

Mercy Housing, Inc.

**Consolidated Financial Statements
(With Supplementary Information)
and Independent Auditor's Report**

December 31, 2022 and 2021

Mercy Housing, Inc.

Index

	<u>Page</u>
Independent Auditor's Report	2
Consolidated Financial Statements	
Consolidated Statements of Financial Position	5
Consolidated Statements of Activities	7
Consolidated Statements of Changes in Net Assets	9
Consolidated Statements of Cash Flows	10
Notes to Consolidated Financial Statements	13
Supplementary Information	
Index of Consolidating Information	53
Schedule of Expenditures of Federal Awards	318
Notes to Schedule of Expenditures of Federal Awards	321
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	323
Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance Required by the Uniform Guidance	325
Schedule of Findings and Questioned Costs	328

Independent Auditor's Report

To the Board of Directors
Mercy Housing, Inc.

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Mercy Housing, Inc., which comprise the consolidated statement of financial position as of December 31, 2022 and 2021 and the related consolidated statements of activities, changes in net assets and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Mercy Housing, Inc. as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Mercy Housing, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion. The financial statements of certain subsidiaries and affiliates were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Mercy Housing, Inc.'s ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally

accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Mercy Housing, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Mercy Housing, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Requirements* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 20, 2023, on our consideration of Mercy Housing, Inc.'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 Mercy Housing, Inc.'s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Mercy Housing, Inc.'s internal control over financial reporting and compliance.



Charlotte, North Carolina
April 20, 2023

Mercy Housing, Inc.

**Consolidated Statements of Financial Position
December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
Assets		
Current assets		
Cash and cash equivalents	\$ 108,414,976	\$ 110,688,192
Cash, tenant security deposits	10,834,949	10,111,329
Cash, restricted	86,806,349	60,968,855
Investments	2,830,000	2,840,000
Investments, restricted	1,251	2,902
Accounts receivable, net	37,404,857	29,408,356
Pledges receivable, net	2,034,964	5,729,298
Grants receivable	981,080	1,600,714
Loans and interest receivable, current	26,591,049	41,569,130
Prepaid expenses and other assets	10,054,745	11,788,854
Assets held for sale	<u>35,175,623</u>	<u>2,056,314</u>
Total current assets	<u>321,129,843</u>	<u>276,763,944</u>
Property and equipment, net	<u>3,373,070,726</u>	<u>3,163,533,361</u>
Other long-term assets		
Restricted property reserves	228,343,793	220,018,776
Long-term investments	14,930,000	16,560,000
Long-term investments, restricted	8,525,430	6,516,935
Pledges receivable, net	23,612,755	14,685,621
Investments in unconsolidated entities, net	4,314,263	4,051,531
Loans and interest receivable, net	77,198,087	37,690,726
Right-of-use asset, net	89,484,310	-
Other assets, net	<u>15,117,243</u>	<u>29,265,007</u>
Total long-term assets	<u>461,525,881</u>	<u>328,788,596</u>
Total assets	<u><u>\$ 4,155,726,450</u></u>	<u><u>\$ 3,769,085,901</u></u>

Mercy Housing, Inc.

**Consolidated Statements of Financial Position
December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
Liabilities		
Current liabilities		
Accounts payable and accrued expenses	\$ 151,843,219	\$ 117,837,218
Accrued interest	9,290,597	7,916,088
Notes payable, net, current	371,864,302	279,147,986
Lease obligations, current	9,624,996	-
Deferred revenue, current	7,900,951	7,481,236
Tenant security deposits	<u>10,725,622</u>	<u>10,029,466</u>
Total current liabilities	<u>561,249,687</u>	<u>422,411,994</u>
Long-term liabilities		
Accrued interest	165,541,492	156,532,908
Notes payable, net, noncurrent	1,962,331,192	1,884,425,392
Lease obligations, noncurrent	70,210,655	-
Deferred revenue, noncurrent	25,910,829	20,513,320
Other liabilities, noncurrent	<u>12,809,665</u>	<u>25,035,642</u>
Total long-term liabilities	<u>2,236,803,833</u>	<u>2,086,507,262</u>
Total liabilities	<u>2,798,053,520</u>	<u>2,508,919,256</u>
Commitments	-	-
Net assets without donor restrictions		
Net assets without donor restrictions, controlling	445,831,810	424,103,738
Net assets without donor restrictions, noncontrolling	<u>830,179,940</u>	<u>777,451,908</u>
Total net assets without donor restrictions	1,276,011,750	1,201,555,646
Net assets with donor restrictions	<u>81,661,180</u>	<u>58,610,999</u>
Total net assets	<u>1,357,672,930</u>	<u>1,260,166,645</u>
Total liabilities and net assets	<u><u>\$ 4,155,726,450</u></u>	<u><u>\$ 3,769,085,901</u></u>

See Notes to Consolidated Financial Statements.

Mercy Housing, Inc.

Consolidated Statement of Activities Year Ended December 31, 2022

	Programs							
	Property Operations & Management	Resident Services	Housing Development	Mercy Community Capital	Corporate Operations	Total	Without donor Restrictions	With donor Restrictions
Revenues								
Rent - net of vacancies	\$ 305,034,496	\$ -	\$ -	\$ -	\$ -	\$ 305,034,496	\$ 305,034,496	\$ -
Developer fees	-	-	22,505,015	-	-	22,505,015	22,505,015	-
Services fees	572,864	389,652	77,535	-	-	1,040,051	1,040,051	-
Philanthropy	2,009,287	13,014,049	36,531,288	208,431	1,244,426	53,007,481	22,570,218	30,437,263
Capital grants	3,175,421	25,250	18,873,649	-	5,000	22,079,320	15,106,320	6,973,000
Consulting	-	395,438	-	-	-	395,438	395,438	-
Interest	1,319,551	92,966	314,416	3,650,246	554,484	5,931,663	5,931,663	-
Other	19,999,385	96,158	3,203,847	260,215	1,023,778	24,583,383	24,583,383	-
Release of restricted assets	-	-	-	-	-	-	14,360,082	(14,360,082)
Total revenues	332,111,004	14,013,513	81,505,750	4,118,892	2,827,688	434,576,847	411,526,666	23,050,181
Expenses and losses								
Compensation	85,167,361	17,588,086	12,981,386	1,356,166	15,632,594	132,725,593	132,725,593	-
Administrative	22,791,265	3,023,868	2,266,684	211,086	11,010,273	39,303,176	39,303,176	-
Professional services	6,895,595	652,684	1,850,561	73,198	3,165,598	12,637,636	12,637,636	-
Depreciation and amortization	151,427,109	-	226,169	-	521,719	152,174,997	152,174,997	-
Grants	227,345	460,208	1,418,943	-	194,646	2,301,142	2,301,142	-
Facility	103,528,675	21,155	1,617,332	-	8,950,814	114,117,976	114,117,976	-
Interest and fees	55,769,496	396	131,103	1,355,220	1,922,378	59,178,593	59,178,593	-
Bad debts	3,646,121	72,523	92,139	-	-	3,810,783	3,810,783	-
Project expenses	-	-	285,903	-	-	285,903	285,903	-
Shared services	3,383,694	9,238,115	2,450,387	521,863	(15,594,059)	-	-	-
(Gain)/loss on sale of assets	2,569,192	-	332,516	-	(289)	2,901,419	2,901,419	-
(Earnings)/loss on investment in unconsolidated entities, net	23,372	-	(381,162)	(12,500)	(741,600)	(1,111,890)	(1,111,890)	-
Total expenses and losses	435,429,225	31,057,035	23,271,961	3,505,033	25,062,074	518,325,328	518,325,328	-
Excess (deficiency) of revenues over expenses	(103,318,221)	(17,043,522)	58,233,789	613,859	(22,234,386)	(83,748,481)	(106,798,662)	23,050,181
Allocation of excess (deficiency) of revenues over expenses								
Attributable to consolidated Mercy Housing, Inc.	29,521,945	(17,043,522)	58,230,162	613,859	(22,234,386)	49,088,058	26,037,877	23,050,181
Attributable to non-controlling interests	(132,840,166)	-	3,627	-	-	(132,836,539)	(132,836,539)	-
Total allocation of excess (deficiency) of revenues over expenses	\$ (103,318,221)	\$ (17,043,522)	\$ 58,233,789	\$ 613,859	\$ (22,234,386)	\$ (83,748,481)	\$ (106,798,662)	\$ 23,050,181

Mercy Housing, Inc.

Consolidated Statement of Activities Year Ended December 31, 2021

	Programs							
	Property Operations & Management	Resident Services	Housing Development	Mercy Community Capital	Corporate Operations	Total	Without donor Restrictions	With donor Restrictions
Revenues								
Rent - net of vacancies	\$ 286,835,506	\$ -	\$ -	\$ -	\$ -	\$ 286,835,506	\$ 286,835,506	\$ -
Developer fees	-	-	25,394,626	-	-	25,394,626	25,394,626	-
Services fees	864,405	356,141	92,776	-	-	1,313,322	1,313,322	-
Philanthropy	1,895,163	17,853,560	11,010,343	6,994,814	2,762,793	40,516,673	24,169,596	16,347,077
Capital grants	9,357,783	59,370	1,588,261	-	-	11,005,414	11,005,414	-
Consulting	7,230	791,758	8,500	-	-	807,488	807,488	-
Interest	(516,275)	35,900	187,367	3,794,963	421,351	3,923,306	3,923,306	-
Other	17,516,032	91,713	1,775,306	538,433	348,782	20,270,266	20,270,266	-
Release of restricted assets	-	-	-	-	-	-	11,470,921	(11,470,921)
Total revenues	315,959,844	19,188,442	40,057,179	11,328,210	3,532,926	390,066,601	385,190,445	4,876,156
Expenses and losses								
Compensation	81,706,636	15,951,587	12,373,683	1,231,641	15,917,132	127,180,679	127,180,679	-
Administrative	14,878,318	3,393,764	1,728,646	59,396	12,771,490	32,831,614	32,831,614	-
Professional services	8,540,106	1,087,306	1,802,944	51,554	4,257,120	15,739,030	15,739,030	-
Depreciation and amortization	139,346,926	-	247,398	-	520,817	140,115,141	140,115,141	-
Grants	215,738	823,023	596,455	-	5,650	1,640,866	1,640,866	-
Facility	91,386,099	41,688	984,359	-	7,923,306	100,335,452	100,335,452	-
Interest and fees	49,029,971	40	6,918	1,390,091	1,359,568	51,786,588	51,786,588	-
Bad debts	5,248,723	33,224	2,045,019	735,983	(26,314)	8,036,635	8,036,635	-
Provision for impaired assets	5,018,397	-	-	-	-	5,018,397	5,018,397	-
Project expenses	-	-	670,864	-	-	670,864	670,864	-
Shared services	3,343,402	6,288,576	4,390,401	401,654	(14,424,033)	-	-	-
(Gain)/loss on sale of assets	(10,025,851)	-	(2,853,425)	-	-	(12,879,276)	(12,879,276)	-
(Earnings)/loss on investment in unconsolidated entities, net	642	-	273,964	(12,500)	34,160	296,266	296,266	-
Total expenses and losses	388,689,107	27,619,208	22,267,226	3,857,819	28,338,896	470,772,256	470,772,256	-
Excess (deficiency) of revenues over expenses	(72,729,263)	(8,430,766)	17,789,953	7,470,391	(24,805,970)	(80,705,655)	(85,581,811)	4,876,156
Allocation of excess (deficiency) of revenues over expenses								
Attributable to consolidated Mercy Housing, Inc.	42,461,930	(8,430,766)	17,847,419	7,470,391	(24,805,970)	34,543,004	29,666,848	4,876,156
Attributable to non-controlling interests	(115,191,193)	-	(57,466)	-	-	(115,248,659)	(115,248,659)	-
Total allocation of excess (deficiency) of revenues over expenses	\$ (72,729,263)	\$ (8,430,766)	\$ 17,789,953	\$ 7,470,391	\$ (24,805,970)	\$ (80,705,655)	\$ (85,581,811)	\$ 4,876,156

See Notes to Consolidated Financial Statements.

Mercy Housing, Inc.

