

**ONE-EIGHTY PLACE  
CHARLESTON, SOUTH CAROLINA**

**AUDITED FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED JUNE 30, 2019 AND 2018**

**ONE-EIGHTY PLACE  
CHARLESTON, SOUTH CAROLINA  
JUNE 30, 2019 AND 2018**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
One-Eighty Place  
Charleston, South Carolina

### Report on the Financial Statements

We have audited the accompanying financial statements of One-Eighty Place (a nonprofit organization), which comprise the statements of financial position as of June 30, 2019 and 2018, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

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

### Auditors' Responsibility

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

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

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

### Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the One-Eighty Place as of June 30, 2019 and 2018, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated November 11, 2019 on our consideration of the One-Eighty Place'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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the One-Eighty Place's internal control over financial reporting and compliance.

*Glaser and Company, LLC*

November 11, 2019  
Charleston, South Carolina

**ONE-EIGHTY PLACE  
STATEMENTS OF FINANCIAL POSITION  
JUNE 30, 2019 AND 2018**

	<b>2019</b>	<b>2018</b>
<b><u>ASSETS</u></b>		
<b><u>Current Assets</u></b>		
Cash and cash equivalents	\$ 840,580	\$ 184,536
Restricted cash and cash equivalents	57,937	27,359
Grants receivable	276,947	290,453
Accounts receivable	5,400	3,275
Unconditional promises to give, current	796,147	56,250
Prepaid expenses	61,184	62,510
Total current assets	2,038,195	624,383
<b><u>Non-Current Assets</u></b>		
Unconditional promises to give, net of current	1,584,355	156,733
Property and equipment, net	9,335,493	9,429,503
Total noncurrent assets	10,919,848	9,586,236
Total assets	\$ 12,958,043	\$ 10,210,619
<b><u>LIABILITIES AND NET ASSETS</u></b>		
<b><u>Current Liabilities</u></b>		
Accounts payable	\$ 112,439	\$ 163,055
Accrued expenses	136,561	118,994
Deferred revenue	-	3,000
Funds held for guests' savings accounts	57,937	27,359
Line of credit	170,000	-
Capital lease payable, current position	-	36,350
Notes payable, current portion	778,075	220,367
Total current liabilities	1,255,012	569,125
<b><u>Noncurrent Liabilities</u></b>		
Notes payable, less current portion	-	777,623
Total liabilities	1,255,012	1,346,748
<b><u>Net Assets</u></b>		
Without donor restriction	8,800,717	8,633,247
With donor restriction	2,902,314	230,624
Total net assets	11,703,031	8,863,871
Total liabilities and net assets	\$ 12,958,043	\$ 10,210,619

See accompanying notes to financial statements.

**ONE-EIGHTY PLACE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2019**

	<u>Without Donor Restriction</u>	<u>With Donor Restriction</u>	<u>Total</u>
<b>Support and revenue</b>			
Contributions			
Community support			
Annual	\$ 1,922,796	\$ -	\$ 1,922,796
Campaign	636,649	2,689,264	3,325,913
In-kind contributions	460,748	-	460,748
Grant revenue			
Federal government	5,352,928	-	5,352,928
State and local governments	76,974	-	76,974
Miscellaneous income	83,817	-	83,817
Total support and revenue	<u>8,533,912</u>	<u>2,689,264</u>	<u>11,223,176</u>
Net assets released from restriction	<u>17,574</u>	<u>(17,574)</u>	<u>-</u>
Total operating support, revenue and net assets released from restrictions	<u>8,551,486</u>	<u>2,671,690</u>	<u>11,223,176</u>
<b>Expenses from Operations</b>			
Program services			
Rapid rehousing & case management	3,492,628	-	3,492,628
Grant per diem program	502,869	-	502,869
Shelter services	2,647,539	-	2,647,539
Food rescue & community kitchen	977,887	-	977,887
Total program services	<u>7,620,923</u>	<u>-</u>	<u>7,620,923</u>
Supporting services:			
Management and general	210,996	-	210,996
Fundraising	539,360	-	539,360
Total expenses from operations	<u>8,371,279</u>	<u>-</u>	<u>8,371,279</u>
Changes in net assets from operations	180,207	2,671,690	2,851,897
<b>Other Expenses</b>			
Loss on disposal	<u>(12,737)</u>	<u>-</u>	<u>(12,737)</u>
Total other expenses	<u>(12,737)</u>	<u>-</u>	<u>(12,737)</u>
Increase in net assets	167,470	2,671,690	2,839,160
Net assets, beginning of year	<u>8,633,247</u>	<u>230,624</u>	<u>8,863,871</u>
Net assets, end of year	<u>\$ 8,800,717</u>	<u>\$ 2,902,314</u>	<u>\$ 11,703,031</u>

See accompanying notes to financial statements.

