	-	(226,821)	-	-
Other administrative expenses	18,830	2,356	5,772	527	-	27,485	-
Total expenses	<u>\$ 2,570,237</u>	<u>\$ 248,492</u>	<u>\$ 633,043</u>	<u>\$ 34,306</u>	<u>\$ (701,271)</u>	<u>\$ 2,784,807</u>	<u>\$ 378,054</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
Consolidating Statement of Functional Expenses – *Continued*  
For the Year Ended June 30, 2018

	<i>Total Program Services</i>	<i>Total Administration</i>	<i>Total Fundraising</i>	<i>Eliminations</i>	<i>Consolidated</i>
<b>Expenses:</b>					
Salaries	\$ 9,173,524	\$ 1,898,918	\$ 211,392	\$ (766,439)	\$ 10,517,395
Payroll tax and fringe benefits	2,079,458	335,810	38,680	(128,637)	2,325,311
Employee training	48,215	94,130	19,340	-	161,685
Professional services	231,748	143,311	13,970	(20,000)	369,029
Contract services	1,018,788	52,455	-	-	1,071,243
Communications	322,617	(87,863)	2,951	-	237,705
Postage	83,397	2,115	1,027	-	86,539
Materials production	115,954	51,264	2,389	-	169,607
Management fees	551	468,965	-	(462,440)	7,076
Program expense	2,941,520	14,715	3,942	-	2,960,177
Office supplies	78,054	14,073	1,300	-	93,427
Licenses, dues and fees	60,000	143,792	3,399	-	207,191
Travel	137,488	17,975	7,386	-	162,849
Audit expense	107,293	125,591	193	-	233,077
Legal expense	38,604	67,301	-	-	105,905
Insurance	304,913	63,608	-	-	368,521
Bad debt expense	3,100,655	-	-	-	3,100,655
Repairs and maintenance	987,286	45,869	-	-	1,033,155
Utilities	792,974	3,383	-	-	796,357
Recruitment	4,803	15,342	1,535	-	21,680
Other taxes	384,153	42,641	-	-	426,794
Interest	1,707,648	38,012	-	(377,349)	1,368,311
Provider reimbursement	58,992	-	-	-	58,992
Other expenses	182,903	65,582	1,488	-	249,973
Depreciation and amortization	3,297,075	198,238	40,174	(168,570)	3,366,917
Contract assistance disbursed	48,285,318	-	-	-	48,285,318
Computer operations	504,231	(375,824)	9,076	-	137,483
Occupancy	864,530	(207,631)	19,812	-	676,711
Grant expense	-	226,821	-	(226,821)	-
Other administrative expenses	29,368	27,485	-	-	56,853
	<u>\$ 76,942,060</u>	<u>\$ 3,486,078</u>	<u>\$ 378,054</u>	<u>\$ (2,150,256)</u>	<u>\$ 78,655,936</u>
Total expenses	<u>\$ 76,942,060</u>	<u>\$ 3,486,078</u>	<u>\$ 378,054</u>	<u>\$ (2,150,256)</u>	<u>\$ 78,655,936</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
**Consolidating Statement of Cash Flows**  
**For the Year Ended June 30, 2018**

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
<i>Cash Flows From Operating Activities:</i>						
Change in net assets	\$ 821,046	\$ (35,023)	\$ (2,920,684)	\$ 38,915	\$ (130,718)	\$ (2,226,464)
Adjustments to reconcile change in net assets to net cash provided by/(used in) operating activities:						
Depreciation and amortization	312,982	3,644	3,218,861	-	(168,570)	3,366,917
Non-cash contributions	(3,097,167)	-	-	-	-	(3,097,167)
Loss on investment carried at equity	-	14,521	-	-	-	14,521
Bad debt expense	3,102,730	(29,354)	27,279	-	-	3,100,655
Recognition of imputed interest	42,172	-	118,310	-	-	160,482
Amortization of financing costs charged as interest expense	-	-	22,107	-	-	22,107
(Increase)/decrease in operating assets:						
Accounts receivable	273,953	(66,217)	(111,478)	(260,341)	(14,520)	(178,603)
Contribution receivable	-	(151,821)	-	-	226,821	75,000
Related party receivable	(2,156,076)	-	-	-	2,156,076	-
Small business loans receivable	-	686,411	-	-	(7,908)	678,503
Other loans receivable	(722,478)	-	-	-	-	(722,478)
Interest receivable	-	1,673	-	-	(1,018)	655
Prepaid expenses and other assets	(35,065)	1,878	5,936	2,370	-	(24,881)
Increase/(decrease) in operating liabilities:						
Accounts payable	211,542	8,680	27,865	(100,631)	-	147,456
Grants payable	226,821	-	-	-	(226,821)	-
Related party payable	-	(51,370)	804,870	1,402,576	(2,156,076)	-
Accrued expenses	160,244	(10,616)	(8,671)	10,285	14,520	165,762
Contract advances	568,792	-	-	-	-	568,792
Deferred revenue	94,440	(1,042)	(582,632)	50,000	-	(439,234)
Escrow liabilities	96,563	20,000	41,583	(7,518)	-	150,628
Accrued interest	-	-	957,631	8,867	(302,425)	664,073
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net cash provided by/(used in) operating activities	<u>(99,501)</u>	<u>391,364</u>	<u>1,600,977</u>	<u>1,144,523</u>	<u>(610,639)</u>	<u>2,426,724</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
Consolidating Statement of Cash Flows – *Continued*  
For the Year Ended June 30, 2018

	Way Finders	Common Capital	Affordable Housing Subsidiaries	Other Subsidiaries	Eliminations	Consolidated
<i>Cash Flows From Investing Activities:</i>						
Purchase of investments	(20,381)	-	(534)	(20,000)	40,000	(915)
Proceeds from sale of tax credits	3,097,167	-	-	-	-	3,097,167
Proceeds paid on loans receivable	(3,140,467)	-	-	-	-	(3,140,467)
Payments received on loans receivable	44,769	-	-	-	(38,817)	5,952
Purchase of real estate	-	-	(1,055,000)	-	-	(1,055,000)
Payment of work in progress costs	8,872	-	(15,453,443)	(4,479,622)	602,731	(19,321,462)
Purchase of fixed assets	<u>(61,842)</u>	<u>(5,584)</u>	<u>(219,755)</u>	<u>-</u>	<u>-</u>	<u>(287,181)</u>
Net cash provided by/(used in) investing activities	<u>(71,882)</u>	<u>(5,584)</u>	<u>(16,728,732)</u>	<u>(4,499,622)</u>	<u>603,914</u>	<u>(20,701,906)</u>
<i>Cash Flows From Financing Activities:</i>						
Payments on financing fees and other intangible assets	-	-	(289,753)	-	-	(289,753)
Proceeds from mortgages and notes payable	1,436,330	599,000	13,390,859	3,093,512	-	18,519,701
Payments on mortgages and notes payable	(269,867)	(315,209)	(182,019)	-	46,725	(720,370)
Contributed capital	<u>-</u>	<u>-</u>	<u>2,642,337</u>	<u>20,000</u>	<u>(40,000)</u>	<u>2,622,337</u>
Net cash provided by financing activities	<u>1,166,463</u>	<u>283,791</u>	<u>15,561,424</u>	<u>3,113,512</u>	<u>6,725</u>	<u>20,131,915</u>
Net increase/(decrease) in cash	<u>995,080</u>	<u>669,571</u>	<u>433,669</u>	<u>(241,587)</u>	<u>-</u>	<u>1,856,733</u>
Cash at beginning of year	<u>9,945,819</u>	<u>1,103,818</u>	<u>4,858,961</u>	<u>868,878</u>	<u>-</u>	<u>16,777,476</u>
Cash at end of year	<u>\$ 10,940,899</u>	<u>\$ 1,773,389</u>	<u>\$ 5,292,630</u>	<u>\$ 627,291</u>	<u>\$ -</u>	<u>\$ 18,634,209</u>
<i>Supplementary Disclosure of Cash Flow Information</i>						
Cash paid for interest (net of \$289,308 of capitalized interest)	<u>\$ 95,128</u>	<u>\$ 40,439</u>	<u>\$ 369,594</u>	<u>\$ 11,458</u>	<u>\$ (72,510)</u>	<u>\$ 444,109</u>
Cash paid for income taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,560</u>	<u>\$ -</u>	<u>\$ 4,560</u>

*See accompanying notes to consolidating financial statements.*

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements  
June 30, 2018

**1. *The Organization***

Way Finders, Inc. (Way Finders), formerly HAP, Inc., was incorporated in November 1972, under the provisions of Chapter 180 of the General Laws of the Commonwealth of Massachusetts for the purpose of assisting the social welfare of low and moderate-income persons. Way Finders' initial activity was the administration of an experimental, federally funded housing allowance project in the metropolitan Springfield area, in cooperation with the Commonwealth of Massachusetts. Since 1981, Way Finders' Articles of Organization requires that Way Finders' activities be exclusively charitable and educational within the meaning of section 501(c)(3) of the Internal Revenue Code of 1954, as amended. During 2017, Way Finders changed its name from HAP, Inc. to reflect the expanded services Way Finders and its subsidiaries provide in the community. Way Finders' activities are conducted through both the charitable organization and subsidiaries which are described below.

Way Finders was chartered as a NeighborWorks® organization in October 2008. The affiliation with NeighborWorks® requires ongoing reporting and regular management reviews. It also provides opportunities for grants, capital funding and technical assistance, along with training slots for NeighborWorks® training institutes.

Way Finders, its subsidiaries and controlled entities (the Organization) provide assistance to the community under the following programs:

*Rental Assistance*

Rental assistance programs provide rent supplements to qualified low-income households under programs subsidized by federal and state funds. A variety of supportive services are provided to rental assistance participants.

*Client Services*

Client services include temporary shelter and supportive services for the homeless and transitional housing and supportive services for victims of domestic violence and other formerly homeless families. Way Finders provides a wide variety of information and referral services, housing counseling and education services for tenants, as well as access to financial assistance to help families and individuals avoid homelessness. The services are funded through federal and state programs and private grants and donations.

*Small Business Lending*

Small business lending programs stimulate the local economy by providing small business loans and business assistance to low and moderate-income residents of Western Massachusetts who lack access to traditional financing arrangements.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**1. *The Organization – Continued***

*Home Ownership Services*

Home ownership services include education and counseling for first-time homebuyers, post-purchase and foreclosure prevention counseling, and educational services for rental property owners. Way Finders also provides access to financial resources for down payment and closing costs, to address lead-paint hazards in the home, and for home modification loans for the disabled.

*Real Estate Development & Property Management*

Real estate development services include both new construction and purchase and rehabilitation of properties to provide affordable individual, single family and multi-family rental housing and affordable owner occupied housing. These activities are financed by accessing federal and state programs and private lenders. Property management services are provided to various affordable housing projects. Way Finders and its subsidiaries own a direct or indirect interest in most of the projects developed by Way Finders. These efforts are aimed at ensuring that the properties meet the needs of their low to moderate income residents as well as maintaining the financial viability of these properties in the future.

*Rental Properties*

Rental properties provide affordable housing to eligible tenants under short-term operating leases. Rental properties include properties wholly owned by Way Finders and its subsidiaries as well as partnerships that are controlled by Way Finders and its subsidiaries through general partner interests.

*Principles of Consolidation*

The Organization includes the following:

*Common Capital, Inc.*

Common Capital, Inc. was organized as a non-profit corporation to provide small business loans and business assistance to companies owned by low and moderate-income residents. Effective April, 1, 2017, the Organization acquired Common Capital, Inc. as a result of Way Finders becoming the sole member of Common Capital, Inc. through a strategic alliance agreement.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**1. *The Organization – Continued***

*Affordable Housing Subsidiaries*

HAP Community Housing Services, Inc. (HAP-CHS) is a wholly-owned subsidiary of Way Finders. HAP-CHS is a for-profit corporation, formed in August 1982 for the purpose of developing and operating affordable housing. HAP-CHS owns and operates Mountain View Apartments, an affordable housing apartment complex located in Hadley, Massachusetts. Additionally, HAP-CHS is a general partner in Dwight Clinton Joint Venture, which owns and operates Dwight Clinton Apartments. HAP-CHS's stock has no par value with 1,000 shares authorized and 700 shares issued and outstanding.

Southampton Housing for the Elderly, Inc. was organized in 1983 as a non-profit corporation, to provide elderly and disabled persons of low to very low income with housing facilities and services specifically designed to meet their needs in Southampton, Massachusetts. Southampton Housing for the Elderly, Inc.'s Board of Directors is made up of Way Finders' employees.

Stevens Senior Housing of Ludlow, Inc. was organized in 2010 as a non-profit corporation, to provide elderly persons of low income with housing facilities in Ludlow, Massachusetts. The majority of Stevens Senior Housing of Ludlow, Inc.'s Board of Directors is made up of members of Way Finders' Board of Directors and Way Finders' employees.

Butternut Properties Limited Partnership was formed on February 21, 2003, as a limited partnership to build, own, maintain and operate an affordable housing apartment complex located in Amherst, Massachusetts. The Partnership consists of one general partner, Butternut Housing, Inc. with a .01% share and one limited partner, Whitcombs Walnut LLC with a 99.99% share.

Dwight Clinton Joint Venture was formed in July 1987 as a joint venture to acquire, rehabilitate and operate a transitional and low income family apartment building in Holyoke, Massachusetts. Way Finders and HAP-CHS each own a 50% interest in Dwight Clinton Joint Venture.

Lumber Yard Northampton Limited Partnership was formed on September 11, 2017, as a limited partnership to build, own, maintain and operate an affordable housing apartment complex located in Northampton, Massachusetts. The Partnership consists of one general partner, Lumber Yard 256 LLC with a .01% share and one limited partner, Way Finders, Inc. with a 99.99% share.