**Consolidated Statements of Changes In Net Assets
Years Ended December 31, 2022 and 2021**

	Net Assets Without Donor Restrictions			Net Assets With Donor Restrictions	Total Net Assets
	Controlling	Noncontrolling	Total		
Balance, January 1, 2021	\$ 386,594,677	\$ 820,138,639	\$ 1,206,733,316	\$ 53,734,843	\$ 1,260,468,159
Contributions	-	82,449,930	82,449,930	-	82,449,930
Distributions	-	(978,954)	(978,954)	-	(978,954)
Syndication	(60,102)	(714,248)	(774,350)	-	(774,350)
Other transfers	7,902,315	(8,194,800)	(292,485)	-	(292,485)
Excess (deficiency) of revenues over expenses	<u>29,666,848</u>	<u>(115,248,659)</u>	<u>(85,581,811)</u>	<u>4,876,156</u>	<u>(80,705,655)</u>
Balance, December 31, 2021	424,103,738	777,451,908	1,201,555,646	58,610,999	1,260,166,645
Contributions	-	184,189,016	184,189,016	-	184,189,016
Distributions	-	(932,476)	(932,476)	-	(932,476)
Syndication	(113,132)	(1,063,988)	(1,177,120)	-	(1,177,120)
Other transfers	(4,196,673)	3,372,019	(824,654)	-	(824,654)
Excess (deficiency) of revenues over expenses	<u>26,037,877</u>	<u>(132,836,539)</u>	<u>(106,798,662)</u>	<u>23,050,181</u>	<u>(83,748,481)</u>
Balance, December 31, 2022	<u>\$ 445,831,810</u>	<u>\$ 830,179,940</u>	<u>\$ 1,276,011,750</u>	<u>\$ 81,661,180</u>	<u>\$ 1,357,672,930</u>

See Notes to Consolidated Financial Statements.

Mercy Housing, Inc.

Consolidated Statements of Cash Flows
Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Operating activities		
Changes in net assets	\$ (83,748,481)	\$ (80,705,655)
Adjustments to reconcile changes in net assets to net cash provided by operating activities		
Forgiveness of debt	(2,252,891)	(171,548)
(Gain) loss on sale of assets	2,901,419	(12,879,276)
Depreciation and amortization	152,174,997	140,115,141
Amortization of debt issuance costs	2,614,638	2,897,838
Deferred loan origination fees	(357,494)	(107,122)
Provisions for loan losses and impaired assets	(69,995)	5,754,380
Bad debts	3,740,788	7,300,652
Equity in (earnings) loss from investments in unconsolidated entities	(1,111,890)	296,266
(Gain) loss on interest rate swap contracts	(3,449,740)	487,174
Amortization of prepaid ground lease	274,658	224,707
Net changes in current assets and liabilities that provided cash		
Accounts receivable, net	(11,737,289)	(18,638,091)
Grants receivable	619,634	(443,104)
Pledges receivable	(5,232,800)	6,380,017
Prepaid expenses and other assets	1,459,451	(8,193,199)
Accounts payable	9,474,239	9,220,265
Accrued interest payable	12,139,753	14,146,283
Lease liability	(9,648,659)	-
Deferred revenue	5,817,224	(429,110)
Other liabilities	(12,225,977)	7,460,146
Tenant security deposits liability	696,156	234,251
Net cash provided by operating activities	<u>62,077,741</u>	<u>72,950,015</u>
Investing activities		
Net change in restricted cash and reserves	(3,823,391)	(66,075)
Net change in endowment	(6,172,323)	-
Net (purchase) sale of stock	(183,500)	62,200
Purchases of property and equipment	(334,399,817)	(343,703,275)
Net change in investments in partnerships in unconsolidated entities	849,158	(3,321,117)
Net change in notes receivable	(24,101,791)	(11,685,694)
Payment of tax credit fees	(741,105)	(1,068,275)
Net cash used in investing activities	<u>(368,572,769)</u>	<u>(359,782,236)</u>

Mercy Housing, Inc.

Consolidated Statements of Cash Flows
Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Financing activities		
Proceeds from notes payable	398,738,070	355,670,039
Principal payments on notes payable	(234,017,861)	(110,063,380)
Debt issuance costs	(11,148,233)	(2,850,289)
Capital contributions from investor partners	184,189,016	82,449,930
Distributions paid to investor limited partners	(932,476)	(978,954)
Syndication costs	(1,177,120)	(774,350)
	<u>335,651,396</u>	<u>323,452,996</u>
Net cash provided by financing activities		
	<u>335,651,396</u>	<u>323,452,996</u>
Net increase in cash, cash equivalents, and restricted cash	29,156,368	36,620,775
Cash, cash equivalents, and restricted cash at beginning of year	<u>303,347,500</u>	<u>266,726,725</u>
Cash, cash equivalents, and restricted cash at end of year	<u>\$ 332,503,868</u>	<u>\$ 303,347,500</u>
Cash paid for interest, net of amounts capitalized of \$5,724,933 and \$6,818,091, respectively	<u>\$ 43,164,276</u>	<u>\$ 32,461,110</u>

Mercy Housing, Inc.

Consolidated Statements of Cash Flows
Years Ended December 31, 2022 and 2021

	2022	2021
Noncash investing and financing activities		
Net noncash net assets of transferred entities to (from) MHI	\$ 824,654	\$ 292,485
Transfers of net assets of non-controlling interests	3,372,019	(8,194,800)
Transfers of net asset of controlling interest	(4,196,673)	7,902,315
(Increase) decrease in property and equipment in payables	24,531,762	(2,618,336)
Increase (decrease) in accounts payable from property equipment purchases (disposals)	(24,531,762)	2,618,336
Increase in property and equipment from deferred financing costs	(37,576)	(37,820)
Increase in deferred financing costs from property and equipment	37,576	37,820
Increase in property and equipment from capitalized amortization	(548,921)	(1,310,554)
Capitalized amortization in property and equipment	548,921	1,310,554
Increase in other assets from prepaid expenses	(20,347,499)	3,117,727
Decrease in prepaid expenses from other assets	20,347,499	(3,117,727)
Increase in accounts payable from financing fees	15,247	(193,169)
Increase in financing fees in accounts payable	(15,247)	193,169
Noncash initial recording of right-of-use asset	(62,656,891)	-
Noncash initial recording of lease obligations	62,656,891	-
	\$ -	\$ -
Total noncash investing and financing activities		

See Notes to Consolidated Financial Statements.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Note 1 - Organization and summary of significant accounting policies

Mercy Housing, Inc. (MHI or the Company) is a nonprofit Nebraska corporation formed in 1981 by eight congregations of women religious. MHI's mission is to create vibrant and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities. These activities comprise the major programs of the Company. Accordingly, the consolidated statements of activities include four separate programs and corporate operations, as follows: property operations and management; resident services; housing development and Mercy Community Capital (MCC).

MHI and its affiliates receive significant funding from federal, state, and local governments in various forms, including low-income housing tax credits, low-interest rate loans, grants, and rent subsidies for qualifying very low, low and moderate-income tenants.

MCC is certified by the U.S. Treasury Department as a Community Development Financial Institution.

Principles of consolidation

The accompanying consolidated financial statements include the accounts of MHI and all of its controlled affiliates. This includes corporations, limited partnerships, and limited liability companies in which MHI has a controlling interest. These entities are included in the consolidation according to accounting principles generally accepted in the United States of America (US GAAP) which require that partnership accounts be consolidated for all limited partnerships or limited liability companies which are deemed to be controlled by the Company. All intercompany transactions have been eliminated in consolidation.

The following entities are included in the consolidated financial statements of MHI:

Mercy Housing, Inc.
Mercy Community Capital
Mercy Housing Management Group (MHM)
Mercy Housing Services Corporation
Mercy Housing Ohio, Inc. (MHOH)
Mercy Housing Mountain Plains
 Stapleton II Mercy, LLC
 Bluff Mercy, LLC (Bluff Lake)
 Mercy Housing Colorado GP, LLC
 Mercy Housing Colorado III, LTD. (Springfield Court)
 MHMP GP, LLC
 Mercy Housing Colorado VI, LTD. (Merced de las Animas)
 MHMP CO GP, Inc.
 Mercy Bond Properties Colorado I (Franconia LLC)
 MHMP 12 Holly Park East and West GP
 MHMP 12 Holly Park East and West LP (Holly Park)
 MHMP 13 Grace Apartments GP LLC
 MHMP 13 Grace Apartments LLLP
 MHMP 14 Clare Gardens GP LLC
 MHMP 14 Clare Gardens LLLP

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

MHMP 15 E Colfax GP LLC
MHMP 15 E Colfax LLLP (Rose on Colfax)
MHMP 16 Northfield GP
MHMP 16 Northfield LLLP (Northfield Commons)
MHMP Arizona Housing LLC
MHMP 18 Timbercreek Apartments LLC GP
MHMP 18 Timbercreek Apartments, LP
Mercy Housing Midwest
 Mercy House
 Mercy Bond Properties Nebraska I (Mercy Timbercreek, LLC)
 Mercy Village Joplin, Inc.
 Mercy Housing Midwest Nebraska, LLC
 Northglen, LP
 Mercy Crestview Village Housing, LP
 Western Manor, LP
Mercy Housing Southwest (MHSW)
 Avondale Senior Village
 Camelot Casitas
 Casa de Merced
 Casa de Shanti, Inc.
 Decatur Place
 El Mirage Senior Village
 Mesa Senior Meadows
 Guadalupe Senior Village
 Peoria Place
 Plazas de Merced
 Vista Alegre
 Willow Street Apartments
Mercy Housing California (MHC)
 MH California Properties 1 LLC
 California Land Acquisition Fund
 Affordable Housing Initiatives
 All Hallows Community
 Marin Homes for Independent Living (Camino Alto)
 Cantebria Senior Homes
 Mercy Senior Housing Oxnard (Casa Merced)
 Francis of Assisi Community
 Gault Street Senior Housing
 John W. King Senior Community
 Maria B. Freitas Senior Housing Corporation
 Marin Housing Corporation (Martinelli House)
 Mercy Family Plaza Limited Partnership (Mercy Family Plaza)
 Mercy Gardens
 Notre Dame Senior Housing Corporation
 Oceana Senior Housing Corporation (Oceana Terrace)
 Presentation Senior Housing Community
 Russell Manor
 Tierra Del Sol, Inc.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Garden Park Apartment Community
Mercy Oaks Village
Mercy Commercial California
MPCAL, LLC
MCC 1360 LLC
Central Coast Housing
Mercy Housing California 58, LP (Neary Lagoon Apts.)
Sycamore Street Consolidated
Mercy Housing California Family Properties
Mercy Housing California 51, LP (Bill Sorro Community)
Mercy Housing California Special Needs
Mercy Housing California 57, LP (1500 Page)
Florin Housing Corporation GP
Crossroad Gardens Consolidated
Mercy Housing California 80, LP Consolidated
3425 Orange Grove LLC
Mercy Housing California 81, LP (Courtyard Inn)
Mercy Mather Veterans 3 LLC
Mercy Housing California 79, LP (Mather Phase 3)
Bear Mountain Residences
Beverly Terrace Consolidated
Northern California Housing Corporation GP
Brentwood Green Valley Apts
Countrywood Apartments
Diamond Sunrise II
Folsom Gardens I
Folsom Gardens II
Lance Apartments
Rural California Housing Corporation GP
Riverview Homes
Mercy Housing California 72, LLC (La Playa GP)
Mercy Housing California 72, LP (Sycamore Street and La Playa Apts)
Mercy Housing California Senior Properties (MHCSP)
 Bennett House, LP
 Dorothy Day Community, LP
 Junipero Serra, LP
 Monsignor Lyne, LP
 St. Andrew Senior Community, LP
 Villa Columba Mercy Riverside, LP
Mercy Housing Calwest (MHCW)
 Mercy Housing Land Loan Fund
 Mercy Housing California XXXIX, LP (Gleason Park)
 Mercy Housing California XL, LP (Arlington Hotel)
 Mercy Housing California XXXVIII, LP (East Leland Courts)
 Mercy Housing California XLII, LP (Boulevard Court)
 Mercy Housing California XLIV LP (1180 Fourth Street)
 Third and LeConte Associates LP (Bayview Hill Gardens)
 Caroline Severance LLC