**ONE-EIGHTY PLACE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2018**

	<u>Without Donor Restriction</u>	<u>With Donor Restriction</u>	<u>Total</u>
<b>Support and revenue</b>			
Contributions			
Community support			
Annual	\$ 1,925,661	\$ 17,641	\$ 1,943,302
Campaign	236,600	212,983	449,583
In-kind contributions	448,380	-	448,380
Grant revenue			
Federal government	4,574,978	-	4,574,978
State and local governments	71,948	-	71,948
Miscellaneous income	97,016	-	97,016
Total support and revenue	<u>7,354,583</u>	<u>230,624</u>	<u>7,585,207</u>
Net assets released from restriction	<u>7,128</u>	<u>(7,128)</u>	<u>-</u>
Total operating support, revenue and net assets released from restrictions	<u>7,361,711</u>	<u>223,496</u>	<u>7,585,207</u>
<b>Expenses from Operations</b>			
Program services			
Rapid rehousing & case management	2,912,682	-	2,912,682
Grant per diem program	635,615	-	635,615
Shelter services	2,123,856	-	2,123,856
Food rescue & community kitchen	1,032,652	-	1,032,652
Total program services	<u>6,704,805</u>	<u>-</u>	<u>6,704,805</u>
Supporting services:			
Management and general	168,345	-	168,345
Fundraising	431,746	-	431,746
Total expenses	<u>7,304,896</u>	<u>-</u>	<u>7,304,896</u>
Changes in net assets from operations	56,815	223,496	280,311
<b>Other Expenses</b>			
Loss on sale of property	<u>(458,283)</u>	<u>-</u>	<u>(458,283)</u>
Total other expenses	<u>(458,283)</u>	<u>-</u>	<u>(458,283)</u>
Increase (decrease) in net assets	(401,468)	223,496	(177,972)
Net assets, beginning of year	<u>9,034,715</u>	<u>7,128</u>	<u>9,041,843</u>
Net assets, end of year	<u>\$ 8,633,247</u>	<u>\$ 230,624</u>	<u>\$ 8,863,871</u>

See accompanying notes to financial statements.

**ONE-EIGHTY PLACE  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30, 2019**

	<b>Program Services</b>	<b>Management and General</b>	<b>Fundraising</b>	<b>Total</b>
<b><u>Personnel</u></b>				
Salaries	\$ 3,656,622	\$ 107,843	\$ 229,077	\$ 3,993,542
Payroll taxes and other benefits	321,481	11,679	22,520	355,680
Insurance - employee	216,204	2,461	11,188	229,853
Total personnel	<u>4,194,307</u>	<u>121,983</u>	<u>262,785</u>	<u>4,579,075</u>
<b><u>Other functional expenses</u></b>				
Food costs - in-kind	345,456	-	-	345,456
Kitchen supplies	7,088	-	-	7,088
Building utilities and maintenance	446,673	16,268	4,533	467,474
Depreciation	306,701	19,713	-	326,414
Guest expenses	1,664,200	-	-	1,664,200
Office and cleaning supplies	149,155	5,873	5,056	160,084
Computer technology	205,275	4,280	19,158	228,713
Insurance	45,497	13,373	141	59,011
Prescription and medical needs	72,188	-	-	72,188
Interest	34,629	1,582	1,625	37,836
Development, campaigns and events	-	-	22,067	22,067
Contracted services - other	5,507	-	165,000	170,507
Postage and printing	5,306	519	34,165	39,990
Miscellaneous	57,413	2,749	4,056	64,218
Training	54,527	4,663	9,623	68,813
Accounting and legal	-	18,444	-	18,444
Bank and payroll fees	24,012	1,549	11,151	36,712
Advertising and marketing	2,989	-	-	2,989
Total other functional expenses	<u>3,426,616</u>	<u>89,013</u>	<u>276,575</u>	<u>3,792,204</u>
Total expenses	<u>\$ 7,620,923</u>	<u>\$ 210,996</u>	<u>\$ 539,360</u>	<u>\$ 8,371,279</u>

See accompanying notes to financial statements.