Paradise Pond, LLC was formed as a single member LLC, owned by Way Finders, in May 2005 to acquire, rehabilitate and operate an affordable housing apartment complex located in Northampton, Massachusetts.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**1. *The Organization – Continued***

The following entities were formed for the purpose of acquiring, rehabilitating and operating affordable housing properties in Western Massachusetts and are controlled by Way Finders through its subsidiary interests in general partner/managing member interests. The limited partner/member interests are reflected as non-controlling interests in the net assets section of the consolidating financial statements.

- CBA Housing Limited Partnership
- Church Street School Limited Partnership
- KenQuad Limited Partnership
- Live Pleasant Limited Partnership
- NewCourt Terrace LLC
- Olympia Amherst Limited Partnership
- Parsons Limited Partnership
- Verano Apartments Limited Partnership

*Other Subsidiaries*

1780 HCHQ, Inc. (HCHQ) was organized in 2018 as a non-profit corporation, to support the functions of and carry out the purposes of Way Finders. During 2018, HCHQ acquired property on Main Street in Springfield, Massachusetts which is to be developed into Way Finders' new housing center and headquarters.

MBL Housing and Development LLC (MBL) is a wholly owned subsidiary of Way Finders. MBL was acquired on July 1, 2015 and converted from an S Corporation to a single member LLC in August 2015. MBL provides consulting services to developers of affordable housing projects.

HAP Revitalization LLC was formed as a single member LLC, owned by Way Finders, in March 2009 for the purpose of acquiring real estate for neighborhood revitalization programs.

Neighborhood Collaborative LLC (the Collaborative) was originally formed as a single member LLC in April 2005 owned by Way Finders. In 2006, additional members were admitted. Way Finders remains the managing member and 51% owner. The Collaborative acquires real property in target areas to be developed by members of the Collaborative.

**Way Findes, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**1. *The Organization – Continued***

Chicopee Kendall LLC was formed as a sole member LLC, owned by Way Finders, in December 2008 for the purpose of acquiring the limited partnership interests in syndicated limited partnerships at the end of their tax credit compliance period. Additionally, Chicopee Kendall LLC acquires real estate property for the development of future affordable housing apartment complexes. At June 30, 2018, Chicopee Kendall LLC owns properties located on Mill Street in Agawam, Massachusetts and on Chestnut Street and Essex Street in Holyoke, Massachusetts.

Fuller Future LLC was formed as a single member LLC, owned by Way Finders, in October 2015 for the purpose of acquiring and developing property located on Fuller Street in Ludlow, Massachusetts.

Whitcombs Walnut LLC was formed as a single member LLC, owned by Way Finders, in January 2010 for the purpose of acquiring the limited partnership interest in Butternut Properties Limited Partnership.

Butternut Housing, Inc. is a wholly owned subsidiary of HAP-CHS. Butternut Housing, Inc. is a for-profit corporation formed in February 2003 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Butternut Housing, Inc. is the general partner of Butternut Properties Limited Partnership with a 0.01% interest. Butternut Housing, Inc.'s stock has no par value with 15,000 shares authorized and 79 shares issued and outstanding.

CBA Charlton Housing, Inc. is a wholly owned subsidiary of Way Finders. CBA Charlton Housing, Inc. is a for-profit corporation formed in November 2008 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. CBA Charlton Housing, Inc. is the general partner of CBA Housing Limited Partnership with a 0.01% interest. CBA Charlton Housing, Inc.'s stock has no par value with 1,000 shares authorized and 79 shares issued and outstanding.

Kibbe Court, Inc. is a wholly owned subsidiary of HAP-CHS. Kibbe Court, Inc. is a for-profit corporation formed in July 2002 for the purpose of developing and operating affordable housing through its role as managing member in a limited liability company. Kibbe Court, Inc. is the managing member of NewCourt Terrace LLC with a 0.01% interest. Kibbe Court, Inc.'s stock has no par value with 15,000 shares authorized and 79 shares issued and outstanding.

Verano, Inc. is a wholly owned subsidiary of HAP-CHS. Verano, Inc. is a for-profit corporation formed in September 2004 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Verano, Inc. is the general partner of Verano Apartments Limited Partnership with a 0.01% interest. Verano, Inc.'s stock has no par value with 1,000 shares authorized and 79 shares issued and outstanding.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**1. *The Organization – Continued***

Belmont Byers LLC is a 79% owned subsidiary of Way Finders. Belmont Byers LLC was formed in November 2014 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Belmont Byers LLC is the general partner of KenQuad Limited Partnership with a 0.01% interest.

Greenville Park LLC was originally formed as a single member LLC in April 2007, owned by Way Finders. An additional member was admitted in June 2009. Way Finders remains the managing member and 79% owner. Greenville Park LLC is the general partner of Church Street School Limited Partnership with a 0.01% interest.

Lumber Yard 256 LLC is a 51% owned subsidiary of Way Finders, Inc. Lumber Yard 256 LLC was formed in September 2017 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Lumber Yard 256 LLC is the general partner of Lumber Yard Northampton Limited Partnership with a 0.01% interest.

Olympia Drive 85 LLC is a 79% owned subsidiary of Way Finders, Inc. Olympia Drive 85 LLC was formed in May 2013 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Olympia Drive 85 LLC is the general partner of Olympia Amherst Limited Partnership with a 0.01% interest.

Parsons Village LLC is a 51% owned subsidiary of Way Finders, Inc. Parsons Village LLC was formed in January 2014 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Parsons Village LLC is the general partner of Parsons Limited Partnership with a 0.01% interest.

Pleasant Crossings LLC is a 79% owned subsidiary of Way Finders, Inc. Pleasant Crossings LLC was formed in August 2016 for the purpose of developing and operating affordable housing through its role as general partner in a limited partnership. Pleasant Crossings LLC is the general partner of Live Pleasant Limited Partnership with a 0.01% interest.

**2. *Summary of Significant Accounting Policies***

*Accounting Method*

The Organization uses the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

2. ***Summary of Significant Accounting Policies – Continued***

*Revenue Recognition*

Revenue is recognized from fixed price or unit based contracts when services have been rendered. Revenue is recognized from cost reimbursement agreements when expenses are incurred up to the contract award. Contract proceeds in advance of being earned are recorded as contract advances or deferred income. Amounts earned in excess of contract proceeds are recorded as accounts receivable. Expenses are recognized when services or goods are incurred or received, respectively.

Way Finders also manages the day-to-day operations of various federal and state subsidy programs on behalf of local landlords and tenants. Way Finders bills each federal and state agency monthly and, in turn, distributes these funds to the landlords. Funds which are received in advance of the month to which they apply are recorded as contract advances in the accompanying consolidating financial statements.

Way Finders recognizes revenue from services provided to real estate projects under development. Development overhead reimbursements are recognized in the amount of reimbursable costs incurred discounted for the risk the project will not receive financing to pay for the services. Development fees are recognized based on the ratio of development costs incurred to total budgeted development costs starting when a development services agreement is executed.

Rental income, principally from short-term leases on apartment units, is recognized on a monthly basis as the rents become due. Rental payments received in advance are deferred until earned. All leases between the Organization and its tenants are operating leases.

*Net Asset Classification*

Net assets of the Organization are classified into three categories based on the existence or absence of donor-imposed restrictions as follows:

*Unrestricted Net Assets*

Unrestricted net assets represent net assets that are not subject to donor-imposed stipulations. The Board of Directors has discretionary control over all of these net assets and may elect to designate such resources for specific purposes. This designation may be removed at the Board's direction.

*Temporarily Restricted Net Assets*

Temporarily restricted net assets represent net assets subject to donor-imposed or grant stipulations for specific operating or capital purposes. These assets will become unrestricted when the requirements of the donor or grantor have been satisfied either by expenditure for the specified purpose or program or through the passage of time.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

2. ***Summary of Significant Accounting Policies – Continued***

*Permanently Restricted Net Assets*

Permanently restricted net assets represent net assets subject to donor-imposed stipulations required to be maintained permanently by Way Finders. Investment income may be either an unrestricted or temporarily restricted resource when earned, determined in accordance with the gift instruments.

*Contributions, Gifts and Grants*

The Organization distinguishes between contributions received for each net asset category in accordance with donor imposed restrictions. Contributions may include gifts of cash, collection items, or promises to give. Such contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as temporarily restricted or permanently restricted support that increases those net asset classes. However, if a restriction is fulfilled in the same time period in which the contribution is received, the Organization reports the support as unrestricted.

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. Conditional promises to give are not included as support until the conditions are substantially met.

Grant income from interest-free and below market rate loans is recorded as temporarily restricted and recognized at the amount by which the principal loan exceeds the net present value of the amount due at maturity. The related temporarily restricted net asset is amortized to interest expense over the life of the loan using the effective interest rate method.

*Cash and Cash Equivalents*

Cash and cash equivalents consist of funds in the Organization's cash accounts and all highly liquid investments with an original maturity of three months or less.

Restricted cash and cash equivalents consists of cash received under contracts with contract imposed restrictions, revolving loan funds, capital project funds, client funds held in trust, and mortgagor restricted escrows and funded reserves. All restricted cash is required to be held in separate accounts.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

2. ***Summary of Significant Accounting Policies – Continued***

*Accounts Receivable*

Accounts receivable are presented net of the allowance for doubtful accounts. Management's periodic evaluation of the adequacy of the allowance is based on its past experience and accounts receivable are charged off when deemed uncollectible. At June 30, 2018, the Organization has not established any allowance for uncollectible accounts because, based upon past experience, all amounts are considered collectible.

*Loans Receivable*

Loans receivable are carried at unpaid principal balances, less an allowance for loan losses. The allowance for loan losses is increased by charges to bad debt expense and decreased by charge-offs, net of recoveries. Management's periodic evaluation of the adequacy of the allowance is based on the Organization's past loan loss experience, specific impaired loans, adverse situations that may affect the borrower's ability to repay, estimated value of any underlying collateral, and current economic conditions. Past due status is determined based on loan terms. Loans are considered impaired if full principal or interest payments are not anticipated in accordance with the loan terms. The Organization's practice is to charge off any loan or portion of a loan when the loan is determined by management to be uncollectible due to the borrower's failure to meet repayment terms, the borrower's deteriorating or deteriorated financial condition, the depreciation of the underlying collateral, or for other reasons.

Loans are placed on non-accrual status when management believes, after considering economic conditions, business conditions, and collection efforts, that the loans are impaired or collection of interest is doubtful. Uncollected interest previously accrued is charged off or an allowance is established by a charge to interest income. Interest income on non-accrual loans is recognized only to the extent cash payments are received. Costs and fees associated with the issuance of loans are expensed in the period incurred.

*Investments*

The Organization accounts for its investments in non-controlled entities with voting rights using the equity method of accounting. Under the equity method, the investment is carried at cost and adjusted for the Organization's share of income, losses, additional investments, and cash distributions from the entities. The Organization ceases recognition of losses for financial statement purposes once the cost of the investment is reduced to zero. Changes in the value of the investments, which are other than temporary, are recognized as necessary.

Other investments in non-controlled entities are accounted for using the cost method. Changes in the value of the investments, which are other than temporary, are recognized as necessary.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

2. ***Summary of Significant Accounting Policies – Continued***

Certificates of deposits (CD's) are investments that are not debt or equity securities and are recorded at cost. CD's with an original maturity less than one year are classified as current assets on the consolidating statement of financial position.

*Fixed Assets*

Fixed assets are carried at cost less accumulated depreciation. The Organization capitalizes all expenditures for furniture, equipment, and leasehold improvements with a useful life of more than one year and a cost of over \$1,000. Depreciation expense totaled \$3,266,255 for the year ended June 30, 2018. Depreciation is calculated using the straight-line method over the estimated useful lives of the assets.

Estimated useful lives are as follows:

Building	20 – 40 years
Improvements	5 – 40 years
Furniture & equipment	3 – 10 years
Software	3 years

Long lived assets, such as buildings are reviewed on an ongoing basis for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated by the asset including any estimated proceeds from the eventual disposition of the asset. If the asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds its fair value. As of June 30, 2018, management has determined that there has been no impairment of the long lived assets.

Management uses the direct expense method to account for planned major maintenance activities, under which actual costs incurred are expensed directly when maintenance is performed.

*Work in Progress*

In connection with its real-estate development activities, the Organization capitalizes all pre-acquisition, acquisition, development and construction costs as work in progress.

The Organization follows the policy of capitalizing interest on notes financing the construction of projects to be sold as a component of work in progress. If a project is abandoned, the costs are charged to expense in the year of abandonment. Work in progress of \$14,462,417 is reflected at cost, which approximates net realizable value. Work in progress is pledged as collateral for the related loans (Note 10).

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

2. ***Summary of Significant Accounting Policies – Continued***

*Amortization*

Costs associated with Way Finders’ strategic plan and its subsidiaries’ acquisition of the tax credits totaling \$891,474 are recorded at cost and amortized over their estimated useful lives. Amortization expense for the year ended June 30, 2018 was \$100,662. Estimated amortization expense for the next five years is:

<i>Fiscal Year</i>	<i>Amount</i>
2019	\$158,434
2020	\$25,012
2021	\$25,012
2022	\$25,012
2023	\$25,012

*Financing Costs*

Financing costs, net of accumulated amortization, are reported as a direct reduction of the obligation to which such costs relate. Amortization of financing costs is reported as a component of interest expense and is computed using the straight-line method over the related mortgage notes terms.

*Advertising Costs*

The Organization expenses advertising costs when they are incurred.

*Below Market Loans*

Section 42 of the Internal Revenue Code governs the administration of the Low Income Housing Tax Credit (LIHTC), a tax incentive created to foster a legislated public policy directive of the United States of America to create affordable low income housing. Some of Way Finders’ subsidiaries were formed in order to create low income housing in order to generate LIHTC.

Other governmental entities having a similar policy have lent money to these subsidiaries at advantageous terms. These subsidiaries have not discounted their below market interest rate loans as they were made at arm’s length and to preserve the integrity of costs eligible for the LIHTC.