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Mercy Housing California XLIII, LP (Caroline Severance Manor)
7th & H GP, LLC
Mercy Housing California 47, LP (7th & H Street)
Madonna Senior Housing LLC
Mercy Housing California 53, LP (Madonna Residences)
Mercy Housing California 52, LP (School House Station-Vista Grande)
1100 Ocean Avenue Limited Partnership (1100 Ocean Avenue Apts.)
55 Laguna, LP (Open House Community at 55 Laguna)
Esparto Family Apartments, LLC
Mercy Housing California 54, LP (Esperanza Crossing)
Sunset Lane Apartments LLC
Mercy Housing California 55, LP (Trailside Terrace)
Mercy Housing California 56, LP (Jefferson Park Terrace)
Coastside Senior Housing Limited Partners, LP
El Monte Veterans Apartments LLC
El Monte Veterans Apartments, LP
1028 Howard Street, LLC
Mercy Housing California 60, LP (Quinn Cottages)
Mercy Housing California XI, LP (Madison Place)
Mercy Eden House LLC
Eden House, L.P.
Transbay Block 6, LLC
Mercy Housing California 62, LP (280 Beale)
Sunset Valley Duplexes, LLC
Mercy Housing California 63, LP (Sunset Valley)
345 Arguello, LP
Land Park Woods LLC GP
Mercy Housing California 68, LP (Land Park Woods)
1880 Pine, LP
Transbay Block 7, LLC
Mercy Housing California 64, LP (Transbay Block 7)
Mercy Mather Veterans LLC
Mercy Housing California 61, LP (Mather Veterans Village)
Mercy Housing California 65, LLC
Mercy Housing California 65, LP (The Arbor at Hesperion)
Plaza Maria, LLC
Mercy Laguna LLC GP
Laguna Senior Housing, L.P. (95 Laguna Senior Housing)
JFK Tower, L.P.
2698 California LP
Mercy Housing California 66, LP (Colma Veterans Village)
455 Fell, LP (Parcel O)
Mercy Housing California 67, LP (Columbia Park)
Historic Live Oak (Odd Fellows)
Mercy Housing Camino GP, LLC
Mercy Housing La Cienega, LLC
New Dana Strand IV, LP (Camino Del Mar)
St Mary's Tower LLC

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Mercy Housing California 71, LP (St Mary's Tower)
Francis of Assisi LLC
Mercy Housing California 69, LP (Francis of Assisi)
3001 24th Street LLC GP
Mercy Housing California 59, LP (Casa de la Mission)
623 Vernon, LLC GP
Mercy Housing California 48, LP (Lohse Apartments)
Esperanza Crossing II LLC GP
Mercy Housing California 76, LP (Esperanza Crossing Phase II)
Mercy Transformation, LLC GP
Sunnydale Parcel Q Housing Partners, LP (Casala)
Candlestick Pointe 11a, LP (Candlestick)
20 North Cottonwood LLC (GP)
Mercy New Hope, LP (Woodland/180 West Beamer)
Mercy Housing California 74, LP (Britton Street)
Pico Robertson LLC GP
Mercy Housing California 73, LP (Howard and Irene Levine Senior Community)
Baldwin Rose LLC GP
Baldwin Rose, LP
Mercy Housing California 78, LP (Sister Lillian Murphy Community)
Mercy Housing California 75, LP (Dorothy Day)
Placentia Veterans Village, LLC GP
Placentia Veterans Village, LP
Mercy Housing California 82, LP (Star View Court)
1064 Mission LLC, GP
1064 Mission Homeless Services Center LLC
833 Bryant, LLC GP
833 Bryant, LP (Tahanan)
Villa de Vida GP LLC
Villa de Vida
1721 West Capitol LLC
Mercy Housing California 87, LP (West Capitol)
Mercy Housing California 84, LP (Bennett House)
1121 9th Street LLC GP
Mercy Housing California 90, LP (Capital Park)
Mercy Housing California 94 LLC GP
Mercy Housing California 94, LP (Burbank Boulevard Senior Housing)
Mercy Housing California 83, LP (Bermuda Gardens)
Sunnydale Block 6 Development CO LLC GP
Sunnydale Block 6 Housing Partnership, LP (290 Malosi)
Mercy Housing California 95 LLC GP (Long Beach GP)
Mercy Housing California 95, LP (Long Beach)
Mercy Housing California 97 LLC (600 7th Street GP)
Mercy Housing California 97, LP (600 7th Street)
Mercy HPSY Block 56 LLC
Hunters Point Block 56, LP
Middlefield Junction LLC GP
Mercy Housing California 96, LP (Middlefield Junction)

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Mercy Housing California 99 LLC
Mercy Housing California 99, LP (North Auburn)
Mercy Housing California 100 GP
Mercy Housing California 100, LP (Whittier)
7789 La Mancha Way LLC
Mercy Housing California 103 GP
Mercy Housing California 103, LP (Laguna Honda)
231 Grant Ave LLC (Palo Alto)
Mercy Kimball Development GP
Mercy Morgan Development GP
Richmond Hacienda GP
Richmond Hacienda, LP (Hacienda Heights)
MHCA 89 GP
Mercy Housing California 89 LLC (6th & San Julian)
Transbay 2 Family GP
Transbay 2 Family
Mercy Housing California 105 LLC GP
Mercy Housing California 105 LLC (4995 Stockton)
Mercy Kelsey Civic Center LLC
Kelsey Civic Center L.P.
Sunnydale Block 7 LLC GP
Sunnydale Block 7 Housing Partners, LP
Mercy Housing California 104 GP
Mercy Housing California 104 LP (2530 18th Street)
Mercy Housing California 109 LLC (1939 Market GP)
Mercy Housing California 109, LP (1939 Market)
Mercy Housing California 108 LLC (1633 Valencia GP)
Mercy Housing California 108, LP (1633 Valencia)
Mercy Housing California 107 LLC (Villa St Joseph GP)
Mercy Housing California 107, LP (Villa St. Joseph)
Mercy Housing California 98 LLC (Norwalk GP)
Mercy Housing California 98 L.P. (Veterans Village at San Antonio)
Mercy Properties California
 The Haven*
 Leland House*
 Osocales (McIntosh Mobile Homes)*
 Richmond Hills*
 Sycamore Center (Red Bluff)*
San Juan Housing Corporation
 Kennedy Estates Housing Associates (Kennedy Estates)
 Tahoe Valley Townhomes Associates (Tahoe Valley Townhomes)
Mercy Housing Northwest-Idaho, Inc. (MHNWID)
 Eagle Senior Village, Inc.
 Mercy Moscow, Inc. (Hawthorne)
 Independence Hill, Inc.
 Boise Senior 202 GP, LLC
 Boise Senior 202 Owner, LP (12th Street Senior)
Mercy Housing Lakefront (MHLF)

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Lavergne Courts, LLC
Washington Courts, LLC
Whitmore Apartments, LLC
111th & Wentworth Apartment Corporation
111th and Wentworth Limited Partnership (Wentworth Commons)
Belray Apartments Corporation
Belray Limited Partnership (Belray Apartments)
Harold Washington Apartments Corporation
Magnolia Limited Partnership (Carlton Apartments)
Red Door Limited Partnership (Major Jenkins Apartments)
4707 Malden Limited Partnership (Miriam Apartments)
Roseland Apartments Corporation
Roseland Limited Partnership (Holland Apartments)
South Loop Apartments Corporation
South Loop Limited Partnership (South Loop Apartments)
Winthrop Apartments Corporation
5042 Winthrop Limited Partnership (Delmar Apartments)
Near North Apartments Corporation, NFP
Near North Limited Partnership (Schiff Residences)
Malden Arms Corp. II, NFP
Malden Limited Partnership II (Malden Arms II)
Englewood Apartments, NFP
901 West 63rd Limited Partnership (Englewood Apartments)
Countryside Seniors, LLC
Countryside Seniors Apartments, LP (Countryside Apartments)
Johnston Center MM, LLC
Johnston Center Re-Use, LLC
HWA-850 Eastwood GP Corp., NFP
HWA-850 Eastwood Limited Partnership
Belvidere Place Corp. I, NFP
Grayslake Senior Housing Limited Partnership
104th Street MM, LLC
104th Street Limited Partnership (Pullman Wheelworks)
MHL Holdings, LLC
MHL Keating MM, LLC
2000 Illinois Aurora MM, LLC
St. Catherine Residence, Inc.
SC Residence MM, LLC
SC Residence, LLC (McAuley Apartments)
Roseland Place Inc., NFP
Roseland Place Limited Partnership
Mercy River West Commons Elgin LLC
Danville Veterans Housing MM, LLC
Danville Veterans Housing, LLC
Greenwich Park Apartments MM LLC GP
Greenwich Park Apartments, LLC
Mercy Sterling NFP
New Sterling Park MM LLC

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

New Sterling Park, LLC
Kankakee Station Street Senior Housing MM LLC GP
Kankakee Station Street Senior Housing LLC
Roseland Village
MHL Miriam Apartments GP LLC
Miriam Apartments, LP
MHL 1 Major Jenkins GP LLC
MHL 1 Major Jenkins, LP
Carlton Apartments MM, LLC
Carlton Apartments Supportive Housing LLC
Mercy Housing South East (MHSE)
Mercy Place Belmont, Inc.
Mercy Housing Pembroke, Inc. (McFadden Place)
Mercy Housing Georgia Holdings, LLC (1826 Florance Street)
Marshside Village, Inc.
Allegre Point Senior Residences, Inc.
MHSE Adamsville Green Senior Partners, LLC
Adamsville Green Limited Partnership
Dublin Manor, Inc.
McAuley Manor, Inc.
Mercy Manor, Inc.
Riverview - St. Mary's Inc. (St. Mary's Riverview I)
St. Mary's Villa at Riverview II, Inc. (St. Mary's Riverview II)
St. Mary's Villa, Inc.
Sacred Heart Village I, Inc.
Sacred Heart Village II, Inc.
Sacred Heart Village III, Inc.
St. Theresa Village, Inc.
Siena Springs (Siena Springs I)
Siena Springs II
Charles Meadows Corporation
Charles Crest Corporation (Charles Crest I)
Charles Crest II, Corporation
Savannah Gardens Senior Residences, Inc.
MHSE Mauldin Center MM, LLC GP
MHSE Mauldin Center Apartment, LLC (Olii Place)
Thrive Sweet Auburn PCCI MHSE 17 GP
Thrive Sweet Auburn PCCI MHSE 17, LP
MHSE Belvedere MM, LLC
MHSE Belvedere, LLC
Clairmont Fam MHSE HADC GP
Clairmont Fam MHSE HADC, LP (Clairmont Family)
Mercy Community Housing Georgia, Inc. (MCHGa)
Mercy Housing Georgia I, L.L.L.P. (Heritage Place Apts.)
Mercy Housing Georgia IV, L.P. (Heritage Row/Corner)
Mercy Housing Georgia V, L.P. (Chamblee Senior)
Mercy Housing Georgia VI, L.P. (The Atrium at College Town)
MCHG Partners, Inc.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Acquisition Properties Georgia I, LP (Magnolia Village)
Mercy Housing Georgia X, L.P. (Savannah Gardens I)
Mercy Lithonia Park View, Inc.
Mercy Housing Georgia VIII L.P. (Terraces at Park View)
MPI Highland Place, LLC
MPI Highland Place Apartments, LP (The Hills at Fairington Apartments)
Antioch II, LLC
Antioch Villas, L.P.
Mercy Housing Georgia XI GP, LLC
Mercy Housing Georgia XI, LP (Etowah Terrace)
MHSE Arbors, LLC
The Arbors at Ellington, Ltd.
MHSE Savannah Gardens Phase III GP, LLC
Mercy Housing Georgia 12, LP (Savannah Gardens Phase III)
MHSE Reynoldstown Senior GP, LLC
MHSE Reynoldstown Senior, LP
MHSE Savannah Gardens Phase IV GP, LLC
Mercy Housing Georgia 13, LP (Savannah Gardens Phase IV)
MHSE Savannah Gardens Phase V GP, LLC
Mercy Housing Georgia 14, LP (Savannah Gardens Phase V)
MHSE Renaissance Apartments, LLC
MHSE Mercy Park GP, LLC
MHSE Mercy Park, LP (Mercy Park Chamblee)
MHSE 16 Savannah Gardens 6 GP, LLC
MHSE 16 Savannah Gardens 6, LP
Mercy Housing Northwest (MHNW)
Intercommunity Housing Ferndale
Sterling Senior Housing
Appian Way Manager LLC
Appian Way Mercy, LLC (Appian Way Apartments)
New Tacoma Phase I GP LLC
New Tacoma Phase I Owner, LP (New Tacoma Phase I)
New Tacoma Phase II Mercy LLC
New Tacoma Condominium Association
Evergreen Vista 1 GP LLC
Evergreen Vista 1 Owner, LP
Rainer Vista Block 43 GP, LLC
Rainer Vista Block 43 Owner, LP (Columbia City Station Apts.)
Cobble Knoll I Mercy LLC
Allegre Mercy Redevelopment LLLP
Villa Kathleen Redevelopment LLLP
Impact Family Village GP LLC
Impact Family Village Limited Partnership (Emerald City Commons)
Family Tree & Lincoln Way GP, LLC
Family Tree & Lincoln Way LLLP
MHNW Othello Commercial
MHNW 9 Othello East GP, LLC
MHNW 9 Othello East, LP