**ONE-EIGHTY PLACE  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30, 2018**

	<b>Program Services</b>	<b>Management and General</b>	<b>Fundraising</b>	<b>Total</b>
<b><u>Personnel</u></b>				
Salaries	\$ 3,390,697	\$ 95,209	\$ 225,124	\$ 3,711,030
Payroll taxes and other benefits	299,065	10,690	19,587	329,342
Insurance - employee	198,507	1,626	9,968	210,101
Total personnel	<u>3,888,269</u>	<u>107,525</u>	<u>254,679</u>	<u>4,250,473</u>
<b><u>Other functional expenses</u></b>				
Food costs - in-kind	347,519	-	-	347,519
Kitchen supplies	21,333	-	-	21,333
Building utilities and maintenance	403,125	15,941	3,232	422,298
Depreciation	311,107	19,925	-	331,032
Guest expenses	1,213,074	-	-	1,213,074
Office and cleaning supplies	144,562	5,129	4,868	154,559
Computer technology	64,907	2,700	13,389	80,996
Insurance	56,531	7,851	137	64,519
Prescription and medical needs	85,151	-	-	85,151
Interest	46,556	1,853	1,919	50,328
Development, campaigns and events	-	-	32,240	32,240
Contracted services - other	2,438	-	72,579	75,017
Postage and printing	272	281	31,866	32,419
Miscellaneous	55,601	1,271	2,627	59,499
Training	23,206	3,712	5,325	32,243
Accounting and legal	16,276	618	618	17,512
Bank and payroll fees	21,889	1,539	8,267	31,695
Advertising and marketing	2,989	-	-	2,989
Total other functional expenses	<u>2,816,536</u>	<u>60,820</u>	<u>177,067</u>	<u>3,054,423</u>
Total expenses	<u>\$ 6,704,805</u>	<u>\$ 168,345</u>	<u>\$ 431,746</u>	<u>\$ 7,304,896</u>

See accompanying notes to financial statements.

**ONE-EIGHTY PLACE  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED JUNE 30, 2019 AND 2018**

	<b>2019</b>	<b>2018</b>
<b><u>Operating Activities</u></b>		
Change in net assets	\$ 2,839,160	\$ (177,972)
Adjustments to reconcile increase (decrease) in net assets to net cash provided by operating activities:		
Depreciation	326,414	331,032
Loss on sale of property and equipment	12,737	458,283
Change in discount to present value of promises to give	180,328	12,017
Contributions received restricted for long-term purposes	(3,325,913)	(449,583)
Changes in operating assets and liabilities:		
Grants receivable	13,506	(35,492)
Accounts receivable	(2,125)	(3,247)
Prepaid expense	1,326	4,115
Accounts payable	(50,616)	71,638
Accrued expenses	17,567	17,057
Deferred revenue	(3,000)	(25,579)
Funds held for guests' savings accounts	30,578	16,246
Net cash provided by operating activities	39,962	218,515
<b><u>Investing activities</u></b>		
Payments for construction in progress	(230,937)	(196,013)
Proceeds from sale of property	-	302,112
Proceeds from insurance	19,627	-
Purchase of property and equipment	(33,831)	(84,344)
Net cash (used for) provided by investing activities	(245,141)	21,755
<b><u>Financing activities</u></b>		
Contributions collected restricted for long-term purposes	978,066	224,583
Line of credit proceeds, net	170,000	-
Principal payments on capital lease payable	(36,350)	(31,015)
Principal payments on notes payable	(219,915)	(318,725)
Net cash provided by (used for) financing activities	891,801	(125,157)
Net increase in cash and cash equivalents	686,622	115,113
Cash and cash equivalents, beginning of year	211,895	96,782
Cash and cash equivalents, end of year	\$ 898,517	\$ 211,895
<b><u>Supplemental disclosures</u></b>		
Interest paid	\$ 37,836	\$ 50,328
<b><u>Reconciliation of cash balances:</u></b>		
Cash and cash equivalents	\$ 840,580	\$ 184,536
Cash and cash equivalents - restricted	57,937	27,359
	\$ 898,517	\$ 211,895

See accompanying notes to financial statements.