Way Finders and its subsidiaries discount below market loans to their present value when proceeds are received. The excess of proceeds over their present value are recognized as grant income. The discounts on below market loans are amortized to interest expense over the lives of the loans.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

2. ***Summary of Significant Accounting Policies – Continued***

*Income Taxes*

Way Finders, Common Capital, Inc., 1780 HCHQ, Inc., Southampton Housing for the Elderly, Inc., and Stevens Senior Housing of Ludlow, Inc. are exempt from income taxes as non-profit corporations under Section 501(c)(3) of the U.S. Internal Revenue Code and are also exempt from state income taxes, except for income taxes on unrelated business income, if any. For the year ended June 30, 2018, these entities had no unrelated business income subject to income taxes. Accordingly, no provision for income taxes has been included in these consolidating financial statements. Way Finders' for-profit subsidiaries file separate income tax returns.

Way Finders' for-profit corporate subsidiaries account for income taxes, whereby deferred taxes are recognized using the liability method. This method calculates deferred tax assets and liabilities based on tax rates that are expected to apply when temporary differences reverse.

Regarding Way Finders' partnership subsidiaries, no provision has been made for Federal or state income taxes since each partner or member includes its pro-rata share of net income or loss in its return.

The Organization evaluates tax positions taken or expected to be taken in its tax returns and in its subsidiaries' tax returns to determine whether the tax positions are "more-likely-than-not" of being sustained by the applicable tax authority. At June 30, 2018, Way Finders believes that it has no uncertain tax positions within its tax returns or within any of its subsidiaries' open tax returns (2015-2017).

*Estimates*

The preparation of 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 financial statements and the reported amounts of revenue and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

*Functional Expenses*

The costs of providing the various programs and other activities have been summarized on a functional basis. Accordingly, certain costs have been allocated among the programs based on direct charges, personnel time estimates, space utilization and number of housing units administered.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**3. *Restricted Cash and Restricted Investments***

Restricted cash and restricted investments consist of the following:

	<i>Cash</i>	<i>Investments</i>
Federal rental assistance	\$ 4,015,453	\$ -
State rental assistance	1,182,230	-
Capital projects fund	1,009,552	-
Unadvanced loan program proceeds	1,031,064	-
Client deposits held in trust	791,797	-
Mortgage escrows and reserves	4,825,295	221,631
Small business lending and revolving loan fund	<u>1,168,817</u>	<u>-</u>
Total	<u>\$ 14,024,208</u>	<u>\$ 221,631</u>

**4. *Investments***

*Equity Method Investments*

Common Capital, Inc.'s investment in CTI Energy Services, LLC is accounted for using the equity method because Common Capital, Inc. has voting rights on CTI Energy Services, LLC's Management Board. Common Capital initially contributed \$50,000 for a 2.34% ownership interest. Common Capital, Inc.'s share of net loss for the year ended June 30, 2018 was \$14,521. At June 30, 2018, the investment in CTI Energy Services, LLC was \$26,208.

*Cost Method Investment*

The Organization holds several CD's with original maturities greater than three months. The CD's accrue interest at rates ranging from 0.03% to 0.60% and mature between July 2, 2018 and April 17, 2019. At June 30, 2018, the CD's balance was \$414,929.

Way Finders invested \$51,510 for a 1% subscriber's interest in HPI Holding Company, Inc. (HPI). Way Finders along with various other unrelated entities entered into a contractual agreement to form HPI, a Vermont insurance company. Way Finders purchases its liability insurance through HPI. The investment in HPI Holding, Inc. is valued at cost due to the lack of information that can be used to approximate the fair value. Management annually receives audited financial statements and performs an assessment of any possible impairment. As of June 30, 2018, management has determined that no such impairment exists.

Common Capital, Inc. purchased 498 shares of Real Pickle Cooperative Inc.'s preferred stock for \$12,450. At June 30, 2018, the investment is carried at its original cost of \$12,450.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**5. *Accounts Receivable***

Accounts receivable consist of the following:

<i>Description</i>	<i>Amount</i>
HomeBase program	\$ 135,406
Continuum of care program	84,405
Family shelter services program	760,159
Development consulting	640,770
Tenant and subsidy rental income	98,309
Federal rental assistance programs	174,168
Small business lending program	137,427
Safe step program	38,394
Property and asset management services	10,494
Housing consumer education center program	98,760
Other	<u>472,906</u>
Accounts receivable	<u><u>\$2,651,198</u></u>

**6. *Small Business Loans Receivable***

At June 30, 2018, Common Capital, Inc. has \$4,288,741 of notes receivable less an allowance for loan losses of \$349,210. The loans accrue interest at rates between 2% and 9.5% and mature at various times through September 2033. Loan balances totaling \$824,082 are pledged as security for Common Capital, Inc.'s notes payable described in Note 10.

The following table presents informative data by portfolio regarding the age of small business loans receivable at June 30, 2018:

Small business loans receivable:	
Current	\$4,277,427
Past due:	
30-60 days	7,021
61-90 days	2,533
> 90 days	<u>1,760</u>
Total past due	<u>11,314</u>
Total small business loans receivable	<u><u>\$4,288,741</u></u>

At June 30, 2018, no small business loans are deemed to be impaired.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**6. *Small Business Loans Receivable – Continued***

*Allowance for Loan Losses*

Common Capital, Inc. uses an internal risk rating and loan loss reserve methodology to better measure the impact of changes in market conditions, borrower capacity and collateral condition in order to calculate its annual loan loss reserve amount. The reported loan loss reserve for the year ended June 30, 2018 reflects this methodology. All loans are evaluated individually. Each class of loan requires judgment to determine the estimation method that fits the credit risk characteristics within the portfolio. There were no changes in Common Capital, Inc.'s accounting policies and practices during the year.

Common Capital, Inc. estimates loan losses using an internally developed risk review method applied to all performing loans which considers the loan-to-value, lien priority, historical loss experience, or other factors that could impact the probability of default and potential loss. Management applies judgment to develop its own view of loss probability within the portfolios with the objective of establishing an allowance for the losses within the portfolios as of the reporting date.

Reflected in the portions of the allowance is an amount for uncertainty and imprecision in determining allowance valuations. It is the practice of Common Capital, Inc. to charge off any loan when the loan is determined to be uncollectible due to the borrower's failure to meet repayment terms, the borrower's continued deteriorating financial position, the loan to value has changed significantly, the underlying collateral has depleted, or for other subjective factors. No single statistic or measurement determines the adequacy of the allowance for loan losses. Changes in the allowance for loan losses and the related provision expense can have a material impact on the change in net assets.

Activity in the allowance for loan losses is as follows:

Balance on July 1, 2017	\$ 375,607
Provision for losses	(23,440)
Recoveries	(2,957)
Loans charged off	<u>-</u>
Balance on June 30, 2018	<u>\$ 349,210</u>

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**6. *Small Business Loans Receivable – Continued***

*Credit Quality Information*

Risk ratings are used to assess individual credit risk and as a tool in assessing overall portfolio risk. Risk ratings are used by Common Capital, Inc. to capture business risk and viability. Historical financial performance and collateral protection are not considered material drivers of risk rating until such time as a loan appears to have reduced viability. In the event of a question of viability, the loan loss reserve may be set separately from the risk rating in order to capture loss potential. The internal risk ratings are as follows:

<u>Rating</u>	<u>Description of Creditworthiness</u>	<u>Assigned Loan Loss Percentage</u>
1	Viability of collection is very high	3%
2	Viability of collection is high	6%
3	Viability of collection is good but subject to external factors	12%
4	Viability of collection is subject to external factors	20%
5	Reasonable chance of effecting a turnover or restructuring	50%
6	Probability of turnaround is low	75%
7	Loss status; business assets liquidated	100%

The recorded small business loans receivable by credit quality indicator as of June 30, 2018 is as follows:

Risk rating 1	\$ 1,660,876
Risk rating 2	1,847,092
Risk rating 3	383,799
Risk rating 4	213,776
Risk rating 5	145,122
Risk rating 6	25,910
Risk rating 7	<u>12,166</u>
Total mortgage notes	<u><u>\$4,288,741</u></u>

The information used to internally rate the small business loans was updated as of June 30, 2018. As necessary, adjustments are made to Common Capital, Inc.'s method of estimating the allowance for loan losses.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

7. ***Other Loans Receivable***

*Home Modification Loan Program*

Way Finders has an agreement with the Community Economic Development Assistance Corporation (CEDAC) to administer a home modification loan program (HMLP) which offers loans of \$50,000 or less to eligible property owners. Under HMLP, loans are made to finance modifications to homes to provide for the needs of elders or persons with disabilities. The loans are secured by promissory notes and mortgages on borrower's homes and carry annual interest rates of 0% to 3%. The majority of these loans are interest-free, with repayment required when the property is sold or the title is transferred. Amortized loans do not require monthly payments, with repayment required between 5 and 15 years depending on the loan amount.

Proceeds from repayment of loans will be used to make new loans under HMLP. Upon termination of the HMLP contract, all assets of HMLP are to be returned to CEDAC.

At June 30, 2018, Way Finders was servicing \$7,237,842 of outstanding HMLP loans with 275 homeowners and \$1,031,064 of program funds were in a restricted cash account for future lending. At June 30, 2018, the total program assets under the HMLP was \$8,268,906.

*Hunter Place Apartments Limited Partnership*

The rights to Hunter Place Apartments Limited Partnership's Massachusetts low-income housing tax credits were donated to Way Finders in 2016. Way Finders sold these tax credits to Clocktower Tax Credits, LLC for \$1,350,186. Way Finders subsequently loaned the sales proceeds back to Hunter Place Apartments Limited Partnership. The note is secured by the apartment complex, accrues interest at 0.01% compounded annually, and matures on December 31, 2054. At June 30, 2018, the outstanding loan balance was \$1,350,186. Way Finders has fully allowed against the outstanding loan balance and has not recognized accrued interest income due to the length of the maturity period and the loan's repayment priority.

*Chapin School Veterans Housing LLC*

The rights to Chapin School Veterans Housing LLC's Massachusetts low-income housing tax credits and Massachusetts historic tax credits were donated to Way Finders in 2017. Way Finders sold these low-income and historic tax credits to Quincy Mutual Fire Insurance Company for \$760,000 and \$890,000, respectively. Way Finders subsequently loaned sales proceeds of \$730,000 and \$890,000 back to Chapin School Veterans Housing LLC. The notes are secured by the apartment complex, accrue interest at 0.01% compounded annually, and mature on December 31, 2055. At June 30, 2017, the outstanding loan balances were \$730,000 and \$890,000. Way Finders has fully allowed against the outstanding loan balances and has not recognized accrued interest income due to the length of the maturity period and the loans' repayment priority.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

7. ***Other Loans Receivable – Continued***

*Agawam Veterans Housing, LLC*

The rights to Agawam Veterans Housing, LLC's Massachusetts low-income housing tax credits and Massachusetts historic tax credits were donated to Way Finders in 2018. Way Finders sold these low-income and historic tax credits to Stratford Agawam Investors Limited Partnership for \$1,050,167 and \$2,047,000, respectively. Way Finders subsequently loaned sales proceeds of \$1,050,167 and \$2,047,000 back to Agawam Veterans Housing, LLC. The notes are secured by the apartment complex, accrue no interest, and mature on December 31, 2057. At June 30, 2018, the outstanding loan balances were \$1,050,167 and \$2,047,000. Way Finders has fully allowed against the outstanding loan balances due to the length of the maturity period and the loans' repayment priority.

*Community Development Corporation of South Berkshire, Inc.*

On June 27, 2018, Way Finders provided financing to Community Development Corporation of South Berkshire, Inc. (CDCSB) approved up to \$100,000 in the form of a note receivable. The proceeds from the note will be used by CDCSB to acquire real estate located at 910 Main Street in Great Barrington, Massachusetts. The note accrues interest at 4.25% per annum and payment of outstanding principal and interest are due upon the closing of construction financing but no later than June 30, 2021. The note is secured by the real estate located at 910 Main Street in Great Barrington, Massachusetts. At June 30, 2018, the outstanding loan receivable balance was \$43,300.