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

MHNW 10 Othello West GP, LLC
MHNW 10 Othello West, LP
MHNW 12 Eleanor Apartments GP LLC
MHNW 12 Eleanor Apartments LLLP (Eleanor Apartments)
MHNW 11 Woodlakes GP, LLC
Woodlake Manor Apartments (MHNW 11 Woodlakes LLLP)
MHNW 13 Building 9 South GP LLC
MHNW 13 Building 9 South LP
MHNW 14 Building 9 North GP LLC
MHNW 14 Building 9 North LP
Building 9 Condominium Association (Mercy Magnuson Place Condominium)
MHNW Family Service Center Commercial (Allen Family Center)
MHNW 16 Family Housing GP LLC
MHNW 16 Family Housing LLLP (Gardner House)
MHNW 18 Vancouver Family Housing GP LLC
MHNW 18 Vancouver Family Housing LLLP (Columbia Heights Apartments)
MHNW 17 MLK Senior Housing GP LLC
MHNW 17 MLK Senior Housing LLLP (Mercy Rosa Franklin Place)
MHNW 19 Barkley Family GP
MHNW 19 Barkley Family LLLP
MHNW 23 Evergreen Ridge LLC
MHNW 20 Marylhurst GP
MHNW 20 Marylhurst LP (Marylhurst Commons)
MHNW 22 Millworks Family GP LLC
MHNW 22 Millworks Family LLLP
Mercy Properties Washington
 Mercy Housing Washington VIII, L.P. (Hillside Gardens)
 Mercy Housing Washington VI, L.P. (Lincoln Way II)
 Mercy Housing Washington V, L.P. (Sterling Meadows)
 Mercy Housing Washington VII, L.P. (Eliza McCabe Townhomes)
 Mercy Housing Washington IX, LP (Evergreen Vista II)
 Mercy Housing Washington X, LLC (Catalina Apartments)
Mercy Housing Ohio, Inc.
Mercy Properties Washington III, LLC (Cobble Knoll I)
Padre Apartments Community
Mercy Properties, Inc. (MPI)
 111 Jones Street Associates, LP (111 Jones Street Apts.)
 Britton Street Associates, LP (Britton Street Apts.)
 Mercy Housing California VII, LP (Casa San Juan)
 Mercy Housing Colorado VIII, LP (Valle de Merced)
 Mercy Housing Colorado-I, LTD (Grace)
 Marlton Affordable Housing Associates (Marlton Manor)
 Mercy Housing California V, LP (Mercy Village Folsom)
 Park Terrace Apartments, LP
 Mercy Housing California X, LP (The Rose Hotel)
 San Felipe Homes, LP
 2220 10th Avenue Associates, LP (Santana Apts.)
 Mercy Housing Iowa II, LP (Sherwood Place Apts.)

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Mercy Housing Georgia II, LLLP (Orchard Grove Apts.)
Mercy Housing Colorado IX, LLLP (Parkside Apartments)
Mercy Housing Arizona II, LP (Page Commons)
Parkside Terrace Apartments, LLC
Parkside Terraces Limited Partnership
Mulberry Court LLC
Mercy Housing South Carolina I, LP (Mulberry Court Apts)
Savannah Rose of Sharon, LLC
Mercy Housing Georgia III, LP (Rose of Sharon)
Mercy Housing South Dakota I, LLC (Driftwood Estates)
Mercy Housing South Dakota II, LLC (Northern Heights)
Mercy Housing Colorado XI, LLC (Pinon Terrace)
Commons on Main GP, LLC
Aromor Mercy, LLC (Aromor Apts)
Mercy Galewood SLF, Inc.
FHD Holdings LLC
Mercy Properties II, Inc.
 Mercy Housing Utah I, LP (Francis Peak View)
 Mercy Housing Idaho V, LP (Sisters Villa)
2101 Telegraph Avenue Housing, Inc.
 2101 Telegraph Avenue Associates, LP (Hamilton Apts.)
McDermott Place
 Bishop's Block, LP
South of Market Mercy Housing
 1101 Howard Street Associates, LP (1101 Howard St. Apts.)
 Mercy Housing California VI, LP (205 Jones Street Apts.)
 1475 167th Avenue Associates, LP (Bermuda Gardens)
 Centro Partners, LP (El Centro Residential)
 Riverside/Leibrandt Partners, LP (La Playa Residential)
 West 28th Street, LP (Montclair/Tolton Court)
 16th & Church Street Associates, LP (Padre Palou)
Visitacion Valley Affordable Housing Corporation
 Visitacion Valley Family Housing Associates (Heritage Homes)
Mercy Housing West
 Mercy Housing California XIV, LP (10th & Mission Apartments)
 Mercy Housing California XV, LP (Nueva Vista)
 Mercy Housing California XVII, LP (Derek Silva Community)
 Mercy Housing California XXIV, LP (Carter Terrace Apartments)
 Mercy Housing California XVIII, LP (Polk Street Senior Community)
 Mercy Housing California XIII, LP (Linbrook Court)
 Mercy Housing California XX, LP (Mission Creek Sr.)
 Mercy Housing California XVI, LP (Villa Madera)
 Mercy Housing California XII, LP (Villa Amador)
 Mercy Housing California XXI, LP (White Rock Village)
 Mercy Housing California XIX, LP (Grand & Venice)
 Mercy Housing California XXV, LP (Casa Alegre)
 Pinewood Court Apartments, LP (Terracina Pinewood Court)
 Mercy Housing California XXII, LP (The Dudley)

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Mercy Housing California XXVI, LP (Martin Luther King Village)
Mercy Housing California XLI, LP (Westbrook Plaza)
Mercy Housing California XXXIV, LP (Edith Witt Sr Community)
Mercy Housing California XXVII, LP (Serna Village)
Mercy Housing California XXVIII, LP (The Vineyard Townhomes)
Mercy Terrace, LLC
Mercy Housing California XXIX, LP (Grizzly Hollow Phase III)
New Dana Strand Townhomes, LP (New Dana Strand Townhomes)
Mercy Housing California XXXII, LP (Creekview Manor)
Mercy Housing California XXXVI, LP (Kent Gardens)
Mercy Housing California XXXI, LP (Martinelli House)
Mercy Housing California XXXV, LP (Ardenaire Apartments)
Mercy Housing California XXXIII, LP (Casa Verde)
Colonia San Martin Associates, LP
Mercy Housing California 50, LP (Vera Haile Senior Housing)
Mercy Housing California 49, LP (McAuley Meadows)
Affordable Housing Corp.
Mercy Housing Washington III, L.P. (Tahoma View)
Mercy Housing Wheaton
Clare of Assisi Homes - Westminster, Inc.
Clare Gardens, Inc.
Francis Heights, Inc.
Villa Maria, Inc.
Paducah Ministries 1, Inc. (Lone Oak Manor)
Princeton Ministries 4, Inc. (Princeton Manor)
Assisi Homes of Illinois, Inc.
Mercy Housing Franciscan Campus, Inc.
Assisi Homes - Batavia Apartments, Inc.
Assisi Homes - Constitution House, Inc.
Assisi Homes - Colony Park, Inc.
Assisi Homes - Jefferson Court, Inc. (Jefferson Court Apartments)
Assisi Homes - Kenosha, Inc.
Assisi Homes - La Salle Manor, Inc.
Assisi Homes of Gurnee, Inc.
Assisi Homes of Neenah, Inc.
Canticle Place, Inc.
Marian Housing Center, Inc.
Marian Park, Inc.
Alexandria Ministries, Inc. (Alexandria Manor)
Effingham Ministries, Inc. (Colonnade Apartments)
Indianapolis Ministries 1, Inc. (Cedar Commons)
Indianapolis Ministries 2, Inc. (Spruce Manor)
Kokomo Ministries, Inc. (Kokomo Manor)
Moline Ministries 1, Inc. (Highland Manor)
Moline Ministries 2, Inc. (Sanders Apartments)
Pendleton Ministries, Inc. (Edgewood Square Apartments)
Tucson Ministries, Inc. (Western Winds)
Phoenix Ministries 3, Inc. (Lemon Grove)

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Davenport Ministries, Inc. (Westview Terrace)
Saxony Manor, MM LLC
Assisi Homes - Saxony Manor, Inc.

Basis of presentation and net assets

US GAAP requires the organization to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. Program service expenses must be segregated from management and general expenses. Contributions received are recorded as support without donor restrictions or with donor restrictions. Net assets without donor restrictions are those that have no external restrictions. Net assets with donor restrictions are those net assets for which use is limited by donors to a specific time period and/or purpose or for which use is restricted in perpetuity by donors.

Adoption of new accounting pronouncements

MHI adopted Accounting Standards Update 2016-02 (as amended), *Leases* ("ASC 842") on January 1, 2022 ("Adoption Date"). ASC 842 requires lessees to recognize a right-of-use (ROU) asset and a corresponding lease liability for leases over one year. MHI elected and applied the following practical expedients (i) To apply the provisions of ASC 842 at the Adoption Date, instead of applying them to the earliest comparative period presented in the consolidated financial statements; (ii) The package of practical expedients permitting MHI to not reassess (a) the lease classification of existing leases; (b) whether existing and expired contracts are or contain leases; and (c) initial direct costs for existing leases; and (iii) Use the incremental borrowing rate in determining lease liability and assets.

As a result of the adoption of ASC 842, the following adjustments were recorded on the Adoption Date of January 1, 2022:

Right-of-use assets, net	\$ 62,656,891
Lease obligations, current	1,816,573
Lease obligations, noncurrent	60,840,318

The Company accounted for its existing operating leases with residential tenants of the property as operating leases. Adopting Topic 842 in accounting for residential tenant leases did not result in adjustments to the financial statements. Leases with commercial tenants not classified as sales-type or direct financing leases are classified as operating leases. The Company accounted for its existing leases with commercial tenants as operating leases. As lessor in commercial lease arrangements, there were no accounting adjustments required.

There was no cumulative effect adjustment to net assets required upon adoption of the new standard.

Revenue recognition

Revenue is recognized when control of the promised service is transferred to the Company's customers, in an amount that depicts the consideration the Company expects to be entitled to in exchange for those services.

Rent revenue, principally from short-term leases on apartment units and commercial space, is recognized as rents become due.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

MHI recognizes gifts of cash and other assets as revenue without donor restrictions unless they are received with donor restrictions. Gifts with restrictions are reported as revenue with donor restrictions. When a donor restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. Gifts of long-lived assets with restrictions and gifts of cash or other assets that must be used to acquire long-lived assets are reported as revenue with donor restrictions and are reclassified to net assets without donor restrictions when the long-lived asset is placed in service.

Unconditional and substantiated promises to give are recorded as revenue at estimated net realizable value. The Company recognizes contributions when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized as revenue until the conditions on which they depend have been substantially met. The Company's federal and state contracts and grants are conditioned upon certain performance requirements and the incurrence of allowable qualifying expenses. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as revenue without donor restrictions in the period of receipt. Unconditional promises to give with payments due in future periods are discounted to present value and reported as revenue with donor restrictions.

Special event revenues are recognized when the event is held. Contributions received at or related to a special event are recorded as philanthropy in the consolidated statements of activities.