**ONE-EIGHTY PLACE  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2019 AND 2018**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Nature of Activities

One-Eighty Place (the "Organization") is a non-profit organization whose purpose is to provide food, shelter and hope to end homelessness and hunger one person at a time, one family at a time. Guests are provided with food, shelter, medical care, and counseling to help them obtain permanent housing and financial assistance, as well as to help them deal with substance abuse and/or mental illness. The Organization works closely with various organizations in the area and receives grant assistance from local, state, and federal programs, as well as the general community.

Basis of Accounting

The accounts of the Organization are maintained, and the financial statements are prepared, on the accrual basis of accounting. Accordingly, revenues are recognized when earned, and expenses are recognized when incurred.

Basis of Presentation

The Organization reports information regarding its activities in accordance with U.S. generally accepted accounting principles ("GAAP"), which require the Organization to report information regarding its financial position and activities according to the following net asset classifications

*Net assets without donor restrictions:* Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization's management and the board of directors.

*Net assets with donor restrictions:* Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions may be perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statements of activities.

Cash and Cash Equivalents

For purposes of the Statements of Cash Flows, the Organization considers all highly-liquid investments with an initial maturity of three months or less to be cash equivalents.

Revenue Recognition

Revenue from grants is normally received on a reimbursement of expenditures basis and is recognized when expenses have been paid and a reimbursement request is sent to the granting agency. Advances received from granting agencies before a project starts, if any, are included in deferred revenue.

In accordance with GAAP, contributions and grants are recorded as with or without donor restricted support depending on the existence and/or nature of any donor restrictions. All donor-restricted support is reported as an increase in with donor restricted net assets, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restriction are released from restriction. It is the Organization's policy to report normal restricted donor support whose restrictions have been met in the same reporting period as support without donor restriction. Contributions are recognized as revenue when they are received or unconditionally pledged.

**ONE-EIGHTY PLACE  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2019 AND 2018**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

Promises to Give Receivable and Allowance for Doubtful Accounts

Unconditional promises to give are recognized as revenues or gains in the same period the promises are received and as assets, decreases of liabilities, and expenses depending on the form of benefits received. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Promises to give that are expected to be collected within one year are recorded at net realizable value. Promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows.

The Organization provides an allowance for promises to give based on management's estimate of the collectability of the receivable. Based on management's evaluation of the promises to give receivable, no allowance for doubtful accounts was recorded at June 30, 2019 and 2018.

Grants Receivable and Allowance for Doubtful Accounts

Grants receivable represents outstanding balances for reimbursed expenditures due from granting agencies which are recorded when expenses have been paid and a reimbursement request has been sent to the granting agency.

Management periodically evaluates grants receivable for collectability based on prior collection experience. An allowance for doubtful accounts is established as estimated by management through recognition of bad debt expense. When management confirms a grant receivable cannot be collected, such amount is charged off against the allowance for doubtful accounts at June 30, 2019 and 2018.

Property and Equipment, Net

The Organization capitalizes all expenditures for property and equipment in excess of \$5,000 with an extended useful life. Property and equipment are carried at cost, or if donated, at fair market value on the date received. Major improvements are capitalized and depreciated; maintenance and repairs which do not significantly improve or extend the life of the respective assets are expensed. Upon sale or retirement, the cost and related accumulated depreciation are removed from the accounts, and any gain or loss is reflected income.

Depreciation is calculated using the straight-line methods based on the estimated useful lives of the assets as follows:

Furniture and Equipment	3-5 years
Buildings and Improvements	10-40 years
Vehicles	5 years

Donated Property and Equipment

Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Such donations are reported as increases in net assets without donor restrictions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service. The Organization reclassifies net assets with donor restriction to net assets without donor restriction at that time. Some grantors may retain a reversionary interest in specific assets if the mission of the Organization changes.

**ONE-EIGHTY PLACE  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2019 AND 2018**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

In-Kind Contributions and Expenses

The Organization received donations of food and personal supplies which are recorded in support and revenue and the applicable functional expense. These items are recorded at the estimated fair market values at the date of the donation.