*Iglesia de Dios Pentecostal El Sinari*

On August 3, 2015, Way Finders sold a parcel of land on Union Street in Springfield, Massachusetts to Iglesia de Dios Pentecostal El Sinari (the Church) for \$40,000. The Church paid \$10,000 in cash and financed the remaining amount with a \$30,000 note payable to Way Finders. Payments of principal plus interest at 4% per annum began in September 2015. Any unpaid principal and accrued interest is due upon the note's maturity on August 1, 2020. At June 30, 2018, the outstanding loan receivable balance was \$13,737.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**8. Contract Advances**

Contract advances consist of the following:

<i>Description</i>	<i>Amount</i>
Federal rental assistance programs	\$ 3,567,159
Massachusetts rental assistance programs	790,309
Home modification loan program	8,268,906
Other	<u>125,154</u>
Total contract advances	<u>\$ 12,751,528</u>

**9. Deferred Revenue**

Deferred revenue consists of the following:

<i>Description</i>	<i>Amount</i>
Tax credit exchange funds	\$ 4,547,338
Foreclosure prevention counseling and assistance	85,223
Supportive housing program	76,370
Real estate development	50,000
Other	<u>35,978</u>
Total deferred revenue	<u>\$ 4,794,909</u>

**10. Mortgages and Notes Payable**

Mortgages and notes payable consist of the following at June 30, 2018:

<i>Way Finders, Inc.:</i>	<i>Amortizing</i>	<i>Non-amortizing</i>
<i>Operations:</i>		
Line of credit to Cooperative Fund of New England, maximum loan amount is \$1,000,000, interest accrues at 5.5% and is payable monthly through November 15, 2020. The line of credit is secured by real property on Prospect Street in Springfield, Massachusetts, certain equipment and accounts receivable.	\$ 970,063	\$ -

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
Note payable to the Trustees for the Diocese of Western Massachusetts, bearing interest at 4% and payable in quarterly payments of interest only. The principal and all accrued but unpaid interest shall be due in full on December 1, 2020.	\$ 350,000	\$ -
Note payable to the former president and owner of MBL, bearing interest at 3%. The note is payable in annual principal installments of \$62,500 and interest accrued through June 2019.	125,000	-
Note payable to The Housing Partnership Fund, Inc. approved up to \$1,500,000 bearing interest 5.5% per annum. Monthly payments of interest only are required under the note. The principal and all unpaid interest shall be due in full on March 26, 2021.	500,000	-
Line of credit to MHIC approved up to \$500,000 bearing interest at the Wall Street Journal prime rate (5% at June 30, 2018) plus 2.5%. The line of credit is secured by certain assets of Way Finders and matures December 1, 2019.	500,000	-
Note payable to CEDAC approved up to \$400,000. Interest accrues at 7% and is payable along with the outstanding principal balance upon obtaining permanent financing. Proceeds have been used to fund the predevelopment costs at NewCourt Terrace in Springfield, Massachusetts.	-	53,540
<i>Earle Street Apartments:</i>		
Mortgage note payable to Massachusetts Housing Partnership Fund, payable in monthly installments of \$1,690, including principal and interest at 7.25% and matures on December 31, 2026. The note is secured by the apartment complex.	174,918	-
Mortgage note payable to Massachusetts Housing Partnership Fund. The note is non-interest bearing requiring no payments until December 31, 2027 and is secured by the apartment complex. The note is reflected net of unamortized discount of \$41,649 (effective rate of 4.41%) with a face amount of \$121,864.	-	80,215

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to CEDAC, non-interest bearing, payable annually to the extent that cash receipts exceed 105% of cash disbursements. Any remaining unpaid principal is due and payable on January 7, 2037. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$112,721 (effective rate of 4.41%) with a face amount of \$202,345.</p>	\$ -	\$ 89,624
 <i>The Lorraine:</i>		
<p>Mortgage note payable to CEDAC under the Housing Innovations Fund II Program. The note is non-interest bearing and will be repaid out of surplus cash. The unpaid balance and accrued interest are due upon the sale or refinancing of the underlying property but no later than March 8, 2030. The note is secured by the apartment complex and an assignment of leases and rents. The note is reflected net of unamortized discount of \$326,666 (effective rate of 9.05%) with a face amount of \$500,000.</p>	-	173,334
<p>Mortgage note payable to the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) under the Housing Stabilization Fund Program. The note is non-interest bearing requiring no payments until April 24, 2030, provided the intended use of the property does not change. The note is secured by the apartment complex and an assignment of leases and rents. The note is reflected net of unamortized discount of \$327,963 (effective rate of 9.05%) with a face amount of \$500,000.</p>	-	172,037
<p>Mortgage note payable to the City of Northampton, due March 14, 2030, with an option for a ten year extension. The note is non-interest bearing, does not require any payments until the due date, and is secured by the apartment complex. The note is reflected net of unamortized discount of \$111,066 (effective rate of 9.05%) with a face amount of \$170,000.</p>	-	58,934

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<i>Common Capital, Inc.:</i>		
Line of credit to TD Bank with a maximum loan amount of \$1,500,000 and interest accrues at the Wall Street Journal prime rate (5% at June 30, 2018). Funds from this line are to be used to issue small business loans which serve as collateral to secure the line. The line is due on demand except that any outstanding balances on loans issued from this line shall be repaid as the loans are repaid to Common Capital, Inc.	\$ 294,208	\$ -
Note payable to U.S. Small Business Administration, payable in monthly installments of \$5,439 including interest of 1.125%, and matures February 4, 2020. Interest is reviewed periodically and adjusted to either 2.375% or 1.125% based on the loan portfolio balances held by Common Capital, Inc. The note is secured by an interest in the micro loans issued and by the funds held in Microloan Revolving Loan Funds.	107,648	-
Note payable to U.S. Small Business Administration, payable in monthly installments of \$3,569 including interest of 0.5%, and matures November 10, 2024. Interest is reviewed periodically and adjusted to either 1.75% or 0.5% based on the loan portfolio balances held by Common Capital, Inc. The note is secured by an interest in the micro loans issued and by the funds held in Microloan Revolving Loan Funds.	272,430	-
Note payable to U.S. Small Business Administration bearing interest at 0.5% per annum. Month payments of interest only are required through August, 2018. Thereafter monthly payments of principal and interest totaling \$3,402 are required through the maturity date, August 8, 2027. Interest is reviewed periodically and adjusted to either 1.75% or 0.5% based on the loan portfolio balances held by Common Capital, Inc. The note is secured by an interest in the micro loans issued and by the funds held in Microloan Revolving Loan Funds.	400,000	-
Note payable to the Sisters of Charity of St. Elizabeth, bearing interest at 1% and payable in annual payments of interest only. The principal and all accrued but unpaid interest shall be due in full on March 30, 2021.	25,000	-

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Note payable to the Trustees for the Diocese of Western Massachusetts, bearing interest at 4% and payable in quarterly payments of interest only. The principal and all accrued but unpaid interest shall be due in full on February 20, 2018.</p>	\$ 100,000	\$ -
<p>Notes payable consisting of loans from various organizations, trusts and individuals. These parties have chosen to lend to Common Capital, Inc. to support the Community First Fund. Interest of 2% is due and payable semi-annually. Principal is due and payable on the third anniversary of the date of the agreements, unless the lender elects to renew the loan for an additional three year term or donate the principal and/or interest to Common Capital, Inc. These notes are unsecured.</p>	861,342	-
<i>Affordable Housing Subsidiaries:</i>		
<i>Butternut Properties Limited Partnership:</i>		
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program. The note is non-interest bearing requiring no payments until March 8, 2041 and is secured by the apartment complex. The note is reflected net of unamortized discount of \$543,656 (effective rate of 7%) with a face amount of \$683,073.</p>	-	139,417
<p>Mortgage note payable to DHCD administered by the Massachusetts Housing Finance Agency (MHFA) under the Affordable Housing Trust Fund Program. The note is non-interest bearing requiring no payments until March 8, 2041 and is secured by the apartment complex. The note is reflected net of unamortized discount of \$795,640 (effective rate of 7%) with a face amount of \$1,000,000.</p>	-	204,360
<i>Dwight Clinton Joint Venture:</i>		
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program. The note is non-interest bearing requiring no payments until May 13, 2029. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$308,217 (effective rate of 8.81%) with a face amount of \$500,000.</p>	-	191,783

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program. The non-interest bearing loan requires no payments until August 2035, at which time the outstanding balance is due. The loan is reflected net of unamortized discount of \$77,518 (effective rate of 9.86%) with a face amount of \$95,151. The note is secured by the apartment complex and assignment of certain leases and rents.</p>	\$ -	\$ 17,633
<i>Mountain View Apartments of HAP-CHS:</i>		
<p>Mortgage notes payable to the United States Department of Agriculture (USDA), Rural Development Agency, bearing interest at 8.5%, payable in monthly installments of \$8,359 to maturity, June 1, 2037. The notes are secured by a mortgage on the apartment complex and assignment of certain leases and rents. The Project receives a monthly interest subsidy in the amount of \$5,899, for a reduced monthly loan payment of \$2,460.</p>	942,365	-
<p>Mortgage note payable to Massachusetts Housing Partnership Fund Board under Housing Stabilization Fund Program. The note is non-interest bearing with no payments due until the maturity date of April 28, 2033. The note is carried net of unamortized discount of \$443,378 (effective rate of 9.05%) with a face amount of \$600,000. The note is secured by the apartment complex and assignments of certain leases and rents.</p>	-	156,622
<i>Paradise Pond LLC:</i>		
<p>Mortgage note payable to Massachusetts Housing Partnership Fund, payable in monthly installments of \$650, including interest at 6.1%, and matures October 31, 2026. The loan is secured by the apartment complex.</p>	71,962	-
<p>Mortgage note payable to Massachusetts Housing Partnership Fund, bearing interest at 2%, payable in monthly interest payments only. The note is due October 31, 2026, and is secured by the apartment complex.</p>	134,263	-

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program. The note is non-interest bearing requiring no payments until August 15, 2035. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$560,274 (effective rate of 7.5%) with a face amount of \$775,000.</p>	\$ -	\$ 214,726
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program. The note is non-interest bearing requiring no payments until August 15, 2055. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$670,590 (effective rate of 7.5%) with a face amount of \$715,000.</p>	-	44,410
<p>Mortgage note payable to CEDAC, non-interest bearing, payable annually to the extent that cash receipts exceed 105% of cash disbursements. Any remaining unpaid principal is due and payable on August 15, 2035. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$614,492 (effective rate of 7.5%) with a face amount of \$850,000.</p>	-	235,508
<i>Southampton Housing for the Elderly, Inc.:</i>		
<p>The Organization has a thirty-five year 2.6% HUD insured mortgage note payable to Walker and Dunlop LLC. The note requires monthly payments for principal and interest of \$11,881. The final payment is due February 1, 2032. The note is secured by the apartment complex and assignment of certain leases and rents. The outstanding principal balance at June 30, 2018 was \$2,940,260.</p>		
<p>Financing costs of \$140,307 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 2.89%. Accumulated amortization at June 30, 2018 was \$30,432.</p>	2,830,385	-

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<i>Stevens Senior Housing of Ludlow, Inc.:</i>		
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program. The note is non-interest bearing requiring no payments until September 25, 2044. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$290,976 (effective rate of 4.61%) with a face amount of \$415,000.</p> <p>Financing costs of \$14,302 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 5.37%. Accumulated amortization at June 30, 2018 was \$1,788.</p>	\$ -	\$ 111,510
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program. The note is non-interest bearing requiring no payments until September 25, 2064. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$877,281 (effective rate of 4.61%) with a face amount of \$994,744.</p> <p>Financing costs of \$34,282 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 5.27%. Accumulated amortization at June 30, 2018 was \$2,572.</p>	-	85,753
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program. The note is non-interest bearing requiring no payments until September 25, 2054. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$811,362 (effective rate of 4.61%) with a face amount of \$1,000,000.</p> <p>Financing costs of \$34,462 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 5.5%. Accumulated amortization at June 30, 2018 was \$3,232.</p>	-	157,408

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to CEDAC, non-interest bearing, payable annually to the extent that cash receipts exceed 105% of cash disbursements. Any remaining unpaid principal is due and payable on September 25, 2044. The note is secured by the apartment complex and assignment of certain leases and rents. The note is reflected net of unamortized discount of \$210,344 (effective rate of 4.61%) with a face amount of \$300,000.</p> <p>Financing costs of \$10,339 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 5.37%. Accumulated amortization at June 30, 2018 was \$1,293.</p>	\$ -	\$ 80,610
<i>CBA Housing Limited Partnership:</i>		
<p>Mortgage note payable to USDA Rural Development is payable in monthly installments of \$2,876, net of a monthly subsidy of \$3,164 and bears interest at 4.875% per annum. The agreement provides for an interest subsidy making the effective rate 1% over the life of the note. Final payment is due in January 22, 2060, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	1,289,437	-
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program, accrues no interest except on delinquent payments. The note is payable on November 21, 2040, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage. The outstanding principal balance at June 30, 2018 was \$715,000.</p> <p>Financing costs of \$13,028 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 0.06%. Accumulated amortization at June 30, 2018 was \$3,113.</p>	-	705,085

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program, accrues no interest except on delinquent payments. All interest and principal due under this note are payable on November 21, 2040, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage. The outstanding principal balance at June 30, 2018 was \$1,000,000.</p> <p>Financing costs of \$18,222 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 0.06%. Accumulated amortization at June 30, 2018 was \$4,353.</p>	\$ -	\$ 986,131
<i>Church Street School Limited Partnership:</i>		
<p>Mortgage note payable to USDA Rural Development is payable in monthly installments of \$2,123, net of a monthly subsidy of \$2,691 and bears interest at 5.375% per annum. The agreement provides for an interest subsidy making the effective rate 1% over the life of the note. Final payment is due on October 1, 2038, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	948,672	-
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program, accrues interest at a rate of 7.50% compounded annually. All interest and principal due under this note are payable on May 24, 2038, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	-	243,890
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund, accrues interest at a rate of 7.50% compounded annually. All interest and principal due under this note are payable on May 24, 2038, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	-	733,960

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<i>KenQuad Limited Partnership:</i>		
<p>A mortgage note payable to MHP is secured by the real estate and personal property in the original amount of \$650,000. Monthly payments of interest at a rate equal to the LIBOR daily floating rate plus 2.25% are due through the July 1, 2017. Thereafter, the note requires monthly principal and interest payments of \$3,470, bears an interest rate of 4.95% per annum, and matures in June 2034. The outstanding principal balance at June 30, 2018 was \$641,148.</p> <p>Financing costs of \$76,257 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 3.24%. Accumulated amortization at June 30, 2018 was \$5,119.</p>	\$ 570,010	\$ -
<p>Mortgage note payable under the HOME Investments Partnership Program through DHCD and the City of Springfield bearing simple interest at a rate of 1% interest per annum. The note and accrued interest are due and payable in full on June 16, 2047, net of amortized discount of \$437,975 (effective rate of 2.5%) with a face amount of \$1,127,000. The note is secured by the apartment complex and assignment of certain leases and rents.</p>	-	689,025
<p>Mortgage note payable under the HOME Investments Partnership Program through DHCD and the City of Springfield bearing simple interest at a rate of 1% interest per annum. The note and accrued interest are due and payable in full on June 16, 2047, net of amortized discount of \$167,442 (effective rate of 2.5%) with a face amount of \$435,000. The note is secured by the apartment complex and assignment of certain leases and rents.</p>	-	267,558
<p>Mortgage note payable to Valley Community Development Corporation funded through the sale of the Project's Massachusetts low-income housing tax credits. The note bears interest at 2.5% compounded annually. Unpaid principal and interest is due December 2065. The note is secured by a mortgage on the apartment complex.</p>	-	1,128,125