Revenue from developer fees, management fee and other contractual services is recognized when control of the promised service is transferred to MHI's customers, in an amount that depicts the consideration MHI expects to be entitled to in exchange for those services. Revenue is not recognized unless collectability under the contract is considered probable, the contract has commercial substance, and the contract has been approved. Additionally, the contract must contain payment terms, as well as the rights and commitments of both parties. See Notes 10 and 11 for a further discussion of the Company's net assets.

Management service revenue

The Company provides property management services on a contractual basis for owners of residential rental real estate. These services include leasing, accounting, management and assistance with compliance with regulatory agreements. The Company is compensated for its services through a monthly management fee earned based on either a specified percentage of the monthly rental income, rental receipts generated from the property under management or a fixed fee. The Company is also often reimbursed for its administrative and payroll costs directly attributable to the properties under management. Property management services represent a series of distinct daily services rendered over time. Consistent with the transfer of control for distinct, daily services to the customer, revenue is recognized at the end of each period for the fees associated with the services performed.

Developer fees

Developer fees are recognized over the development period beginning with the admission of an equity partner, as units are delivered or based on the external construction costs incurred as a percentage of the total expected external construction costs, and concluding with the application for

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

final allocation of tax credits. Developer fees earned are paid from the project's equity and debt proceeds at construction completion. Any portion of the developer fee not expected to be paid using contributions from the equity partner, such as out of cash flow from operations represents variable consideration.

The project estimates whether it will be entitled to variable consideration under the terms of the development agreement and includes its estimate of variable consideration in the total developer fee amount when it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur in accordance with the accounting guidance in ASC Topic 606, *Revenue from Contracts with Customers*, on constraining estimates of variable consideration, which typically includes the following factors:

- Susceptibility of consideration amount to factors outside the project's influence.
- Sufficiency of equity and debt proceeds at the completion of construction.
- Uncertainty about consideration amount not expected to be resolved in the short term.
- Company's experience with similar types of agreements.
- Changes to payment terms.
- Range of possible consideration amounts.

The cumulative amount of developer fees earned is updated based on the project's estimate of the variable consideration using best available information. Any difference between the gross amount of the project's developer fee payable and the estimate of variable consideration to which the developer expects to be entitled is eliminated in consolidation.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, demand deposits, deposits in money market accounts and certificates of deposit. All highly liquid instruments with maturities of three months or less are cash equivalents. MHI maintains its cash balances at several financial institutions and, at times, may exceed federally insured limits. At December 31, 2022, MHI held approximately \$200 million in uninsured deposits. MHI has not experienced any losses in such accounts and believes it is not exposed to significant credit risk on its cash and cash equivalents.

Restricted cash

MHI and its subsidiaries receive funds subject to restrictions that are included in restricted cash.

Many MHI subsidiaries are required to make monthly deposits for replacement of project assets, such replacement reserve deposits are controlled by the Department of Housing and Urban Development (HUD) or other financing authorities. Certain subsidiaries are also required to make yearly deposits of surplus cash, if any, to residual receipts accounts controlled by project sponsors. Use of residual receipt funds is contingent on prior written approval of HUD. Replacement reserves and residual receipts are included in restricted cash in our consolidated statements of financial position.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Certain subsidiaries make required monthly escrow deposits for taxes and insurance in separate bank accounts. The mortgagor for the subsidiary controls these escrow deposits. These escrow deposits are included in restricted cash on our consolidated statements of financial position.

MHI or its subsidiaries may receive advances or grants from HUD and other financing authorities for construction of low-income housing projects which are also included in restricted cash on our consolidated statements of financial position.

Investments

MHI invests cash in individual certificates of deposits, treasury instruments and government agency notes. Securities with maturities greater than 90 days are recorded as investments. Financial instruments are recorded at fair value, and realized and unrealized gains and losses are recorded as unrestricted operating income or loss.

Accounts receivable

Receivables are charged against an allowance when deemed uncollectible. Management's estimate of the allowance is subject to revisions and based on historical collection experience and a review of tenant and other accounts receivable. As of December 31, 2022 and 2021, allowances for doubtful accounts were \$6,030,512 and \$5,706,717, respectively.

Property and equipment

Property and equipment are stated at cost. The provision for depreciation is computed using the straight-line method based on estimated useful lives of the related assets. Buildings are depreciated over 27.5 to 40 years, furniture and equipment is depreciated over 3 to 10 years, and land improvements are depreciated over 15 to 20 years.

Impairment of long-lived assets

If events or circumstances indicate that the carrying amount of an asset may not be recoverable, we assess its recoverability by comparing the carrying amount to our estimate of the undiscounted future cash flows, excluding interest charges, of the asset. If the carrying amount exceeds the estimated aggregate undiscounted future cash flows, we recognize an impairment loss to the extent the carrying amount exceeds the estimated fair value of the asset. See Note 7 for additional information.

Assets and liabilities held for sale

Assets and liabilities held for sale represent land, buildings and land improvements less accumulated depreciation. We record assets and liabilities held for sale in accordance with ASC 360 *Property, Plant, and Equipment*, at the lower of carrying value or fair value less cost to sell. Fair value is based on the estimated proceeds from the sale of the asset, or comparable market data. Our estimate of fair value is regularly reviewed and is subject to change. See Note 7 for additional information.

Predevelopment project costs

The Company incurs and capitalizes costs in connection with potential development as well as costs associated with properties in the initial stages of development. These costs include market and environmental studies, purchase options, and legal and accounting costs, among others. Predevelopment project costs are written off when a potential project is no longer considered desirable or feasible.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Allowance for loan losses

MHI allows for notes, loans receivable and accrued interest that may not be ultimately collected. The allowance for uncollectible loans is based upon prior experience and management's assessment of the collectability of existing specific loans. Individual loans are written off against the allowance when they are deemed uncollectible, and increases to the allowance are charged to bad debt.

Debt issuance costs

Debt issuance costs, net of accumulated amortization, are reported as a direct deduction from the face amount of the mortgage and notes payable to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using an imputed interest rate on the related loan.

Tax credit fees and related amortization

Tax credit monitoring fees are amortized using the straight-line method over the 15-year tax credit compliance period.

Amortization expense for the years ended December 31, 2022 and 2021 was \$897,193 and \$846,052, respectively. Estimated amortization expense for the following five years is as follows:

2023	\$	833,152
2024		777,133
2025		710,627
2026		616,417
2027		536,770

Investment in unconsolidated entities

MHI and its subsidiaries hold non-controlling interests in limited partnerships and other entities that are not consolidated. See Note 8 for additional information.

Leases

The Company recognizes a right-of-use asset and a lease obligation at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease obligation adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred.

The lease obligation is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using an incremental borrowing rate of 3 percent. The Company determines the incremental borrowing rate using borrowing rates for collateralized financings of similar types of assets.

Total lease costs on an undiscounted basis are recognized as lease expense over the term of the lease on a straight-line basis. Annual lease expense comprises amortization of the right-of-use asset plus interest on the lease obligation adjusted for any variations in lease payment amounts.

Functional allocation of expenses

The consolidated statements of activities present expenses by function and natural classification. Expenses directly attributable to a specific functional area of MHI are reported as expenses of those functional areas. A portion of shared general and administrative expenses that benefit multiple

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

functional areas (indirect costs) are allocated across programs and corporate operations using a percentage method. Periodically, this methodology and the underlying assumptions are reviewed by management to ascertain continued relevancy and accuracy.

Endowment

MHI's endowments consists of two funds, one established for the purpose of supporting the educational enrichment of children and youth whose families live at Mercy Housing properties in the Denver Metro area, and the other established for the purpose of providing general operational support for MHI. As required by U.S. GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of relevant law

The Uniform Prudent Management of Institutional Funds Act (UPMIFA) applies to MHI's donor restricted endowment fund. UPMIFA provides guidance and authority to charitable organizations concerning the management and investment of funds held by those organizations, and UPMIFA imposes additional duties on those who manage and invest charitable funds. These duties provide additional protections for charities and also protect the interests of donors who want to see their contributions used wisely. MHI classifies as net assets with donor restrictions (a perpetual restriction) the original value of the gifts donated to the donor restricted endowment and the original value of subsequent gifts to the donor restricted endowment. Investment income from the donor restricted endowment is classified as net assets with donor restrictions (a purpose restriction) until those amounts are appropriated for expenditure by MHI in a manner consistent with the donor stipulated purpose within the standard of prudence prescribed by UPMIFA.

Non-controlling interest in limited partnerships

The aggregate balance of third-party Limited Partner or Investor Member equity interests in the limited partnerships or limited liability companies that are included in our consolidated financial statements are attributable to non-controlling interest. The aggregate negative balances, if any, of Limited Partner or Investor Member interests prior to January 1, 2010 remain in MHI's net assets.

Net assets without donor restrictions

Net Assets without donor restrictions are available for use at the discretion of the Board of Trustees (Board) and/or management for general operating purposes. The Board may designate a portion of these net assets for specific purposes which makes them unavailable for use at management's discretion. Our Board designated a portion of net assets without donor restrictions as a quasi-endowment (an amount to be treated by management as if it were part of the donor restricted endowment) for the purpose of securing MHI's long-term financial viability. See Note 10 for additional information on the composition of net assets without donor restrictions.

Net assets with donor restrictions

Net assets with donor restrictions consist of assets whose use is limited by donor-imposed, time and/or purpose restrictions.

MHI reports gifts of cash and other assets as revenue with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time or purpose restriction is accomplished, the net assets are reclassified as net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Some net assets with donor restrictions include a stipulation that contributed assets be maintained permanently (perpetual in nature) while permitting MHI to expend the income generated by the assets in accordance with the provisions of additional donor-imposed stipulations or a board approved spending policy. See Note 11 for additional information on the composition of net assets with donor restrictions.

Transfers of net assets

The following is a summary of changes or other transfers to (from) net assets, net of eliminating activity, for the years ended December 31, 2022 and 2021:

	Year Ended December 31,	
	2022	2021
Number of consolidating entities added	12	-
Number of consolidating entities removed	-	1

	December 31,	
	2022	2021
Other transfers increase (decrease), net		
Sunnydale Block 7 Housing Partners, LP	\$ (4,509)	\$ -
Bear Mountain Residences	(466,901)	-
Beverly Terrace	(2,621,945)	-
Brentwood Green Valley Apartments	(1,390,781)	-
Countrywood Apartments	(24,770)	-
Diamond Sunrise II	(866,445)	-
Folsom Gardens I	1,313,961	-
Folsom Gardens II	1,168,359	-
Lance Apartments	1,909,479	-
Riverview Homes	158,898	-
Mercy Properties Washington II (Cobble Knoll II)	-	(292,485)
Other transfers, net	<u>\$ (824,654)</u>	<u>\$ (292,485)</u>

Strategic health care partnerships

Historically, many strategic partners have pledged contributions to MHI. Our strategic health partners provide us patient capital to support MHI's mission. See Note 8 for additional information.

MHI has eight Strategic Health Care Partners (Strategic Partners) as follows:

- Ascension Health (AH)
- Bon Secours Mercy Health (BSH)
- Catholic Health Initiatives (CHI)
- Mercy Health Partners
- CommonSpirit Health

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

- Presence Health
- Providence St. Joseph Health System
- Trinity Health Corporation (TH)

Tenant subsidy receipts

A portion of our rental income is in the form of subsidy payments from HUD under Section 8 of the National Housing Act. Tenants are subsidized based upon their level of income. Rent increases require HUD approval. Tenants also receive subsidy payments from US Department of Agriculture, Rural Development.

Income taxes

MHI, the national nonprofit, and its consolidated nonprofit corporations are exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code and comparable state statutes. All nonprofit corporations are required to file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and there are no other tax positions which must be considered for disclosure. For the years ended December 31, 2022 and 2021, the Company did not identify any uncertain tax positions that qualify for either recognition or disclosure in the consolidated financial statements.