Donated Services

Donated services are recognized as contributions in accordance with Accounting for Contributions Received and Contributions Made, if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. A substantial number of volunteers have made significant contributions of their time to the Organization through service in serving meals and various other areas. These services have not been reflected in the Statements of Activities for the years ended June 30, 2019 and 2018 as the services do not meet the criteria outlined above.

Use of Estimates

The preparation of financial statements 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 reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

Fair Value Measurements:

The Financial Accounting Standards Board's (FASB) Fair Value Measurements defines fair value, establishes a framework for measuring fair value and expands disclosures about fair value measurement. It also emphasizes that fair value is a market-based measurement, not an entity-specific measurement, and sets out a fair value hierarchy with the highest priority being quoted prices in active markets. Under this standard, fair value measurements are disclosed by level with that hierarchy. The Organization utilizes a three-tier fair value hierarchy that clarifies fair value as an exit price, representing the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Functional Allocation of Expenses

The costs of providing the various programs and activities have been summarized on a functional basis in the Statements of Activities and Statements of Functional Expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited, based on management's estimate of time spent by the individual in each functional category as well as each department's allocation of expenses.

Income Tax Status

The Organization is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization other than a private foundation under Section 509(a)(2).

Management has evaluated the Organization's tax positions and concluded that the Organization has taken no uncertain tax positions that require adjustment to the financial statements as of and for the years ended June 30, 2019 and 2018. The Organization's policy is to report accrued interest related to unrecognized tax benefits, when applicable, as interest expense and to report penalties as other expense.

With few exceptions, the Organization is not subject to income tax examinations by the Federal, state, or local tax authorities for years prior to 2016.

**ONE-EIGHTY PLACE  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2019 AND 2018**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

Funds Held for Guests

Restricted cash and cash equivalents consist of cash received from guests which may be refunded upon the guest completing certain programs. A corresponding liability is included in the Statements of Financial Position for these amounts held at June 30, 2019 and 2018.

Marketing Expenses

The Organization reports marketing costs in connection with fundraising activities as incurred. Marketing expenses totaled \$25,056 and \$35,229 for the years ended June 30, 2019 and 2018, respectively, and were included in “Development, Campaigns, and Events” and “Advertising and Marketing” in the Statements of Functional Expenses.

Recent Accounting Pronouncements and Proposed Accounting Pronouncements

In February 2016, the FASB issued ASU 2016-02 Leases (Topic 842). The core principle of Topic 842 is that a lessee should recognize the assets and liabilities that arise from leases. A lessee should recognize in the statements of financial position a liability to make lease payments (the lease liability) and a right-of-use asset representing its right to use the underlying asset for the lease term. When measuring assets and liabilities arising from a lease, a lessee (and a lessor) should include payments to be made in optional periods only if the lessee is reasonably certain to exercise an option to extend the lease or not to exercise an option to terminate the lease. Similarly, optional payments to purchase the underlying asset should be included in the measurement of lease assets and lease liabilities only if the lessee is reasonably certain to exercise that purchase option. For leases with a term of 12 months or less, a lessee is permitted to make an accounting policy election by class of underlying asset not to recognize lease assets and lease liabilities. If a lessee makes this election, it should recognize lease expense for such leases generally on a straight-line basis over the lease term. The amendments in this Update are effective for fiscal years beginning after December 15, 2019.

On August 18, 2016, FASB issued ASU 2016-14, Not-for-Profit Entities (Topic 958) – Presentation of Financial Statements of Not-for-Profit Entities. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Organization has adjusted the presentation of these statements accordingly. The ASU has been applied retrospectively to all periods presented.

Reclassification

Certain amounts in the prior year's financial statements have been reclassified to conform to the current year's presentation. These reclassifications had no effect on the previously reported changes in net assets.

**2. CONCENTRATIONS**

The Organization maintains its cash accounts at three financial institutions. Cash accounts are secured in aggregate by the Federal Deposit Insurance Corporation (FDIC) insurance up to \$250,000 at each financial institution. At June 30, 2019, the Organization's had cash balances approximating \$590,000 that exceed insured limits. Management monitors the soundness of these financial institutions on a regular basis.