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to Valley Community Development Corporation funded through the sale of the Project's Massachusetts historic rehabilitation tax credits. The note bears interest at 2.5% compounded annually. Unpaid principal and interest is due December 2065. The note is secured by a mortgage on the apartment complex.</p>	\$ -	\$ 1,979,731
<i>Live Pleasant Limited Partnership</i>		
<p>Easthampton Savings Bank provided construction funding of \$8,480,710 with interest at a rate of 4% per annum fixed for the term of the loan. The note requires interest only payments thru the construction period. At the end of the construction period a principal payment is due to reduce the principal balance to \$2,314,310 with monthly payments of principal and interest required for the subsequent 30 years thereafter. The apartment complex is pledged as collateral for the mortgage.</p> <p>Financing costs of \$44,370 will be amortized using the straight-line rate method. Amortization of the fees is expected to begin upon the conversion of the note to permanent financing.</p>	7,640,034	-
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program and accrues interest at a rate of 1% compounded annually. All interest and principal due under this note are payable on December 16, 2066, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	-	450,000
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund, accrues interest at a rate of 1% compounded annually. All interest and principal due under this note are payable on December 16, 2046, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	-	1,083,000

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to CEDAC under the Housing Preservation and Stabilization Trust Fund Program and accrues interest at a rate of 1% compounded annually. All interest and principal due under this note are payable on February 16, 2048, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	\$ -	\$ 1,425,000
<p>Mortgage note payable to CEDAC under the Housing Innovations Fund Program and accrues interest at a rate of 1% compounded annually. All interest and principal due under this note are payable on February 16, 2048, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	-	900,000
<p>Mortgage note payable to CEDAC under the Facilities Consolidation Fund Program and accrues interest at a rate of 1% compounded annually. All interest and principal due under this note are payable on February 16, 2048, or upon the occurrence of an event of default or the sale or other transfer of the Project. The note is secured by a mortgage on the apartment complex and assignment of certain leases and rents.</p>	-	636,300
<i>Lumber Yard Northampton Limited Partnership</i>		
<p>TD Bank provided construction funding of \$2,500,000 with interest at a rate of 5.53% per annum fixed for the term of the loan. The note requires interest only payments and matures December 19, 2019. If the "Permanent Loan Term Extension Conditions" are satisfied, the maturity date will be extended to December 19, 2039, with monthly payments of principal and interest required based on a 30 year amortization schedule. The apartment complex is pledged as collateral for the mortgage.</p>	2,500,000	-

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program, accrues no interest except on delinquent payments. The note is payable on February 19, 2069, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	\$ -	\$ 838,902
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program, accrues no interest except on delinquent payments. All interest and principal due under this note are payable on February 19, 2049 or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	1,000,000
<p>Mortgage note payable to Valley Community Development Corporation accruing interest at 3.5% compounded annually. All interest and principal due under this note are payable on December 19, 2049 or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	600,000
<p>Mortgage note payable to Red Stone Equity - Fund 62 Limited Partnership, accrues no interest except on delinquent payments. All interest and principal due under this note are payable on the earlier of the admission of the investor limited partner or March 1, 2019. The apartment complex is pledged as collateral for the mortgage.</p>	-	1,214,319
<i>New Court Terrace LLC:</i>		
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program, accrues interest compounded annually at a rate of 5.75% per annum. All interest and principal due under this note are payable on October 2, 2033, or upon the occurrence of an event of default, as specified in the loan agreement. The apartment complex is pledged as collateral for the mortgage.</p>	-	550,000

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to the City of Springfield Office of Housing and Neighborhood Services under the Lead Hazard Abatement Program, accrues interest at a rate of 5.75% per annum. All interest and principal due under this note are payable October 2, 2023, or on demand if the premises are not used as required in Section 3 of the loan agreement. The apartment complex is pledged as collateral for the mortgage.</p>	\$ -	\$ 220,000
<p>Mortgage note payable to the City of Springfield Community Development Department under the HOME Investment Partnership Program, accrues interest thereon compounded annually at a rate of 6.50% per annum. All interest, principal, and other payments due under this note are payable July 25, 2042, or upon sale or refinance of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	450,000
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program, accrues interest at a rate of 5.00% per annum. All interest and principal due under this note are payable on October 1, 2033, or upon the occurrence of an event of default or the sale or other transfer of the Project. Under these circumstances, the note becomes immediately payable and due. The apartment complex is pledged as collateral for the mortgage.</p>	-	667,612
<i>Olympia Amherst Limited Partnership:</i>		
<p>Massachusetts Housing Partnership Fund has provided funding in the amount of \$535,000. The loan bears interest at 6.97% and is payable in monthly installments of principal and interest of \$3,549 through April 2035. The note is secured by the apartment complex. The outstanding principal balance at June 30, 2018 was \$516,850.</p>		
<p>Financing costs of \$99,823 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 9.28%. Accumulated amortization at June 30, 2018 was \$15,802.</p>	432,829	-

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program, accrues interest at 1% per annum. The note is payable on September 5, 2063, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	\$ -	\$ 1,715,000
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program, accrues interest at 1% per annum. All interest and principal due under this note are payable on September 5, 2044 or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	1,000,000
<i>Parsons Limited Partnership:</i>		
<p>Easthampton Savings Bank provided construction funding of \$4,656,447 with interest at a rate of 3.75% per annum fixed for the term of the loan. The note requires interest only payments thru the construction period. At the end of the construction period a \$750,000 principal payment is due with monthly payments of principal and interest for the subsequent 30 years required thereafter. The apartment complex is pledged as collateral for the mortgage. The outstanding principal balance at June 30, 2018 was \$719,523.</p>		
<p>Financing costs of \$38,340 are being amortized using the straight-line rate method. The effective interest rate on the loan approximates to 4.285%. Accumulated amortization at June 30, 2018 was \$1,598.</p>	682,781	-
<p>Mortgage note payable to DHCD under the Non-Federal Investment Trust Fund Program, accrues no interest except on delinquent payments. The note is payable on July 27, 2045, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	490,217

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. *Mortgages and Notes Payable – Continued***

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD under the Housing Stabilization Fund Program, accrues no interest except on delinquent payments. The note is payable on July 27, 2065, or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	\$ -	\$ 1,000,000
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund Program, accrues no interest except on delinquent payments. All interest and principal due under this note are payable on July 27, 2065 or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	1,175,000
<p>Mortgage note payable to Valley Community Development Corporation, accrues no interest except on delinquent payments. All interest and principal due under this note are payable on July 28, 2065 or upon the occurrence of an event of default or the sale or other transfer of the Project. The apartment complex is pledged as collateral for the mortgage.</p>	-	300,000
<i>Verano Apartments Limited Partnership:</i>		
<p>Massachusetts Housing Partnership Fund has provided funding in the amount of \$415,000. The loan bears interest at 6.23% and is payable in monthly installments of principal and interest of \$2,550 through October 2036. The note is secured by the apartment complex.</p>	334,752	-
<p>Mortgage note payable to DHCD under the HOME Investment Partnership Program, accrues interest at a rate of 5.50% per annum. All interest and principal due under this note are payable on August 14, 2035, or upon the occurrence of an event of default or the sale or other transfer of the Project. Under these circumstances, the note becomes immediately payable and due. The note is secured by the apartment complex and assignment of certain leases and rents.</p>	-	550,000

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<p>Mortgage note payable to DHCD administered by MHFA under the Affordable Housing Trust Fund, accrues interest at a rate of 4.00% per annum. All interest and principal due under this note are payable on August 14, 2035, or upon the occurrence of an event of default or the sale or other transfer of the Project. Under these circumstances, the note becomes immediately payable and due. The note is secured by the apartment complex and assignment of certain leases and rents.</p>	\$ -	\$ 550,000
<p>Mortgage note payable to the City of Holyoke Office for Community Development, accrues interest at a rate of 5.50% per annum. All principal and interest payments under this note shall be payable on August 14, 2035. No payments shall be due before the maturity date. The note is secured by the apartment complex and assignment of certain leases and rents.</p>	-	100,000
<p>Self Help Shelters, Inc. and HAP CHS, doing business as the joint venture Rehab Shelters, acting by and through HAP CHS, have provided funding of \$247,500. This note bears interest compounding annually at a rate of 9%. Payment began two years after date of borrowing, and continuing every 12 months thereafter during the entire term of this note to an amount equal to the prior calendar year's net cash flow. The note is secured by the apartment complex and assignment of certain leases and rents. The entire outstanding balance of principal and unpaid interest shall be due upon the sooner of: (a) the date which is 20 years from the borrowing date, or (b) the sale or transfer of the real property comprising collateral for this note. Under these circumstances, the note becomes immediately payable and due. HAP-CHS's 45% share of principal and accrued interest have been eliminated in the consolidating financial statements.</p>	-	136,350

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<i>Other Subsidiaries:</i>		
<i>MBL Housing and Development LLC:</i>		
Note payable to Neighborworks Capital Corporation approved up to \$500,000, bearing interest at 3% and payable in quarterly payments only until July 1, 2018. Thereafter principal payments of \$31,250 plus interest will be made quarterly. The outstanding principal balance and all accrued but unpaid interest is payable on July 1, 2022. The loan has been guaranteed by Way Finders, Inc.	\$ 500,000	\$ -
<i>Chicopee Kendall LLC:</i>		
Note payable to CEDAC approved up to \$900,000. Interest accrues at 7% and is payable along with the outstanding principal balance upon obtaining permanent financing. Proceeds have been used to fund the predevelopment costs at Library Commons in Holyoke, Massachusetts.	-	852,395
Note payable to CEDAC approved up to \$625,000, bearing interest at 5.5% and payable in quarterly interest payments only. The outstanding principal balance and all accrued but unpaid interest is payable upon obtaining permanent financing, but no later than April 30, 2019. Proceeds have been used to fund the acquisition of Library Commons in Holyoke, Massachusetts.	625,000	-
Note payable to CEDAC approved up to \$400,000. Interest accrues at 7% and is payable along with the outstanding principal balance upon obtaining permanent financing. Proceeds have been used to fund the predevelopment costs at 586 Mill Street in Agawam, Massachusetts.	-	181,622
Note payable to the Life Initiative approved up to \$513,000, bearing interest at 5% and payable in quarterly interest payments only. The outstanding principal balance and all accrued but unpaid interest is payable upon obtaining permanent financing, but no later than July 21, 2019. Proceeds have been used to fund the acquisition of 586 Mill Street in Agawam, Massachusetts.	513,000	-

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. Mortgages and Notes Payable – Continued**

	<i>Amortizing</i>	<i>Non-amortizing</i>
<i>Fuller Future LLC:</i>		
Note payable to the Life Initiative approved up to \$337,500, bearing interest at 5% and payable in quarterly interest payments only. The outstanding principal balance and all accrued but unpaid interest is payable upon obtaining permanent financing, but no later than November 11, 2018. Proceeds have been used to fund the acquisition of 188 Fuller Street in Ludlow, Massachusetts.	\$ 337,500	\$ -
Note payable to Neighborworks Capital Corporation approved up to \$400,000, bearing interest at 4.5% and payable in quarterly interest payments only. The outstanding principal balance and all accrued but unpaid interest is payable upon obtaining permanent financing, but no later than March 31, 2019. Proceeds have been used to fund the predevelopment costs at 188 Fuller Street in Ludlow, Massachusetts.	400,000	-
<i>1780 HCHQ, Inc.</i>		
Note payable to The Property and Casualty Initiative, LLC approved up to \$2,680,000, bearing interest at 4% and payable in monthly interest payments only. The outstanding principal balance and all accrued but unpaid interest is payable upon obtaining permanent financing, but no later than December 31, 2018. Proceeds have been used for acquisition and to fund the predevelopment costs at 1780 Main Street in Springfield, Massachusetts.	<u>2,287,630</u>	<u>-</u>
Total notes payable	27,721,229	27,086,646
Less current portion	<u>(14,017,178)</u>	<u>(1,087,557)</u>
Total long-term liabilities	<u>\$ 13,704,051</u>	<u>\$ 25,999,089</u>

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**10. *Mortgages and Notes Payable – Continued***

The maturities of the mortgages and notes for the ensuing five years and thereafter are summarized as follows:

<i>Fiscal Year</i>	<i>Amount</i>
2017	\$ 12,817,105
2018	4,266,859
2019	2,248,642
2020	419,082
2021	305,159
Thereafter	<u>42,934,668</u>
Total note payments	62,991,515
Unamortized financing fees	(454,430)
Unamortized discount	<u>(7,729,210)</u>
Present value of note payments	<u>\$ 54,807,875</u>

Interest costs for the year ended June 30, 2018 was \$1,828,742, of which \$481,556 was capitalized. Additionally, amortized financing fees charged to interest expense for the year ended June 30, 2018 was \$22,107.

**11. *Related Party Transactions***

During 2018, a member of Way Finders’ Board of Directors was an officer of Valley Community Development Corporation (Valley CDC), a Massachusetts non-profit organization.

*Financing*

The Organization has two notes payable to Valley CDC and a note payable to the former president and owner of MBL Housing and Development LLC as described in Note 10.

Common Capital, Inc.’s Chief Executive Officer and members of its Board of Directors have loaned \$8,000 to Common Capital, Inc.’s Community First Fund as described in Note 10.

*Developer Fees and Overhead*

Lumber Yard Northampton Limited Partnership has agreed to pay \$798,765 in developer fees to Valley CDC under a development agreement between Lumber Yard Northampton Limited Partnership, Way Finders, and Valley CDC. As of June 30, 2018, the Organization had paid \$301,248 and \$10,270 was owed to Valley CDC under the agreement. The remaining fee will be earned and paid in 2019.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**12. Net Assets**

*Board Designated*

The Board of Directors has designated \$3,151,886 in unrestricted net assets to be used in support of affordable housing programs.