As of December 31, 2022, the following entities which are corporate subsidiaries of MHI and its consolidated nonprofit corporations are not exempt from federal and state income taxes:

104th Street MM, LLC
111th & Wentworth Apartments Corporation
Affordable Housing Corporation
Affordable Housing Initiatives
Antioch II, LLC
Belray Apartments Corporation
Belvidere Place Corp. I, NFP
Building 9 Condominium Association (Mercy Magnuson Place Condominium)
Countryside Seniors, LLC
Danville Veterans Housing MM, LLC GP
Englewood Apartments, NFP
Esperanza Crossing II LLC GP
Greenwich Park Apartments MM LLC GP
Harold Washington Apartments Corporation
HWA-850 Eastwood GP Corp., NFP
Impact Family Village Condominium Association
Impact Family Village GP LLC
Kankakee Station Street Senior Housing MM LLC GP
Malden Arms Corp. II, NFP
McDermott Place
MCHG Partners, Inc.
Mercy Affordable Housing Inc. (AHI)
Mercy Commercial California
Mercy Eden House LLC
Mercy Galewood SLF, Inc.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Mercy Housing Georgia XI GP, LLC
Mercy Lithonia Park View, Inc.
Mercy Othello Plaza Condominium Association
Mercy Sterling NFP
MHL 1 Major Jenkins GP LLC
MHL Keating MM, LLC
MHMP 12 Holly Park East and West GP
MHMP 14 Clare Gardens GP
MHMP CO GP, Inc.
MHNW 16 Family Housing GP LLC
MHSE Adamsville Green Senior Partners, LLC
MHSE Arbors, LLC
MHSE Belvedere MM, LLC
MHSE Mauldin Center MM, LLC GP
MHSE Mercy Park GP, LLC
MHSE Savannah Gardens Phase III GP, LLC
MHSE Savannah Gardens Phase IV GP, LLC
MHSE Savannah Gardens Phase V GP, LLC
MPI Highland Place, LLC
Near North Apartments Corporation, NFP
New Sterling Park MM LLC
New Tacoma Condominium Association
Roseland Apartments Corporation
Savannah Rose of Sharon, LLC
South Loop Apartments Corporation
Stapleton II Mercy, LLC
Winthrop Apartments Corporation

The Company accounts for income taxes related to the taxable corporate subsidiaries under the asset and liability method, which requires the recognition of deferred tax assets and liabilities for the expected future tax consequences of events that have been included in the consolidated financial statements. Under this method, deferred tax assets and liabilities are determined on the basis of the differences between the consolidated financial statements and tax bases of assets and liabilities using enacted tax rates in effect for the year in which the differences are expected to reverse.

The limited partnerships and limited liability companies in which the Company has a partnership interest have elected to be treated as pass-through entities for income tax purposes and, as such, are not subject to income taxes. All items of taxable income, deductions and tax credits are passed through to and are reported by its owners on their respective income tax returns. The partnerships' federal tax statuses are based on their legal status as a partnership. As such, the partnerships are not required to take any tax positions in order to qualify as a pass-through entity. The partnerships file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these consolidated financial statements do not reflect a provision for income taxes and the partnerships have no other tax positions which must be considered for disclosure. Income tax returns filed by the entities are subject to examination by the Internal Revenue Service for a period of three years. While no income tax returns are currently being examined by the Internal Revenue Service, tax years since 2019 remain open.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Fair value

The carrying amounts of MHI's cash and cash equivalents, receivables, payables and accrued expenses approximate fair value due to the short-term nature of these instruments. The fair value of MHI's long-term notes receivable and notes payable is assessed by management based on analysis of underlying investments and historical trends. It is impracticable to estimate the fair value of the Company's financial guarantees because there are no quoted market prices for transactions that are similar in nature. See Note 15 for additional information.

Use of estimates

The preparation of consolidated financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the amounts reported in these consolidated financial statements and the accompanying notes. Actual results could differ from those estimates.

Derivative instruments and hedging activities

During the years ended December 31, 2022 and 2021, the Company had seven and six outstanding interest rate swap contracts, respectively, used to mitigate the economic impact of changes in interest rates. The swaps are designated as cash flow hedges and are used to offset the risk of changes in cash flows associated with benchmark interest payments on variable rate mortgage loans. MHI reassesses the hedge on an ongoing basis to determine effectiveness. As of December 31, 2022 and 2021, there was no hedge ineffectiveness. Changes in the fair value of the interest rate swap contracts are recorded as interest expense in the consolidated statements of activities. The swaps are reported in notes payable at fair value on the consolidated statements of financial position. See Note 16 for additional information.

Reclassifications

Reclassifications have been made to prior year balances to conform to current year presentation.

Note 2 - Cash and investments

Cash and investments are categorized as unrestricted and may include board-designated amounts for a specific purpose, or restricted. Unrestricted cash held by the properties is generally not available for corporate purposes but is instead limited for use within the individual properties.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

At December 31, 2022 and 2021, cash and investments were as follows:

Unrestricted cash and investments:	2022	2021
Cash and cash equivalents - properties	\$ 88,418,260	\$ 83,206,825
Cash and cash equivalents - MCC	11,329,046	1,439,218
Cash and cash equivalents - corporate operating entities	8,667,670	26,042,149
Investments, current	2,830,000	2,840,000
Investments, non-current	14,930,000	16,560,000
Total unrestricted and designated cash/investments	126,174,976	130,088,192
Restricted cash and investments:		
Cash, tenant security deposits	10,834,949	10,111,329
Cash, restricted - corporate entities (including MCC)	56,637,091	43,365,942
Cash, restricted - properties	30,169,258	17,602,913
Investments, current	1,251	2,902
Restricted property reserves (cash and investments)	228,343,793	220,018,776
Investments, non-current	8,525,430	6,516,935
Total cash and investments	<u>\$ 460,686,748</u>	<u>\$ 427,706,989</u>

A significant portion of the Company's investments are held in certificates of deposit which are carried at par value as they are held to maturity. Maturity dates range from January 2023 to June 2035. The approximate market value of the investments was \$122,985,631 and \$130,444,957 as of December 31, 2022 and 2021 are as follows:

	2022	2021
Certificates of deposit	\$ 101,352,873	\$ 102,797,801
Money market accounts	14,366,077	22,504,843
Equities	1,251	2,902
Mutual funds	361,779	269,302
Corporate bonds	6,903,651	4,870,109
Total	<u>\$ 122,985,631</u>	<u>\$ 130,444,957</u>

Realized and unrealized gains and losses on investments are recorded in the consolidated statements of activities as other income. MHI recorded investment income of \$4,077,976 and \$2,720,648 during the years ended December 31, 2022 and 2021, respectively.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Liquidity and availability of resources

MHI's financial assets available within one year to meet cash needs for general expenditures as of December 31, 2022 and 2021 are as follows:

	2022	2021
Cash and cash equivalents, properties and corporate	\$ 108,414,976	\$ 110,688,192
Investments	2,830,000	2,840,000
Accounts receivable, net	29,819,228	22,595,629
Pledges receivable, net	2,034,964	5,729,298
Grants receivable	981,080	1,600,714
Restricted deposits and funded reserves, budgeted	9,549,636	12,070,891
Current portion of loans and interest receivable	<u>26,591,049</u>	<u>41,569,130</u>
 Total financial assets available within one year	 180,220,933	 197,093,854
 Less:		
Other funding commitments	39,609,042	41,520,282
Internal development commitments	11,936,868	20,648,522
Management designated, capital expenditures	9,549,636	12,070,891
Net assets with donor restrictions	<u>81,661,180</u>	<u>58,610,999</u>
 Total financial assets available to meet cash needs for general expenditures within one year	 <u>\$ 37,464,207</u>	 <u>\$ 64,243,160</u>

Amounts related to restricted deposits and funded reserves anticipated to be used more than one year after the consolidated statement of financial position date have been excluded from the above amounts.

To help mitigate unanticipated liquidity needs, MHI has committed operating lines of credit totaling \$2,921,182 and \$3,000,000 as of December 31, 2022 and 2021, respectively, which can be drawn upon at any time.

Note 3 - Pledges

Pledges and unconditional promises to give are recorded as revenue at estimated net realizable value. Pledges with payments due in future periods are discounted to present value and are reported as revenue with donor restrictions. As of December 31, 2022, future pledge payments are as follows:

2023	\$ 2,034,964
2024	20,546,500
2025	2,366,500
2026	1,310,000
2027	<u>-</u>
Total pledges receivable	26,257,964
Discount and allowance	<u>(610,245)</u>
 Total pledges receivable, net	 <u>\$ 25,647,719</u>

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

The amount of pledges written off was \$112,862 and \$2,098,878 for the years ended December 31, 2022 and 2021, respectively.

Note 4 - Grants receivable

Grants receivable consist of amounts due under grant awards for which revenue has been recognized with or without donor restrictions.

Grants receivable as of December 31, 2022 were \$981,080. Of this, \$400,000 relates to a local operating subsidy program grant.

Grants receivable as of December 31, 2021 were \$1,600,714. Of this, \$800,000 relates to a local operating subsidy program grant.

Note 5 - Endowment

During 2022, the Company established an endowment. MHI's endowments consists of two funds, one established for the purpose of supporting the educational enrichment of children and youth whose families live at MHI's properties in the Denver Metro area, and the other established for the purpose of providing general operational support for MHI. As required by U.S. GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

As of December 31, 2022, MHI's endowment funds consists of \$987,571 in donor-restricted funds which are included in net assets with donor restrictions and \$5,184,751 in board designated funds which are included in net assets without donor restrictions. As required by GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions. In accordance with the UPMIFA, MHI has classified as net assets with donor restrictions the fair value of donations restricted by donors for a specified purpose. See Note 1 for additional information.

Changes in endowment net assets for the year ended December 31, 2022 are as follows:

	Without donor restrictions	With donor restrictions		Total
		Time/Purpose	Perpetual	
Endowment assets, beginning	\$ -	\$ -	\$ -	\$ -
Contributions	5,250,000	-	1,000,000	6,250,000
Investment gains (losses)	(54,609)	(10,402)	-	(65,011)
Fee expense	(10,640)	(2,027)	-	(12,667)
Endowment assets	<u>\$ 5,184,751</u>	<u>\$ (12,429)</u>	<u>\$ 1,000,000</u>	<u>\$ 6,172,322</u>

Note 6 - Loans and interest receivable

Loans receivable and interest receivable

As of December 31, 2022 and 2021, MHI has total loans and interest receivable outstanding, net of allowance for doubtful accounts, of \$103,789,136 and \$79,259,856, respectively. MCC holds \$67,070,333 and \$71,550,665 of loans receivable as of December 31, 2022 and 2021, respectively, in connection with 67 and 73 loans, respectively. MCC offers loan products of varying terms and

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

maturities to socially responsible developers to finance the development of multifamily homes for rent. MCC offers acquisition, construction and rehabilitation financing, bridge loans and secured predevelopment loans for affordable housing projects.

Risk management

MCC conducts an annual risk rating analysis on its loan portfolio by reviewing the following criteria: primary source of repayments, financial condition, property performance, development plan, real estate development staff capacity and experience, sponsor/guarantor strength, payment of taxes and insurance, and low-income housing tax credit takeout. The table below summarizes the risk ratings and outstanding balances as of December 31, 2022 and 2021 of MCC's loan portfolio as follows:

Level (label)	2022	2021	Assessment
1 (Pass)	\$ 2,732,893	\$ 3,661,267	Collectible loan
2 (Pass)	18,855,084	28,554,813	Collectible loan
3 (Pass)	37,694,316	29,984,262	Collectible loan
4 (Special mention)	7,788,040	9,350,323	Added to watch-list and monitored closely
5 (Sub-standard)	-	-	Loan loss is recorded if determinable
6 (Doubtful)	-	-	Partially or fully uncollectible
	<u>\$ 67,070,333</u>	<u>\$ 71,550,665</u>	

Loan loss reserves at December 31, 2022 and 2021 consisted of the following:

	Loan loss reserve December 31, 2021	Impairment expense	Write-offs	Loan loss reserve December 31, 2022
MCC ⁽¹⁾	\$ 3,958,066	\$ (161,386)	\$ -	\$ 3,796,680
MHSW	244,643	-	(48,119)	196,524
CCH ⁽²⁾	80,706	-	-	80,706
MPI	428,667	-	91,390	520,057
MHI ⁽³⁾	34,147	-	-	34,147
Total	<u>\$ 4,746,229</u>	<u>\$ (161,386)</u>	<u>\$ 43,271</u>	<u>\$ 4,628,114</u>

	Loan loss reserve December 31, 2020	Impairment expense	Write-offs	Loan loss reserve December 31, 2021
MCC ⁽¹⁾	\$ 3,222,083	\$ 735,983	\$ -	\$ 3,958,066
MHSW	336,190	-	(91,547)	244,643
CCH ⁽²⁾	80,706	-	-	80,706
MPI	428,667	-	-	428,667
MHI ⁽³⁾	34,147	-	-	34,147
Total	<u>\$ 4,101,793</u>	<u>\$ 735,983</u>	<u>\$ (91,547)</u>	<u>\$ 4,746,229</u>

(1) MCC's loan loss reserves were 4.2% and 4.1% of the loan portfolio as of December 31, 2022 and 2021, respectively.