**ONE-EIGHTY PLACE  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2019 AND 2018**

**3. PROPERTY AND EQUIPMENT, NET**

Property and equipment, net, consists of the following at June 30:

	<b>2019</b>	<b>2018</b>
Land	\$ 933,304	\$ 933,304
Buildings, building improvements, and land improvements	9,486,938	9,519,970
Kitchen and telephone equipment	22,010	19,960
Furniture, fixtures, and equipment	533,800	533,800
Vehicles	76,867	74,846
Construction in progress	464,643	233,706
	11,517,562	11,315,586
Less accumulated depreciation	(2,182,069)	(1,886,083)
	<b>\$ 9,335,493</b>	<b>\$ 9,429,503</b>

Depreciation expense totaled \$326,414 and \$331,032 for the years ended June 30, 2019 and 2018, respectively.

The Organization disposed of two properties during 2018 which resulted in a total loss of \$458,283 for the Organization. Acquiring and disposing of property is not a typical occurrence for the Organization. The sale of property located at 107 Elks Lodge Lane, after a year on the market, resulted in a loss of \$357,206 due to the discrepancy between book and market values. The Organization also demolished the old shelter, located at 573 Meeting St, which resulted in an additional loss of \$101,077 due to the remaining depreciable basis in the building. If these losses were included in functional expenses they would be classified as administrative.

**4. OPERATING LEASES**

The Organization entered into an operating lease for office space for the Supportive Services for Veteran Families (“SSVF”) program in May 2016 for a term beginning on May 27, 2016 and ending May 31, 2021. Base monthly rent thereafter increases to \$7,902 on June 1, 2017, \$8,060 on June 1, 2018, \$8,221 on June 1, 2019, and \$8,385 on June 1, 2020.

The Organization entered into an operating lease for office space in Columbia for the Supportive Services for Veteran Families (“SSVF”) program in April 2015 with base rent monthly payments of \$2,660 for a term beginning on April 15, 2015 and ending April 30, 2016. Base monthly rent thereafter increases to \$2,787 on May 1, 2016 and ends April 30, 2017, with renewal options available. On March 15, 2017, the organization renewed this lease for a term beginning May 1, 2017 and ending July 31, 2017 with a base month rent of \$3,702. On August 9, 2018, the organization renewed this lease for a term beginning August 1, 2017 and ending August 31, 2020 with a base month rent of \$3,814. Base monthly rent thereafter increases to \$3,926 on August 1, 2019.

The Organization also leases four vehicles for the Supportive Services for Veteran Families (“SSVF”) program for a term beginning on April 13, 2017 and ending March 13, 2020. The leases require monthly lease payments of \$1,660.

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**4. OPERATING LEASES - CONTINUED**

Minimum future rental payments under the agreements are as follows for the years ending June 30:

2020	\$ 157,061
2021	100,090
Thereafter	<u>-</u>
	<u>\$ 257,151</u>

**5. NOTES PAYABLE**

Notes payable consists of the following at June 30:

	<u>2019</u>	<u>2018</u>
A \$1,000,000 permanent note due to TD Bank, N.A. with monthly installment payments of principal and interest, at 3.50%, based upon a 15 year amortization period with all principal and interest due and payable on March 28, 2020. The note is secured by the Organization's real property at 35 Walnut Street.	\$ 778,075	\$ 835,444
Note payable due to South Carolina Community Loan Fund with monthly installment payments of principal and interest, at 5.25%, based upon a 20 year amortization period with all principal and interest due and payable in May 2019. These monthly payments are \$3,418 with a balloon payment of \$322,009 due May 2019. The note is secured by the Organization's real property at 35 Walnut Street.	<u>-</u>	<u>162,546</u>
	778,075	997,990
Less: Current maturities	<u>(778,075)</u>	<u>(220,367)</u>
Long-term maturities	<u>\$ -</u>	<u>\$ 777,623</u>

Future amounts due each year under these notes' payable consist of the following at June 30:

2020	\$ 778,075
Thereafter	<u>-</u>
	<u>\$ 778,075</u>

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**6. FORGIVABLE NOTES PAYABLE**