*Temporarily Restricted*

The following summarizes the activity of temporarily restricted net assets for the year ended June 30, 2018:

	<i>Balance</i> <i>July 1, 2017</i>	<i>Temporarily</i> <i>Restricted</i> <i>Contributions</i>	<i>Releases</i> <i>from</i> <i>Restriction</i>	<i>Balance</i> <i>June 30, 2018</i>
Homeownership programs	\$ 7,500	\$ -	\$ (7,500)	\$ -
Neighborhood revitalization	175,650	-	(80,650)	95,000
Organizational development	-	11,250	-	11,250
Green energy development	10,000	-	-	10,000
Elderly supportive housing	4,391,300	-	-	4,391,300
Below market rate loans	7,279,478	-	(155,686)	7,123,792
Time restricted	<u>150,000</u>	<u>50,000</u>	<u>(150,000)</u>	<u>50,000</u>
Total	<u>\$ 12,013,928</u>	<u>\$ 61,250</u>	<u>\$ (393,836)</u>	<u>\$ 11,681,342</u>

*Permanently Restricted*

NeighborWorks® has provided capital grants in prior years for making affordable loans to capital projects. These amounts are permanently restricted although proceeds on capital projects, or interest earned, over and above the corpus may be transferred to unrestricted net assets for furthering Way Finders’ mission. However, should Way Finders become defunct, all remaining grant funds, interest earnings, capital project proceeds and the loan and capital projects portfolios representing use of these funds will revert to NeighborWorks®. No capital grants were received and none of the corpus was transferred to unrestricted net assets during 2018. The total permanently restricted net assets of \$1,152,245 at June 30, 2018, is restricted by NeighborWorks® for affordable loans to capital projects.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**13. *Income Taxes***

Way Finders' for-profit subsidiaries had provisions for income taxes for the year ended June 30, 2018, consisting of the following:

<i>Description</i>	<i>Amount</i>
State tax expense	\$ 4,560
Federal tax expense	<u>-</u>
Total	<u>\$ 4,560</u>

As of June 30, 2018, Way Finders' for-profit subsidiaries had net operating loss carry-forwards totaling approximately \$104,856 and capital loss carry-forwards totaling approximately \$44,000 available to offset future taxable income. These net operating loss carry-forwards will expire at various times between 2018 and 2033 and the capital loss carry-forwards will expire in 2019. Additionally, Way Finders' for-profit subsidiaries had net passive loss carry-forwards totaling approximately \$133,151 and passive tax credit carry-forwards totaling approximately \$2,515 available to offset future passive taxable income. It is unclear if Way Finders will realize value from these credits and loss carry-forwards; accordingly a related tax deferred asset has not been recorded.

**14. *Retirement Plans***

*Way Finders Tax Sheltered Annuity Retirement Plan*

Way Finders provides retirement benefits for its full-time employees through its tax sheltered annuity retirement plan. This plan constitutes a defined contribution plan under section 403(b) of the Internal Revenue Code and allows for a discretionary employer match of employee contributions of up to 4% of annual compensation for employees who have completed 1.5 years of service as defined by the plan. No employer match was made for the year ended June 30, 2018.

Additionally, all employees are eligible to make elective contributions in a voluntary retirement plan upon the beginning of employment.

*Common Capital SIMPLE IRA Plan*

Common Capital, Inc. has a SIMPLE IRA plan which is available to all employees who have completed 90 days of service. Employees may contribute into the plan on a tax-deferred basis. Common Capital, Inc. contributes a matching contribution on a semi-monthly basis. The amount of such contribution is equal to the amount of salary reduction employees elect to defer to a maximum of 3% of the employee's compensation. During 2017, the plan was frozen and eligible employees now are enrolled in Way Finders Tax Sheltered Annuity Retirement Plan.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**15. *Rental Income Under Operating Leases***

The Organization has commercial lease agreements with tenants that expire at various times through 2023. The minimum future rental income on non-cancelable operating leases are as follows:

<i>Fiscal Year</i>	<i>Amount</i>
2019	\$ 113,957
2020	86,617
2021	73,305
2022	73,305
2023	<u>42,761</u>
Total	<u>\$ 389,945</u>

**16. *Commitments***

*Leases*

The Organization leases program space and equipment under non-cancelable operating leases expiring in various years through fiscal year 2022. For the year ended June 30, 2018, expense under the various leases totaled \$608,836. The minimum payments due on the leases for the next five years are as follows:

<i>Fiscal Year</i>	<i>Amount</i>
2019	\$ 567,863
2020	228,378
2021	175,776
2022	<u>66,559</u>
Total	<u>\$ 1,038,576</u>

*Financing Commitments*

Common Capital Inc. has a line of credit with Greenfield Cooperative Bank to a maximum of \$100,000. At June 30, 2018, there was no balance outstanding on the line of credit. Funds from this line are to be used for working capital needs. The line is secured by an assignment and pledge of a promissory note and collateral documents. Interest accrues at the Wall Street Journal's prime rate plus 0.5% and outstanding amounts on the line are payable on demand. The line expires May 1, 2019.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**16. Commitments – Continued**

The Organization has received various financing commitments to fund acquisition, predevelopment and construction costs related to development and renovations at several of its projects. As of June 30, 2018, the following commitments were received:

<i>Lender</i>	<i>Project</i>	<i>Commitment</i>	<i>Amount</i>	
			Received	<i>Outstanding</i>
The Property & Casualty Initiative, LLC	1780 Main Street	\$ 2,680,000	\$ 2,287,630	\$ 392,370
The Life Initiative	1780 Main Street	570,000	-	570,000
Easthampton Savings Bank	Live Pleasant	8,480,710	7,684,404	796,306
DHCD	Live Pleasant	500,000	450,000	50,000
CEDAC	Live Pleasant	1,500,000	1,425,000	75,000
CEDAC	Live Pleasant	1,000,000	900,000	100,000
CEDAC	Live Pleasant	707,000	636,300	70,700
TD Bank	Lumber Yard	10,000,000	-	10,000,000
DHCD	Lumber Yard	1,000,000	838,902	161,098
DHCD	Lumber Yard	1,000,000	-	1,000,000
CEDAC	Lumber Yard	325,000	-	325,000
CEDAC	Mill Street	400,000	181,622	218,378
CEDAC	NewCourt Terrace	400,000	53,540	346,460
CEDAC	Library Commons	900,000	852,395	47,605
	Total	<u>\$ 29,462,710</u>	<u>\$ 15,309,793</u>	<u>\$ 14,152,917</u>

*Operations*

The Organization’s real estate holdings are concentrated in the multifamily real estate market. In addition, the Organization operates in a heavily regulated environment. The operations of the Organization are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD, U.S. Small Business Administration, U.S. Department of the Treasury, DHCD and MassHousing (“the Agencies”). Such administrative directives, rules and regulations are subject to change by an Act of Congress or an administrative change mandated by the Agencies. Changes may occur with little notice or inadequate funding to pay for the related costs, including the additional administrative burden, to comply with such changes.

*Construction Contract*

On August 2, 2017, Lumber Yard Northampton Limited Partnership executed a \$11,793,723 contract for the construction of the Lumber Yard Project. During fiscal year 2018, change orders were approved increasing the contract amount to \$12,300,993. At June 30, 2018, costs incurred under the contract totaled \$3,154,056. The remaining \$9,146,937 in construction costs under the contract will be incurred in fiscal year 2019.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**17. Concentrations**

*Cash*

The Organization maintains its cash accounts in several commercial banks located in Massachusetts. Accounts at each bank are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per bank. Additionally, deposits in excess of FDIC coverage are covered by Depositors Insurance Fund (DIF) at certain Massachusetts banks. Cash equivalents held by brokerage firms are insured by Securities Investor Protection Corporation up to \$500,000. The Organization does not believe it is exposed to significant risk as it periodically reviews the credit standings of the related institutions. A summary of the total insured and uninsured cash balances at June 30, 2018 is as follows:

Total cash in all banks	\$ 19,297,337
Portion insured by FDIC, DIF and SIPC	<u>(17,894,128)</u>
Uninsured cash balances	<u>\$ 1,403,209</u>

*Small Business Loans Receivable*

All small business loans receivable are from businesses located in western Massachusetts. The lending policies of Common Capital, Inc. consider collateral in its underwriting. Common Capital, Inc. will obtain sufficient available collateral, but due to Common Capital, Inc.'s mission, it may approve loans which are either completely unsecured or are functionally unsecured based on the likely collateral value in a liquidation scenario. Common Capital, Inc. also recognizes that in instances where it is a subordinate lender, it will be at financial disadvantage in liquidation scenarios.

*Support*

The Organization's main source of funding is provided from contracts with DHCD, which is approximately 82% of its revenue and 49% of its accounts receivable for the year ended June 30, 2018.

*Litigation*

The Organization is defending complaints (judicial and administrative) for discrimination by a potential employee, and discrimination in the provision of services by clients or former clients. The Organization believes it has meritorious defenses against each of the complaints and intends to vigorously contest them, and expects that the resolution of such complaints will not have a material adverse effect on its financial position. Therefore, no adjustment has been made to the 2018 financial statements.

**Way Finders, Inc. and Subsidiaries**  
Notes to Consolidating Financial Statements – *Continued*  
June 30, 2018

**18. Contingencies**

*Grant Funding*

The Organization's various grants and contracts are subject to audit by appropriate governmental agencies. Acceptance of final costs incurred under these grants and contracts resides with these grantors. As of the date of these statements, the materiality of adjustments to final costs, if any, cannot be determined although management does not anticipate any. Therefore, no adjustment has been made to the 2018 financial statements.

*CDFI Certification Status*

On September 17, 2013, Common Capital, Inc. was re-certified by the U.S. Department of the Treasury's Community Development Financial Institution Fund as a Community Development Financial Institution. Common Capital, Inc.'s certification is subject to annual reviews by U.S. Department of the Treasury's Community Development Financial Institution Fund.

*Surplus Revenue Retention*

Surplus generated under Commonwealth of Massachusetts unit rate contracts must comply with 808 CMR 1.03(7), "Surplus Revenue Retention Policy". In accordance with these requirements, Way Finders is entitled to retain surplus up to twenty percent (20%) of the total revenue of all Commonwealth programs per year as unrestricted net assets. The surplus can be used to further Way Finders' charitable purposes, but may not be used for non-reimbursable expenses as defined in 808 CMR 1.05. For the year ended June 30, 2018, the current year surplus revenue did not exceed 20% of the total revenue of all of the Commonwealth programs.

**19. Conditional Promise to Give**

The conditional promises to give consist of pledged donations to the rights on Massachusetts low-income housing tax credits and Massachusetts historic tax credits for various low-income housing projects. The donations are conditional upon the projects qualifying and receiving the tax credits. The credits are expected to be sold to a third party upon receipt with the proceeds loaned back to the projects. The conditional promises to give will be recognized in the financial statements when the conditions on which they depended are substantially met. At June 30, 2018, conditional promises to give totaled \$2,313,500.

**20. Subsequent Events**

The Organization has performed an evaluation of subsequent events through November 30, 2018, which is the date the Organization's consolidating financial statements were available to be issued. No material subsequent events have occurred since June 30, 2018 that requires recognition or disclosure in these financial statements.

**SUPPLEMENTAL INFORMATION**

**Way Finders, Inc. and Subsidiaries**  
Schedule of Financial Position for Way Finders, Inc.  
June 30, 2018

	<i>Assets</i>				
	Operations	Assistance Payments	Rental Properties	Intra-company Eliminations	Way Finders
<i>Current Assets</i>					
Cash and cash equivalents	\$ 2,845,023	\$ -	\$ 12,641	\$ -	\$ 2,857,664
Restricted cash	2,559,384	4,797,422	-	-	7,356,806
Accounts receivable	1,670,893	(8,083)	6,683	-	1,669,493
Related party receivables	4,529,265	(7,545)	-	(32,595)	4,489,125
Loans receivable, net	4,379	-	-	-	4,379
Prepaid expenses and other assets	<u>139,718</u>	<u>-</u>	<u>3,685</u>	<u>-</u>	<u>143,403</u>
Total current assets	<u>11,748,662</u>	<u>4,781,794</u>	<u>23,009</u>	<u>(32,595)</u>	<u>16,520,870</u>
<i>Property and Equipment</i>					
Land	77,889	-	113,000	-	190,889
Buildings and improvements	264,368	-	2,372,980	-	2,637,348
Furniture and equipment	1,700,311	-	14,725	-	1,715,036
Software	406,735	-	-	-	406,735
Less: accumulated depreciation	<u>(1,699,991)</u>	<u>-</u>	<u>(841,232)</u>	<u>-</u>	<u>(2,541,223)</u>
Total property and equipment	<u>749,312</u>	<u>-</u>	<u>1,659,473</u>	<u>-</u>	<u>2,408,785</u>
<i>Other Assets</i>					
Investments	641,510	-	-	-	641,510
Restricted cash	-	402,047	324,382	-	726,429
Restricted investments	-	-	69,545	-	69,545
Work in progress	197,791	-	-	-	197,791
Loans receivable, net	7,992,779	-	-	(110,000)	7,882,779
Intangible assets, net	<u>39,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,250</u>
Total other assets	<u>8,871,330</u>	<u>402,047</u>	<u>393,927</u>	<u>(110,000)</u>	<u>9,557,304</u>
Total assets	<u>\$ 21,369,304</u>	<u>\$ 5,183,841</u>	<u>\$ 2,076,409</u>	<u>\$ (142,595)</u>	<u>\$ 28,486,959</u>

**Way Finders, Inc. and Subsidiaries**  
Schedule of Financial Position for Way Finders, Inc. - *Continued*  
June 30, 2018