(2) Central Coast Housing

(3) Includes notes held by Mercy Housing, Inc., the parent organization.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Note 7 - Property and equipment and assets held for sale

Property and equipment

Property and equipment at December 31, 2022 and 2021 consisted of the following:

	2022	2021
Land and land improvements	\$ 475,941,937	\$ 448,804,821
Buildings	3,932,167,475	3,774,196,339
Furniture and equipment	143,657,576	135,945,802
Predevelopment project costs	29,090,814	12,988,987
Construction in progress	293,768,633	151,543,569
Total property and equipment	4,874,626,435	4,523,479,518
Less accumulated depreciation	(1,501,555,709)	(1,359,946,157)
Property and equipment, net	<u>\$ 3,373,070,726</u>	<u>\$ 3,163,533,361</u>

For the years ended December 31, 2022 and 2021, depreciation expense was \$151,277,804 and \$139,269,089, respectively.

As discussed in Note 1, the Company performs impairment tests on property assets when circumstances indicate that carrying value may not be recoverable. The Company did not recognize any impairment for the year ended December 31, 2022. The Company recorded impairment of \$5,018,397 for the year ended December 31, 2021.

On February 11, 2022, a change occurred in the controlling boards of Rural California Housing Corporation (RCHC) wherein a majority of the RCHC board of directors are now Mercy Housing affiliates. The RCHC board has the right to appoint the directors of, or otherwise control the governing boards of nine properties in rural California. In accordance with ASC 810 *Consolidation*, Mercy Housing consolidated these nine properties and recorded an increase of \$11,587,487, in property and equipment, net related to these assets during the year ended December 31, 2022.

Assets held for sale

The following assets have been classified as held for sale as of December 31, 2022:

LaSalle Manor	\$ 1,583,920
Kokomo Manor	4,929,709
Driftwood Estates	2,458,475
Northern Heights	2,659,063
The Hills at Fairington	23,544,456
Assets held for sale	<u>\$ 35,175,623</u>

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

The following assets were classified as held for sale as of December 31, 2021:

Leland House	\$ 1,134,262
Madison Place	639,440
The Haven	<u>282,612</u>
Assets held for sale	<u><u>\$ 2,056,314</u></u>

Sale of real estate

During 2022 and 2021, the sale of three and eight properties, respectively, were completed and a loss on sale of \$2,901,419 and a gain on sale of \$12,879,276, respectively, were recognized.

Note 8 - Investments in unconsolidated entities

MHI and its subsidiaries hold non-controlling interests ranging from 0.001% to 50% in limited partnerships and other entities. As of December 31, 2022 and 2021, MHI holds equity interests in the following unconsolidated entities:

	Balance January 1, 2022	Contributions	Distributions	(Earnings)/loss on investment	Transfers	Balance December 31, 2022
1064 Mission, LP	\$ (4,060)	\$ -	\$ -	\$ (44)	\$ -	\$ (4,104)
1760 Bush	(28)	-	-	(14)	-	(42)
491 31st Ave	41,706	47,252	-	(10)	-	88,948
Brentwood Green Valley Apartments, Inc.	(674,873)	-	-	(111,531)	786,404	-
Casa de Vida	-	43,029	(5,435)	35,130	-	72,724
Galewood SLF Associates, Inc	341,061	-	-	57,504	-	398,565
Global Partnerships	284,375	-	-	12,500	-	296,875
Housing Partnership Equity Trust, LLC	281,604	-	(661,960)	741,600	-	361,244
Housing Partnership Network, Inc	10,000	-	-	-	-	10,000
Kimball Tower	1,473,469	-	(57,786)	22	-	1,415,705
LIIF Housing Preservation Fund II, LLC	100	-	-	-	-	100
Morgan Towers	1,854,049	-	(233,557)	104	-	1,620,596
Sunnydale Development Company LLC	77,022	-	-	(23,370)	-	53,652
Truckee Riverview Housing Associates	366,900	-	-	400,005	(766,905)	-
Other	206	-	-	(6)	(200)	-
Total	<u>\$ 4,051,531</u>	<u>\$ 90,281</u>	<u>\$ (958,738)</u>	<u>\$ 1,111,890</u>	<u>\$ 19,299</u>	<u>\$ 4,314,263</u>

	Balance January 1, 2021	Contributions	Distributions	(Earnings)/loss on investment	Transfers	Balance December 31, 2021
1064 Mission, LP	\$ (4,055)	\$ -	\$ -	\$ (5)	\$ -	\$ (4,060)
1760 Bush	-	-	-	(28)	-	(28)
491 31st Ave	-	-	(8,252)	49,958	-	41,706
Brentwood Green Valley Apartments, Inc.	(569,736)	-	-	(105,137)	-	(674,873)
Dove Family Housing Association	-	-	-	(188)	188	-
Galewood SLF Associates, Inc	341,062	-	-	(1)	-	341,061
Global Partnerships	271,875	-	-	12,500	-	284,375
Housing Partnership Equity Trust, LLC	315,122	-	-	(33,518)	-	281,604
Housing Partnership Network, Inc	10,000	-	-	-	-	10,000
Kimball Tower	-	1,473,630	-	(161)	-	1,473,469
LIIF Housing Preservation Fund II, LLC	100	-	-	-	-	100
Morgan Towers	-	1,854,270	-	(221)	-	1,854,049
Sunnydale Development Company LLC	77,022	-	-	-	-	77,022
Truckee Riverview Housing Associates	585,084	-	-	(218,184)	-	366,900
Other	206	-	-	(1,281)	1,281	206
Total	<u>\$ 1,026,680</u>	<u>\$ 3,327,900</u>	<u>\$ (8,252)</u>	<u>\$ (296,266)</u>	<u>\$ 1,469</u>	<u>\$ 4,051,531</u>

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Note 9 - Notes payable

Notes payable as of December 31, 2022 and 2021 include both secured and unsecured borrowings and consist of the following:

	Outstanding balance as of		As of year ended December 31, 2022		
	December 31, 2022	December 31, 2021	Available balance	Rate	Maturity Date
Unsecured Corporate Operating and Predevelopment Lines of Credit:					
Gap Note Program ⁽¹⁾	\$ 22,450,000	\$ 14,629,108	\$ 37,350,000	1% - 4.5%	2026 - 2038
California Land Acquisition Fund ⁽²⁾	11,416,798	-	34,733,202	1% - 3%	2023 - 2038
Revolving predevelopment line of credit - California Bank & Trust	7,500,000	7,200,000	15,000,000	AMERIBOR+2.1%	12/31/2026
Revolving line of credit - U.S. Bank	4,682,355	4,682,355	15,000,000	SOFR+2.5%	12/31/2023
Unsecured loan - Wells Fargo	3,500,000	-	3,500,000	2%	10/28/2028
MCC investor loans ⁽³⁾	51,997,510	51,673,368	51,997,510	0% - 5%	2023 - 2036
Insurance premium financing and other	3,065,645	6,659,375	3,065,645	0% - 3.5%	6/1/2023
Subtotal - Unsecured Corporate Operating and Predevelopment Loans	104,612,308	84,844,206	160,646,357		
Loans secured by properties:					
Mortgage loans	1,726,484,215	1,472,825,116	-	0% - 9.8%, fixed	2023 - 2078
Construction loans	550,961,015	645,620,811	1,120,473,808	and variable 0% - 7.4%	2023 - 2024
Subtotal - Secured notes payable	2,277,445,230	2,118,445,927	1,120,473,808		
Total debt	2,382,057,538	2,203,290,133			
Less: Deferred financing costs	(47,862,044)	(39,716,755)			
Total	2,334,195,494	2,163,573,378			
Less current portion ⁽⁴⁾	(371,864,302)	(279,147,986)			
Noncurrent portion	\$ 1,962,331,192	\$ 1,884,425,392			

(1) Gap Note Program is with PNC Community Development Company, LLC, Truist Bank, CommonSpirit Heath, Opus Foundation, Wintrust Bank, N.A., Wheaton Bank and Trust Company, N.A., and Mercy Investment Services Inc.

(2) California Land Acquisition Fund lenders include JPMorgan Chase Bank, N.A., Mercy Housing Loan Fund, LP, Morgan Stanley Community Investments LLC, The California Endowment, California Community Foundation, Weingart Foundation and affiliates.

(3) MCC investor loans are payable to financial institutions, religious institutions, religious health care systems, and individuals and foundations.

(4) As of December 31, 2022 and 2021, notes payable, current include construction debt totaling \$322,597,063 and \$238,426,878, respectively, with committed sources of repayment including proceeds from permanent debt and/or low income housing tax credit equity.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

For the years ended December 31, 2022 and 2021, \$53,619,757 and \$46,607,392, respectively, of interest expense was incurred and included in interest and fees on the consolidated statements of activities.

Future minimum principal maturities of notes payable are as follows:

For the year ending December 31, 2023	\$ 371,864,302
2024	95,497,419
2025	40,845,180
2026	48,244,854
2027	41,826,976
Thereafter	<u>1,783,778,807</u>
Total maturities	<u><u>\$ 2,382,057,538</u></u>

Note 10 - Net assets without donor restrictions

MHI's net assets without donor restrictions comprised undesignated amounts for the following purposes as of December 31, 2022 and 2021, as follows:

	<u>2022</u>	<u>2021</u>
Net assets without donor restrictions - controlling		
Undesignated	\$ 440,647,059	\$ 424,103,738
Board designated, Mercy Housing Endowment Fund	<u>5,184,751</u>	<u>-</u>
Total net assets without donor restrictions - controlling	445,831,810	424,103,738
Net assets without donor restrictions - noncontrolling	<u>830,179,940</u>	<u>777,451,908</u>
	<u><u>\$ 1,276,011,750</u></u>	<u><u>\$ 1,201,555,646</u></u>

Board designated for Mercy Housing Endowment Fund

MHI's board has designated funds be set aside to set up an endowment for the purpose of providing general operational support for MHI.

Mercy Housing, Inc.

**Notes to Consolidated Financial Statements
December 31, 2022 and 2021**

Note 11 - Net assets with donor restrictions

MHI's net assets with donor restrictions are restricted for the following purposes or periods as of December 31, 2022 and 2021, as follows:

	<u>2022</u>	<u>2021</u>
Subject to expenditure for specified purpose:		
Construction of affordable housing	\$ 67,581,617	\$ 46,912,464
Resident services	<u>7,117,593</u>	<u>5,411,296</u>
Total subject to expenditure for specified purpose	<u>74,699,210</u>	<u>52,323,760</u>
Subject to expenditure for a specified time:		
Land lease for use in affordable housing	<u>1,240,320</u>	<u>1,266,160</u>
Total subject to expenditure for a specified time	<u>1,240,320</u>	<u>1,266,160</u>
With donor restrictions in perpetuity:		
Metzler Family Childhood Learning Endowment	987,571	-
Land for use in affordable housing	<u>4,734,079</u>	<u>5,021,079</u>
Total with donor restrictions in perpetuity	<u>5,721,650</u>	<u>5,021,079</u>
Total net assets with donor restrictions	<u><u>\$ 81,661,180</u></u>	<u><u>\$ 58,610,999</u></u>

Note 12 - Lease commitments

MHI is the lessee under various corporate office and ground leases which provide the Company with the right to use the underlying assets. Effective on the adoption date of ASC 842 for leases with determinable minimum required payments, the Company recognized right-of-use (ROU) assets and related lease obligations. Leases with affiliated entities have been eliminated within the consolidated financial statements. All lease commitments are classified as operating leases. The following table presents the ROU assets and related lease obligations as of December 31, 2022:

Right-of-use assets	
Corporate office leases (operating)	\$ 33,944,270
Ground leases (operating)	<u>55,540,040</u>
	<u><u>\$ 89,484,310</u></u>
Lease obligations	
Corporate office leases (operating)	\$ 37,290,516
Ground leases (operating)	<u>42,545,135</u>
	<u><u>\$ 79,835,651</u></u>

Mercy Housing, Inc.