The Organization assumed a \$150,000 forgivable note payable with the South Carolina State Housing Finance and Development Authority when the Organization purchased the Palmetto House, at 107 Elks Lodge Lane, from the Dorchester Interfaith Outreach Ministries, Inc. on June 13, 2012. Dorchester Interfaith Outreach Ministries, Inc. entered into a \$150,000 note payable with the South Carolina State Housing Finance and Development Authority during May 2005 to construct the Palmetto House at 107 Elks Lodge Lane. This forgivable note payable is secured by a first mortgage on 107 Elks Lodge Lane. The note is forgivable and interest free, contingent on the Organization's compliance with the agreement to hold and use the property for twenty years from the date of the loan. On August 25, 2017, the organization sold the Palmetto House, 107 Elks Lodge Lane, for a loss of \$364,706. The Organization was required to repay a \$60,000 pro-rata portion of the \$150,000 forgivable note with the South Carolina State Housing Finance and Development Authority per the note agreement.

The Organization entered into a \$229,585 forgivable note payable with South Carolina Housing Trust Fund during April 2009 to fund improvements for the Family Center held at 49 Walnut Street. This forgivable note payable is secured by a first mortgage on 49 Walnut Street. The note is forgivable and interest free, contingent on the Organization's compliance with the agreement to hold and use the property for twenty years from the date of the loan. The note was recorded as revenue in the year of receipt, as there is no expectation of repayment if the Organization complies with the agreement. As of June 30, 2019, management of the Organization believes it is in compliance with the mortgage agreement, and as such no contingent liability has been recorded as of June 30, 2019 and 2018.

The Organization entered into four separate forgivable notes payable totaling \$180,000 with the City of Charleston to fund acquisition of 40 C Street and to construct the Homeless Services Center at 35 Walnut Street between fiscal years 2012 to 2014. These forgivable notes payable is secured by the Homeless Services Center at 35 Walnut Street. The notes are forgivable and interest free, contingent on the Organization's compliance with the agreement to hold and use the property for thirty years from the date of the loan. The notes were recorded as revenue in the years of receipt, as there is no expectation of repayment if the Organization complies with the agreement. As of June 30, 2019, management of the Organization believes it is in compliance with the mortgage agreement, and as such no contingent liability has been recorded as of June 30, 2019 and 2018.

**7. REVOLVING LINES OF CREDIT**

In October 2013, the Organization obtained an unsecured revolving line of credit of \$450,000 at TD Bank, N.A. The line of credit was subsequently reduced to \$200,000. Minimum monthly payments are computed based on average daily balance, including interest at the Wall Street Journal prime rate plus 1%. The line of credit had no outstanding balance at June 30, 2019 and 2018.

The Organization has an unsecured revolving line of credit of \$170,000 at Wells Fargo, N.A. Minimum monthly payments for the Wells Fargo LOC are computed based on the average daily balance, including interest at the bank's prime rate (5.50 % at June 30, 2019). The line of credit had at balance of \$170,000 and \$0 at June 30, 2019 and 2018, respectively. The line has no maturity date.

**8. CAPITAL LEASE**

In August 2014, the Organization acquired furniture and equipment for the Homeless Services Center for \$162,995 through a five-year capital lease agreement. Under the terms of the agreement, the Organization committed to pay \$181,336 over the term of the lease in monthly installments of \$3,022, including interest. The lease matured during the year ended June 30, 2019. Amortization expense on the furniture and equipment has been included in depreciation expense for the years ended June 30, 2019 and 2018. The net book value of the furniture and equipment was \$42,689 and \$65,974 at June 30, 2019 and 2018, respectively.

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**9. RESTRICTIONS ON NET ASSETS**

The Organization has recognized revenue related to contributions that are restricted as to purpose or the expiration of time. The following is a detail of the nature of the restrictions on net assets at June 30:

	<b>2019</b>	<b>2018</b>
<b>Subject to purpose restrictions:</b>		
Donor management system	\$ 67	\$ 17,641
Capital campaign	2,902,247	212,983
	\$ 2,902,314	\$ 230,624

Amounts released from restrictions for the years ended June 30 were as follows:

	<b>2019</b>	<b>2018</b>
<b>Purpose restrictions released:</b>		
One80 Place training	\$ -	\$ 7,128
Donor management system	17,574	-
	\$ 17,574	\$ 7,128