***Liabilities and Net Assets***

	Operations	Assistance Payments	Rental Properties	Intra-company Eliminations	Way Finders
<i>Current Liabilities</i>					
Accounts payable	\$ 558,173	\$ 315,547	\$ 5,198	\$ -	\$ 878,918
Grants payables	100,000	-	-	-	100,000
Related party payables	-	-	32,595	(32,595)	-
Accrued expenses	1,714,047	108,779	-	-	1,822,826
Contract advances	30,576	4,357,468	-	-	4,388,044
Mortgages and notes payable	323,130	-	-	-	323,130
Non-amortizing notes payable	53,540	-	-	-	53,540
Deferred revenue	102,763	-	-	-	102,763
Total current liabilities	<u>2,882,229</u>	<u>4,781,794</u>	<u>37,793</u>	<u>(32,595)</u>	<u>7,669,221</u>
<i>Noncurrent liabilities</i>					
Grants payables	321,184	-	-	-	321,184
Amortizing notes payable	2,354,505	-	174,918	-	2,529,423
Non-amortizing notes payable	-	-	684,144	(110,000)	574,144
Escrow liabilities	31,945	402,047	14,029	-	448,021
Contract advances	8,363,484	-	-	-	8,363,484
Total noncurrent liabilities	<u>11,071,118</u>	<u>402,047</u>	<u>873,091</u>	<u>(110,000)</u>	<u>12,236,256</u>
Total liabilities	<u>13,953,347</u>	<u>5,183,841</u>	<u>910,884</u>	<u>(142,595)</u>	<u>19,905,477</u>
<i>Net Assets</i>					
Unrestricted					
Board designated for affordable housing program	3,151,886	-	-	-	3,151,886
Undesignated	2,945,576	-	245,460	-	3,191,036
Temporarily restricted	166,250	-	920,065	-	1,086,315
Permanently restricted	1,152,245	-	-	-	1,152,245
Total net assets	<u>7,415,957</u>	<u>-</u>	<u>1,165,525</u>	<u>-</u>	<u>8,581,482</u>
Total liabilities and net assets	<u>\$ 21,369,304</u>	<u>\$ 5,183,841</u>	<u>\$ 2,076,409</u>	<u>\$ (142,595)</u>	<u>\$ 28,486,959</u>

**Way Finders, Inc. and Subsidiaries**  
**Schedule of Revenue, Support and Expenses for Way Finders, Inc.**  
**June 30, 2018**

	Unrestricted			Temporarily Restricted		Intra-company Eliminations	Way Finders
	Operations	Assistance Payments	Rental Properties	Operations	Rental Properties		
<b>Revenue and Support</b>							
Contributions	\$ 3,313,344	\$ -	\$ -	\$ 61,250	\$ -	\$ -	\$ 3,374,594
Contract assistance payments	-	48,285,318	-	-	-	-	48,285,318
Grants - Neighbor Works America	456,600	-	-	-	-	-	456,600
Fee for service, contract administration fees	15,529,117	-	-	-	-	-	15,529,117
Program fees	594,332	-	5,982	-	-	-	600,314
Property and asset management fees	618,600	-	-	-	-	(28,784)	589,816
Developer fees	1,571,701	-	-	-	-	-	1,571,701
Lending interest income and fees	72,510	-	-	-	-	-	72,510
Investment income	31,829	-	2,349	-	-	-	34,178
Rental income	71,416	-	354,144	-	-	-	425,560
Release from restriction	138,150	-	42,171	(138,150)	(42,171)	-	-
Total revenue and support	<u>22,397,599</u>	<u>48,285,318</u>	<u>404,646</u>	<u>(76,900)</u>	<u>(42,171)</u>	<u>(28,784)</u>	<u>70,939,708</u>
<b>Expenses</b>							
Salaries	\$ 9,402,281	\$ -	\$ 78,254	\$ -	\$ -	\$ -	\$ 9,480,535
Payroll tax and fringe benefits	2,042,969	-	19,578	-	-	-	2,062,547
Employee training	147,324	-	-	-	-	-	147,324
Professional services	287,299	-	528	-	-	-	287,827
Contract services	955,643	-	5,504	-	-	-	961,147
Communications	160,980	-	5,702	-	-	-	166,682
Postage	79,469	-	340	-	-	-	79,809
Materials production	160,433	-	365	-	-	-	160,798
Management fees	-	-	28,784	-	-	(28,784)	-
Program expense	2,943,521	-	-	-	-	-	2,943,521
Office supplies	65,408	-	358	-	-	-	65,766
Licenses, dues and fees	187,088	-	1,050	-	-	-	188,138
Travel	121,033	-	3,017	-	-	-	124,050
Audit expense	99,995	-	-	-	-	-	99,995
Legal expense	8,020	-	4,653	-	-	-	12,673
Insurance	83,429	-	15,002	-	-	-	98,431
Bad debt expense	3,100,677	-	2,053	-	-	-	3,102,730
Repairs and maintenance	66,072	-	38,341	-	-	-	104,413
Utilities	17,354	-	56,915	-	-	-	74,269
Recruitment	19,158	-	-	-	-	-	19,158
Other taxes	47,915	-	40,543	-	-	-	88,458
Interest	82,156	-	55,143	-	-	-	137,299
Provider reimbursement	58,992	-	-	-	-	-	58,992
Other expenses	102,703	-	1	-	-	-	102,704
Depreciation and amortization	243,414	-	69,568	-	-	-	312,982
Contract assistance disbursed	-	48,285,318	-	-	-	-	48,285,318
Computer operations	97,656	-	1,880	-	-	-	99,536
Occupancy	602,866	-	-	-	-	-	602,866
Grant expense	226,821	-	-	-	-	-	226,821
Other administrative expenses	22,550	-	1,323	-	-	-	23,873
Total expenses	<u>21,433,226</u>	<u>48,285,318</u>	<u>428,902</u>	<u>-</u>	<u>-</u>	<u>(28,784)</u>	<u>70,118,662</u>
Change in net assets	<u>\$ 964,373</u>	<u>\$ -</u>	<u>\$ (24,256)</u>	<u>\$ (76,900)</u>	<u>\$ (42,171)</u>	<u>\$ -</u>	<u>\$ 821,046</u>

**Way Finders, Inc. and Subsidiaries**  
**Schedule of Financial Position for Housing Assistance Programs**  
**June 30, 2018**

	<i>Federal Voucher</i>	<i>Moderate Rehab</i>	<i>MRVP</i>	<i>Other Programs</i>	<i>Total</i>
<i>Assets</i>					
Restricted cash	\$ 3,840,870	\$ 365,852	\$ 781,947	\$ 215,800	\$ 5,204,469
Accounts receivable - DHCD	6,259	9,775	-	205,618	221,652
Related party receivables	2,452,453	984,711	-	379,827	3,816,991
Software	113,199	23,935	-	-	137,134
Less: accumulated depreciation	<u>(113,199)</u>	<u>(23,935)</u>	<u>-</u>	<u>-</u>	<u>(137,134)</u>
Total assets	<u>\$ 6,299,582</u>	<u>\$ 1,360,338</u>	<u>\$ 781,947</u>	<u>\$ 801,245</u>	<u>\$ 9,243,112</u>
<i>Liabilities</i>					
Accounts payable	\$ 14,409	\$ 390	\$ 1,087	\$ 13,725	\$ 29,611
Accounts payable - DHCD	315,523	24	-	-	315,547
Related party payables	-	-	558,291	-	558,291
Accrued expenses	213,944	28,467	13,627	7,201	263,239
Escrow liabilities	402,047	-	-	-	402,047
Contract advances	<u>3,149,242</u>	<u>358,988</u>	<u>790,309</u>	<u>61,777</u>	<u>4,360,316</u>
Total liabilities	<u>4,095,165</u>	<u>387,869</u>	<u>1,363,314</u>	<u>82,703</u>	<u>5,929,051</u>
<i>Net Assets</i>					
Unrestricted	-	-	(581,367)	718,542	137,175
Board designated	2,179,417	972,469	-	-	3,151,886
Temporarily restricted	<u>25,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,000</u>
Total net assets	<u>2,204,417</u>	<u>972,469</u>	<u>(581,367)</u>	<u>718,542</u>	<u>3,314,061</u>
Total liabilities and net assets	<u>\$ 6,299,582</u>	<u>\$ 1,360,338</u>	<u>\$ 781,947</u>	<u>\$ 801,245</u>	<u>\$ 9,243,112</u>

**Way Finders, Inc. and Subsidiaries**  
**Schedule of Revenue, Expenses, and Changes in Net Assets for Housing Assistance Programs**  
**For the Year Ended June 30, 2018**

	<i>Federal Voucher</i>	<i>Moderate Rehab</i>	<i>MRVP</i>	<i>Other Programs</i>	<i>Total</i>
<b>Revenue and Support</b>					
Contributions	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Contract assistance payments	32,216,215	3,759,403	5,458,665	197,726	41,632,009
Fee for service, contract administration fees	3,573,109	511,030	374,880	212,245	4,671,264
Program fees	<u>2,510</u>	<u>377</u>	<u>3,231</u>	<u>217,051</u>	<u>223,169</u>
Total revenue and support	<u>35,816,834</u>	<u>4,270,810</u>	<u>5,836,776</u>	<u>627,022</u>	<u>46,551,442</u>
<b>Expenses</b>					
Salaries	1,735,714	293,782	266,698	178,309	2,474,503
Payroll tax and fringe benefits	412,761	65,984	60,125	37,367	576,237
Employee training	2,275	-	-	150	2,425
Professional services	45,022	-	1,125	1,280	47,427
Contract services	93,819	-	6,524	29,050	129,393
Communications	55,427	8,469	5,833	5,551	75,280
Postage	55,127	1,680	1,734	298	58,839
Materials production	31,260	361	-	224	31,845
Program expense	42	-	-	-	42
Office supplies	20,119	3,243	1,397	838	25,597
Licenses, dues and fees	6,750	-	-	635	7,385
Travel	26,133	4,685	990	326	32,134
Audit expense	13,548	11,922	1,357	1,533	28,360
Bad debt	-	-	-	-	-
Recruitment	844	-	-	-	844
Provider reimbursement	58,992	-	-	-	58,992
Other expenses	291	-	-	153	444
Contract assistance disbursed	32,216,215	3,759,403	5,458,665	197,726	41,632,009
Interest	-	100	-	-	100
Computer operations	108,054	17,281	15,826	9,756	150,917
Occupancy	243,043	37,275	33,473	21,363	335,154
Administrative allocation	<u>577,752</u>	<u>89,422</u>	<u>80,547</u>	<u>51,072</u>	<u>798,793</u>
Total expenses	<u>35,703,188</u>	<u>4,293,607</u>	<u>5,934,294</u>	<u>535,631</u>	<u>46,466,720</u>
Change in net assets	113,646	(22,797)	(97,518)	91,391	84,722
Net assets - beginning of year	<u>2,090,771</u>	<u>995,266</u>	<u>(483,849)</u>	<u>627,151</u>	<u>3,229,339</u>
Net assets - end of year	<u>\$ 2,204,417</u>	<u>\$ 972,469</u>	<u>\$ (581,367)</u>	<u>\$ 718,542</u>	<u>\$ 3,314,061</u>

**Way Finders, Inc. and Subsidiaries**  
Schedule of Financial Position - NeighborWorks® America Capital Fund  
June 30, 2018

*Assets*

Cash	\$	505,901
Related party receivables		207,619
Loans receivable		438,725
Total assets	\$	1,152,245

*Liabilities and Net Assets*

Liabilities	\$	-
Net assets		1,152,245
Total liabilities and net assets	\$	1,152,245

**Way Finders, Inc. and Subsidiaries**  
Schedule of Activities - NeighborWorks® America Capital Fund  
For the Year Ended June 30, 2018

*Revenue, Gains, Other Support and Release of Capital:*

Capital grant - NeighborWorks® America - beginning balance	\$	1,152,245
Additions		-
Released - unrestricted		-
Net assets at end of year	\$	1,152,245

Investment income in the amount of \$1,986 was earned on the net assets of the NeighborWorks® America Investment and Grant Agreement and was available for unrestricted use by Way Finders. There were no proceeds from capital projects in excess of the amount of funds necessary to maintain the net assets at a level disclosed in the Investment and Grant Agreement with NeighborWorks® America (\$1,152,245). Accordingly, no funds were transferred from the NeighborWorks® America Revolving Loan and Capital Projects Fund for that purpose.

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**Way Finders, Inc. and Subsidiaries**  
**Schedule of Expenditures of Federal Awards**  
**For the Year Ended June 30, 2018**

<i>Federal Program</i>	<i>Federal</i>	<i>Federal</i>		
<i>Cluster or Program Title</i>	<i>CFDA</i>	<i>Pass-through</i>		
<i>Pass-through Grantor</i>	<i>Number</i>	<i>Identifying</i>	<i>Total Federal</i>	<i>Expenditures to</i>
		<i>Number</i>	<i>Expenditures</i>	<i>Subrecipients</i>
<b><i>U.S. Department of Housing and Urban Development</i></b>				
Fair Housing Initiatives Program				
Direct Program	14.408	FEOI160017-01-02	\$ 72,917	\$ 20,914
Moving to Work Demonstration Program				
Passed through Massachusetts Department of Housing and Community Development (DHCD)	14.881	SCOCD264518699015MTW	34,786,467	-
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation				
Passed through Massachusetts DHCD	14.856	SCOCD264018699019MRB	4,270,433	-
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers				
Passed through Massachusetts DHCD	14.871	SCOCD264018699014HCV	358,414	-
Family Unification Program				
Passed through Massachusetts DHCD	14.880	SCOCD264118699016FUP	402,878	-
Supportive Housing Program				
Passed through Massachusetts DHCD	14.235	OCD810016F0707STAP20	137,729	-
Passed through Massachusetts DHCD	14.235	OCD810017F0707STAP20	68,865	-
Passed through City of Springfield	14.235	20170261	58,360	-
Passed through Hilltown Community Development Corporation	14.235	MA0072L1T071609	16,285	-
Passed through Hilltown Community Development Corporation	14.235	MA0072L1T071710	7,417	-
Total Supportive Housing Program			<u>288,656</u>	<u>-</u>

**Way Finders, Inc. and Subsidiaries**  
Schedule of Expenditures of Federal Awards – *Continued*  
For the Year Ended June 30, 2018

<i>Federal Program</i> <i>Cluster or Program Title</i> <i>Pass-through Grantor</i>	<i>Federal</i> <i>CFDA</i> <i>Number</i>	<i>Federal</i> <i>Pass-through</i> <i>Identifying</i> <i>Number</i>	<i>Total Federal</i> <i>Expenditures</i>	<i>Expenditures to</i> <i>Subrecipients</i>
<b>Continuum of Care Program</b>				
Passed through Massachusetts DHCD	14.267	OCD810016FCOMGRANT20	\$ 166,980	\$ -
Passed through Massachusetts DHCD	14.267	OCD810017FCOMGRANT20	46,376	-
Passed through City of Springfield	14.267	MA0458U1T041603	<u>133,362</u>	<u>-</u>
Total Continuum of Care Program			<u>346,718</u>	<u>-</u>
<b>CDBG - Entitlement Grants Cluster</b>				
<b>Community Development Block Grants/Entitlement Grants</b>				
Passed through Massachusetts DHCD (Loan)	14.218	N/A	170,000	-
Passed through City of Holyoke	14.218	112-17	106,203	-
Passed through City of Holyoke	14.218	N/A	<u>3,500</u>	<u>-</u>
Total CDBG - Entitlement Grants Cluster			<u>279,703</u>	<u>-</u>
<b>Family Self Sufficiency Program</b>				
Passed through Massachusetts DHCD	14.896	SCOCD264018699021FSS	101,899	-
<b>Supportive Housing for Persons with Disabilities</b>				
Passed through Massachusetts DHCD	14.181	SCOCD264218699017MS5	70,844	-
<b>Housing Counseling Assistance Program</b>				
Passed through Housing Partnership Network	14.169	17-08	23,451	-
<b>Community Development Block Grants/State's Program and Non-entitlement Grants in Hawaii</b>				
Passed through Town of West Springfield	14.228	18-180-006	<u>2,200</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>41,004,580</u>	<u>20,914</u>

**Way Finders, Inc. and Subsidiaries**  
Schedule of Expenditures of Federal Awards – *Continued*  
For the Year Ended June 30, 2018

<i>Federal Program</i>	<i>Federal</i>	<i>Federal</i>		
<i>Cluster or Program Title</i>	<i>CFDA</i>	<i>Pass-through</i>		
<i>Pass-through Grantor</i>	<i>Number</i>	<i>Identifying</i>	<i>Total Federal</i>	<i>Expenditures to</i>
		<i>Number</i>	<i>Expenditures</i>	<i>Subrecipients</i>
<b><i>U.S. Department of Commerce</i></b>				
Economic Development Cluster				
Economic Adjustment Assistance				
Direct Program	11.307	01-79-08851	\$ 384,387	\$ -
Direct Program	11.307	01-79-14260	<u>558,979</u>	<u>-</u>
Total Economic Adjustment Assistance			<u>943,366</u>	<u>-</u>
Total U.S. Department of Commerce			<u>943,366</u>	<u>-</u>
<b><i>U.S. Department of Treasury</i></b>				
NeighborWorks Grant Funds				
Passed through Neighborworks Reinvestment Corporation	21.U01	G-SUP-2017-47112	6,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-SUP-2018-49790	6,948	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-SUP-2018-47990	14,652	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-OUT-2017-47486	7,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-OUT-2017-46921	40,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-SIF-2017-15988	50,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-SUP-2017-47377	5,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-OUT-2017-47147	17,500	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-NWW-2018-49087	500	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-SUPINT-2018-48685	3,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-CLI-2018-48332	2,000	-
Passed through Neighborworks Reinvestment Corporation	21.U01	G-NEC-2018-48474	<u>279,000</u>	<u>-</u>
Total NeighborWorks Grant Funds			<u>431,600</u>	<u>-</u>
CDFI Cluster				
Community Development Financial Institutions Program				
Direct Program	21.020	141FA012740	<u>155,000</u>	<u>-</u>
Total U.S. Department of Treasury			<u>586,600</u>	<u>-</u>

**Way Finders, Inc. and Subsidiaries**  
Schedule of Expenditures of Federal Awards – *Continued*  
For the Year Ended June 30, 2018

<i>Federal Program</i>	<i>Federal</i>	<i>Federal</i>		
<i>Cluster or Program Title</i>	<i>CFDA</i>	<i>Pass-through</i>		
<i>Pass-through Grantor</i>	<i>Number</i>	<i>Identifying</i>	<i>Total Federal</i>	<i>Expenditures to</i>
		<i>Number</i>	<i>Expenditures</i>	<i>Subrecipients</i>
<b><i>Small Business Administration</i></b>				
Microloan Program				
Direct Program (Loan)	59.046	524-344-4000 SBA	\$ 67,878	\$ -
ARRA - Direct Program (Loan)	59.046	369-587-5004 SBA	171,206	-
Direct Program (Loan)	59.046	702-510-5007 SBA	313,656	-
Direct Program (Loan)	59.046	960-371-5003 SBA	400,000	-
Direct Program (Grant)	59.046	SBAHQ-17-Y-0081	93,413	-
Total Microloan Program			<u>1,046,153</u>	<u>-</u>
7(a) Loan Guarantees				
Direct Program (Loan Guarantees)	59.012	N/A	472,591	-
Total Small Business Administration			<u>1,518,744</u>	<u>-</u>
<b><i>U.S. Department of Homeland Security</i></b>				
Emergency Food and Shelter National Board Program				
Passed through United Way of the Pioneer Valley	97.024	N/A	12,200	-
Total U.S. Department of Homeland Security			<u>12,200</u>	<u>-</u>
<b><i>U.S. Department of Agriculture</i></b>				
SNAP Cluster				
State Administrative Matching Grants for the Supplemental Nutrition Assistance Program				
Passed through the University of Massachusetts Medical School	10.561	N/A	15,958	-
Total U.S. Department of Agriculture			<u>15,958</u>	<u>-</u>
Total expenditures of federal awards			<u>\$ 44,081,448</u>	<u>\$ 20,914</u>

**Way Finders, Inc. and Subsidiaries**  
Notes to Schedule of Expenditures of Federal Awards  
For the Year Ended June 30, 2018

**1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of Way Finders, Inc. (Way Finders) under programs of the Federal government for the year ended June 30, 2018. The information in the 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 Way Finders' operations, it is not intended to and does not present the financial position, changes in net assets or cash flows of Way Finders.

**2. Summary of Significant Accounting Policies**

- a) 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.
- b) The Organization has elected not to use the 10% de minimus indirect cost rate as allowed under the Uniform Guidance.

**3. Loan and Guarantee Assistance**

*Community Development Block Grant (CFDA #14.218)*

The Community Development Block Grant loan which was received in a prior fiscal year, is included on the Schedule at its outstanding balance as of July 1, 2017 as it includes continuing compliance requirements. During 2018, no additional proceeds were received or payments made. At June 30, 2018, the loan balance was \$170,000.

*Microloan Program (CFDA #59.046)*

Federal awards in the form of loans from the Small Business Administration (SBA) are included on the Schedule at their outstanding balances as of July 1, 2017 plus any new proceeds received during fiscal year 2018 as they include continuing compliance requirements. The activity on these loans for the year ended June 30, 2018 is as follows:

<i>Federal Award Number</i>	<i>524-344- 4000 SBA</i>	<i>369-587- 5004 SBA</i>	<i>702-510- 5007 SBA</i>	<i>960-371- 5003 SBA</i>
Balance July 1, 2017	\$ 67,878	\$ 171,206	\$ 313,656	\$ -
Proceeds received	-	-	-	400,000
Payments made	<u>(67,878)</u>	<u>(63,558)</u>	<u>(41,226)</u>	<u>-</u>
Balance June 30, 2018	<u>\$ -</u>	<u>\$ 107,648</u>	<u>\$ 272,430</u>	<u>\$ 400,000</u>

**Way Finders, Inc. and Subsidiaries**  
Notes to Schedule of Expenditures of Federal Awards – *Continued*  
For the Year Ended June 30, 2018

**3. *Loan and Guarantee Assistance – Continued***

*7(a) Loan Guarantees (CFDA #59.012)*

The SBA has guaranteed between 75% and 85% of qualifying outstanding balances on loans receivable made by Common Capital, Inc. The federal award expenditures reported on the Schedule is equal to the outstanding guarantees at July 1, 2017 plus any additional guarantees made during the year ended June 30, 2018. At June 30, 2017, the guarantees covered \$472,591 of \$581,123 qualifying loans. At June 30, 2018, the guarantees covered \$243,730 of \$298,552 qualifying loans. No additional guarantees were provided by SBA for the year ended June 30, 2018.

**4. *Economic Adjustment Assistance (CFDA #11.307)***

In accordance with the U.S. Office of Management and Budget (OMB) *Compliance Supplement* for this program, expenditures reported on the Schedule are calculated as follows:

<i>Federal Award Number</i>	<i>01-79-14260</i>	<i>01-79-08851</i>
Revolving Loan Fund principal at June 30, 2018	\$ 391,913	\$ 479,870
Revolving Loan Fund cash and investment balances at June 30, 2018	285,132	268,910
Administrative expenses paid out of the Revolving Loan Fund during fiscal year 2018	<u>21,678</u>	<u>19,993</u>
Total program expenditures for the year ended June 30, 2018	698,723	768,773
Federal share of the Revolving Loan Fund	<u>80%</u>	<u>50%</u>
Federal expenditures for the year ended June 30, 2018	<u>\$ 558,979</u>	<u>\$ 384,387</u>

**REPORTS ON INTERNAL CONTROL  
AND COMPLIANCE**



**DANIEL DENNIS & Co**  
Certified Public Accountants

*Independent Auditors' 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*

The Board of Directors  
**Way Finders, Inc.**

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, the consolidating financial statements of Way Finders, Inc. and Subsidiaries (the Organization) which comprise the consolidating statement of financial position as of June 30, 2018, and the related consolidating statements of activities, changes in net assets/(deficit), functional expenses, and cash flows for the year then ended, and the related notes to the consolidating financial statements, and have issued our report thereon dated November 30, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the consolidating financial statements, we considered the Organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidating 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 entity's 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 may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Organization's consolidating 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 determination of consolidating financial statement amounts. 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.

*Daniel Dennis & Company LLP*

*November 30, 2018*



**DANIEL DENNIS & Co**  
Certified Public Accountants

*Independent Auditors' Report on Compliance For Each Major Program and on Internal Control  
Over Compliance Required by the Uniform Guidance*

The Board of Directors  
**Way Finders, Inc.**

**Report on Compliance for Each Major Federal Program**

We have audited Way Finders, Inc. and Subsidiaries' (the Organization) compliance with the types of compliance requirements described 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 June 30, 2018. The Organization's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Way Finders, Inc. and subsidiaries' consolidating financial statements include the operations of Southampton Housing for the Elderly, Inc. and Stevens Senior Housing of Ludlow, Inc., which received \$3,490,877 and \$4,932,939, respectively, in federal awards, which are not included in the schedule of expenditures of federal awards during the year ended June 30, 2018. Our audit, as described below, did not include the operations of Southampton Housing for the Elderly, Inc. and Stevens Senior Housing of Ludlow, Inc. because their federal awards are audited within each organization's stand-alone audit performed in accordance with Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditors' Responsibility***

Our responsibility is to express an opinion on compliance for each of the Organization's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of the Uniform Guidance. Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Organization's compliance.

### ***Opinion on the Major Federal Program***

In our opinion, the Organization complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2018.

### **Report on Internal Control Over Compliance**

Management of the Organization is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Organization's internal control over compliance with the types of requirements that could have a direct and material effect on its major federal programs to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Organization's 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 a 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 first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies. However, material weaknesses may exist that have not been identified.

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.

*Daniel Dennis & Company LLP*

November 30, 2018

**Way Finders, Inc. and Subsidiaries**  
 Schedule of Findings and Questioned Costs  
 For the Year Ended June 30, 2018

**I. SUMMARY OF AUDITORS' RESULTS**

*Financial Statements*

Type of auditor's report issued - Unmodified

*Internal control over financial reporting:*

- Material weaknesses identified? \_\_\_\_\_ yes  X  no

- Significant deficiencies identified that are not considered to be material weaknesses? \_\_\_\_\_ yes  X  none reported

Noncompliance material to financial statements noted? \_\_\_\_\_ yes  X  no

*Federal Awards*

Internal control over major programs:

- Material weaknesses identified? \_\_\_\_\_ yes  X  no

- Significant deficiencies identified that are not considered to be material weaknesses? \_\_\_\_\_ yes  X  none reported

Type of auditor's report issued on compliance for major programs - Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a)? \_\_\_\_\_ yes  X  no

Identification of major programs:

CFDA Number	Name of Program
14.881	<i>Moving to Work Demonstration Program</i>
	<u><i>Economic Development Cluster</i></u>
11.307	<i>Economic Adjustment Assistance</i>

Dollar threshold used to distinguish between type A and type B programs: \$ 1,322,443

Auditee qualified as low-risk auditee?  X  yes \_\_\_\_\_ no

**Way Finders, Inc. and Subsidiaries**  
Schedule of Findings and Questioned Costs – *Continued*  
For the Year Ended June 30, 2018

**II. FINANCIAL STATEMENT FINDINGS**

**A. *Deficiencies in Internal Control over Financial Reporting***

None

**B. *Material Fraud and Noncompliance with Provisions of Laws and Regulations***

None

**C. *Material Noncompliance with Provisions of Contracts and Grants Agreements***

None

**D. *Material Abuse***

None

**III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

None

**Way Finders, Inc. and Subsidiaries**  
Schedule of Prior Year Audit Findings  
For the Year Ended June 30, 2018

There were no unresolved audit findings from prior year's audits of Way Finders, Inc. and subsidiaries.