**10. FUNDS HELD AT COASTAL COMMUNITY FOUNDATION**

The Organization is the beneficiary of two funds held at the Coastal Community Foundation in Charleston, South Carolina. Each year, 4% of the average balance in the fund calculated over the previous 20 quarters is available for distribution in order to fund grants. The Board of the Coastal Community Foundation has discretionary authority over all distributions. The first fund is an endowment fund known as the One80 Place Endowment. The second fund is the Zucker Family Endowment for One80 Place. The balance of the One80 Place Endowment fund was \$103,082 and \$100,763 at June 30, 2019 and 2018, respectively. The balance of the Zucker Family Endowment for One80 Place was \$194,130 and \$189,762 at June 30, 2019 and 2018, respectively. The Organization received no distributions from these funds for the years ended June 30, 2019 and 2018. These funds are not recorded on the books of the Organization because it does not have variance power over the management or distribution of these funds.

**11. RELATED PARTY TRANSACTIONS**

Board members, including their respective places of business, donated \$628,710 and \$64,580 during the years ended June 30, 2019 and 2018.

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**12. IN-KIND CONTRIBUTIONS**

In-kind contributions represent the estimated fair value of property, qualifying services, and other miscellaneous goods and supplies which meet generally accepted accounting principles criteria for recognition.

Recorded in-kind contributions include the following from various donors for the years ended June 30:

	<u>2019</u>	<u>2018</u>
Rescued food and donated meals served	\$ 345,456	\$ 347,519
Miscellaneous goods	<u>115,292</u>	<u>100,861</u>
	<u>\$ 460,748</u>	<u>\$ 448,380</u>

**13. PROMISES TO GIVE, NET**

The Organization began a capital campaign at the beginning of the fiscal year for the new mixed-use affordable housing project at 573 Meeting Street. Promises to give, net, at June 30 are as follows:

	<u>2019</u>	<u>2018</u>
Unconditional promises to give	\$ 2,572,847	\$ 225,000
Less discount to present value	<u>(192,345)</u>	<u>(12,017)</u>
Promises to give, net	<u>\$ 2,380,502</u>	<u>\$ 212,983</u>

Future payments of unconditional promises to give at June 30, 2019:

2020	\$ 796,147
2021	639,050
2022	637,050
2023	480,800
2024	19,800
Thereafter	<u>-</u>
	<u>\$ 2,572,847</u>

The discount to present value was calculated using the estimated earnings rate of 2.50% for the years ended June 30, 2019 and 2018.

**14. RETIREMENT PLAN**

The Organization maintains a defined contribution pension plan. The Organization provides a 100% match of employees' voluntary contributions up to 3% of eligible employees' salaries and a 50% match up to an additional 2% of employees' voluntary contributions over 3% of eligible employees' salaries. To be eligible for matching contributions by the Organization, an employee must complete one year of full-time service. Retirement expense was \$68,173 and \$62,051 for the years ended June 30, 2019 and 2018, respectively.

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**15. CONTINGENCIES**

The Organization receives financial assistance from federal and state agencies in the form of grants. The expenditure of funds received under those programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability to the Organization. However, in the opinion of management, any such disallowed claims would not have a material adverse effect on the overall financial position of the Organization at June 30, 2019 and 2018.

Certain property and equipment have been acquired with funds from certain grants and federal awards. These grants or federal awards may contain reversionary interests in the assets acquired or may require that the assets be used for a particular purpose for a specific period of time.

**16. AVAILABILITY OF FINANCIAL RESOURCES**

The following reflects the Organization's financial assets as of the statements of financial position date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the statements of financial position date.

	<b>2019</b>	<b>2018</b>
<b>Financial assets at year end:</b>		
Cash and cash equivalents	\$ 898,517	\$ 211,895
Grants and other receivables	282,347	293,728
Unconditional promises to give	2,380,502	212,983
	3,561,366	718,606
<b>Less those unavailable for general expenditures within one year due to:</b>		
Contractual or donor imposed restrictions:		
Guest savings accounts	57,937	27,359
Restricted by donor for purpose	2,902,314	230,624
	<b>\$ 601,115</b>	<b>\$ 460,623</b>

**17. SUBSEQUENT EVENTS**

In accordance with ASC 855, management evaluated subsequent events at June 30, 2019 through November 11, 2019, the date these financial statements were available to be issued. There were no material subsequent events that required recognition or additional disclosure in these financial statements.