Notes to Consolidated Financial Statements
December 31, 2022 and 2021

Other information relating to corporate and ground leases as of December 31, 2022 is as follows:

	Number of leases	Expiration	Weighted average Remaining lease term	Discount rate
Corporate office leases	6	2024 - 2056	25 years	3%
Ground leases	27	2042 -2119	50 years	3%

Prepaid leases of \$21,298,450 were included in right-of-use assets, net on the consolidated statement of financial position as of December 31, 2022. Prepaid leases of \$18,048,735 were included in prepaid expenses and other assets, net on the consolidated statement of financial position as of December 31, 2021.

Lease payments

The following table illustrates the lease costs for the year ended December 31, 2022:

	Lease cost	
	Operating	Variable
Corporate office leases	\$ 2,130,833	\$ -
Ground leases	1,374,845	439,811
	<u>\$ 3,505,678</u>	<u>\$ 439,811</u>

Cash paid for amounts included in the measurement of lease obligations as of December 31, 2022 is as follows:

	2022
Operating cash flows from operating leases	
Corporate office leases	\$ 1,736,415
Ground leases	2,037,551

Non-cash activity

During the year ended December 31, 2022, the Company had the following cash and non-cash activities

Additions to new leased assets obtained from new lease liabilities	\$ 88,330,234
--	---------------

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Lease liability

The lease liability as of December 31, 2022 of \$79,835,651 is the present value of remaining scheduled lease payments discounted using the Company's discount rate of 3 percent. It does not include any deferred lease payable amounts. The following table summarized MHI's undiscounted cash flows for contractual obligations for minimum rent payments under operating leases for the next five years and thereafter, along with a reconciliation to the lease liability as of December 31, 2022, which is recorded on a present value basis, as described above.

	Office space Leases	Property Leases	Total Leases
For the year ending December 31,			
2023	\$ 1,775,746	\$ 7,849,250	\$ 9,624,996
2024	2,001,527	888,378	2,889,905
2025	1,990,220	889,835	2,880,055
2026	1,973,429	891,336	2,864,765
2027	2,007,874	892,883	2,900,757
Thereafter	50,020,401	38,339,964	88,360,365
Total future minimum lease payments	<u>\$ 59,769,197</u>	<u>\$ 49,751,646</u>	109,520,843
		Less effects of discounting	<u>(29,685,192)</u>
		Lease liability	<u>\$ 79,835,651</u>

Note 13 - Related party transactions

MHI, the parent company, has significant related party transactions with affiliates. It provides a considerable amount of funding in connection with the development of projects. It also provides development services, fund raising assistance, property management, resident services and administrative services. In certain cases, the MHI parent company pays operating expenses on behalf of and provides management services to affiliates. These costs are reimbursed on a monthly basis. In certain instances, such as when individual properties may be experiencing cash flow difficulties, repayment may be delayed, providing the property with an informal source of funds.

Notes and interest receivable, affiliates

The amounts loaned by MHI parent primarily represent predevelopment and development loans to consolidated affiliates. These loans are generally collateralized with real estate of the funded property. Many of these loans do not require payments until after the scheduled maturity of the related first mortgages. The loans with subsidiaries are eliminated in consolidation. Interest payments generally are subject to available cash flow. In some cases, loans are required to be repaid earlier. This usually occurs in situations where the underlying source of the loan is required to be repaid earlier as well.

Developer fee income

Generally, all developer fee income is earned in connection with affiliated entities. A majority of developer fees are deferred and are expected to be paid from operating cash flows of affiliated entities, and are therefore eliminated in consolidation.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements
December 31, 2022 and 2021

Other fee income

Substantially all of the property management, data processing, and bookkeeping fee income earned by MHI parent is related to services provided to consolidated affiliates. In addition the MHI parent controlled general partners earn partnership management fees for oversight of the properties. Property management fees, data processing fees, bookkeeping fees, and partnership management fees associated with controlled entities are eliminated in consolidation. Such fee income is included in service fees in the consolidating statements of activities in the supplemental schedules. The elimination of these fees is allocated to the controlling interest.

Note 14 - Consolidated statements of cash flows

According to the provisions of ASU 2016-18, the Company is required to provide a reconciliation of cash, cash equivalents, and restricted cash reported within the consolidated statements of financial position that sum to the total of the same such amounts in the consolidated statements of cash flows as follows:

		2022
Cash and cash equivalents		\$ 108,414,976
Cash, tenant security deposits		10,834,949
Cash, restricted	\$ 86,806,349	
Less: non-qualified restricted cash	<u>(6,074,127)</u>	
		80,732,222
Investments		2,830,000
Investments, restricted		1,251
Restricted property reserves	228,343,793	
Less: non-qualified restricted cash	<u>(122,108,753)</u>	
		106,235,040
Long-term investments		14,930,000
Long-term investments, restricted		<u>8,525,430</u>
Total cash, cash equivalents, and restricted cash shown in the consolidated statements of cash flows		<u><u>\$ 332,503,868</u></u>
		2021
Cash and cash equivalents		\$ 110,688,192
Cash, tenant security deposits		10,111,329
Cash, restricted	\$ 60,968,855	
Less: non-qualified restricted cash	<u>(5,888,976)</u>	
		55,079,879
Investments		2,840,000
Investments, restricted		2,902
Restricted property reserves	220,018,776	
Less: non-qualified restricted cash	<u>(118,470,513)</u>	
		101,548,263
Long-term investments		16,560,000
Long-term investments, restricted		<u>6,516,935</u>
Total cash, cash equivalents, and restricted cash shown in the consolidated statements of cash flows		<u><u>\$ 303,347,500</u></u>

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Amounts included in restricted cash are comprised of security deposits held in trust for the future benefit of tenants upon moving out of the property and other reserves as required by regulatory authority and the partnership and/or operating agreements.

Note 15 - Guarantees

MHI and its affiliates serve as the general partner or managing member for various entities that are the owners of the affordable housing properties. The investors and in some cases the lenders in these entities usually require guarantees from MHI's parent company on behalf of the general partner or managing member as a condition to their investment. Generally, these guarantees are for obligations such as construction and rehabilitation completion, funding of operating deficits and tax credit recapture price adjusters.

Operating deficit

Operating deficit agreements expire at various times from 2023 through the terms of the underlying partnership or debt agreements. Loans made pursuant to these guarantees are generally interest-free and unsecured. The maximum potential amount of future payments under these guarantees is equal to the amount guaranteed to the partnerships under the tax indemnification agreements discussed below.

Tax credit recapture

MHI's parent company has entered into various agreements with certain limited partnerships and limited liability companies or their affiliated general partners or members whereby it offers tax indemnification in the event of low-income housing tax credit recapture. The potential liability under these agreements is dependent upon IRS audits and final letters of determination of the limited partnerships' qualified basis in tax credit properties. Management is not aware of any known liability for tax credit or loan recapture. The maximum potential liability under these guarantees as of December 31, 2022, was \$561,204,823 relating to 96 limited partnerships. No amounts have been funded under these guarantees and we have not recorded any liabilities associated with these guarantees.

Construction completion

Guarantees are made to certain lenders who provide financing for the acquisition and construction of low-income housing projects developed by certain limited partnerships. Such guarantees provide assurance of project completion and repayment for the associated loans. The guarantees terminate when construction is complete and permanent financing repays the construction loans. A summary of construction loan guarantees is as follows:

	As of December 31,	
	2022	2021
Construction loan outstanding	\$ 517,387,487	\$ 443,767,023
Construction loan guaranty amount	980,589,218	714,400,211
Number of construction loans	46	32

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Other

MHI's parent company may issue other guarantees to secure financing on various projects. As of December 31, 2022, \$4,604,929 was outstanding. Amounts have not been funded under any of these guarantees. Certain surety bonds covering construction and utilities deposits also require guarantees. As of December 31, 2022, \$2,577,865 was outstanding under such guarantees.

Note 16 - Fair value

The accounting standard for fair value measurement and disclosures defines fair value, establishes a framework for measuring fair value, and provides for expanded disclosure about fair value measurements. Fair value is defined by the accounting standard for fair value measurement and disclosures as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. It also establishes a fair value hierarchy that prioritizes observable and unobservable inputs used to measure fair value into three levels. The following summarizes the three levels of inputs and hierarchy of fair value the Company uses when measuring fair value:

- Level 1 inputs utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access;
- Level 2 inputs may include quoted prices for similar assets and liabilities in active markets, as well as interest rates and yield curves that are observable at commonly quoted intervals; and
- Level 3 inputs are unobservable inputs for the asset or liability that are typically based on an entity's own assumptions as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the fair value measurement will fall within the lowest level input that is significant to the fair value measurement in its entirety.

MHI's unrealized gain (loss) for the years ended December 31, 2022 and 2021 are as follows:

	Level 1		Level 2		Level 3		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
Interest rate swaps	\$ -	\$ -	\$ 3,908,427	\$ (487,175)	\$ -	\$ -	\$ 3,908,427	\$ (487,175)
Certificates of deposit	(5,492,127)	(127,199)	-	-	-	-	(5,492,127)	(127,199)
Equities	(2,288)	(637)	-	-	-	-	(2,288)	(637)
Mutual funds	27,273	84,583	-	-	-	-	27,273	84,583
Corporate bonds	-	-	(352,928)	14,036	-	-	(352,928)	14,036

MHI's financial assets and (liabilities) measured at fair value as of December 31, 2022 and 2021 are as follows:

	Level 1		Level 2		Level 3		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
Interest rate swaps	\$ -	\$ -	\$ 376,226	\$ (3,532,202)	\$ -	\$ -	\$ 376,226	\$ (3,532,202)
Certificates of deposit	101,352,873	102,797,801	-	-	-	-	101,352,873	102,797,801
Money market accounts	14,366,077	22,504,843	-	-	-	-	14,366,077	22,504,843
Equities	1,251	2,902	-	-	-	-	1,251	2,902
Mutual funds	361,779	269,302	-	-	-	-	361,779	269,302
Corporate bonds	-	-	6,903,651	4,870,109	-	-	6,903,651	4,870,109

No other assets or liabilities are measured at fair value as of December 31, 2022 and 2021.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

On a recurring basis, the Company measures its interest rate swap contracts at their estimated fair value. In determining the fair value of the interest rate swap contracts, the Company uses the present value of expected cash flows based on observable market interest rate yield curve commensurate with the term of the instrument. In determining the fair value of the certificates of deposit, the Company uses quoted market prices and other relevant information generated by market transactions. See Derivative Instruments and Hedging Activities in Note 1 for additional information regarding the swaps.

Note 17 - Employee retirement plan

The Company has a defined contribution employee 403(b) retirement plan covering eligible employees. Generally, employee contributions to the plan consist of a percentage based on eligible employees' compensation. MHI matches dollar for dollar an employee's contribution up to 4 percent commencing on the employee's second year of service. Additionally, at the completion of three and seven years of service, MHI makes additional contributions equal to 1 percent and 1 percent, respectively, of the employee's gross earnings regardless of whether or not the employee participates in the plan. Contribution costs of property site staff are passed through to the managed projects. The Company contributed \$3,355,204 and \$3,234,502 for the years ended December 31, 2022 and 2021, respectively.

Note 18 - Insurance

The Company uses a combination of insurance and risk retention to manage a number of risks, including, but not limited to, general liability, workers' compensation, property and the Company's obligation for employee related health care benefits. Liabilities relating to these claims associated with these risks are estimated by considering historical claims experience, including frequency, severity, demographic factors, and other actuarial assumptions. In estimating the liability for such claims, the Company periodically analyzes historical trends, including loss development, and applies appropriate loss development factors to the incurred costs associated with the claims.

Reserves relating to retained risk were \$15,837,124 and \$8,288,388 as of December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, \$6,331,084 and \$4,097,269, respectively, are outstanding and included in accounts payable and accrued expenses.

The Company maintains a restricted cash balance to pay future claims related to all areas of retained risk. As of December 31, 2022 and 2021, the Company held \$18,937,781 and \$13,367,367, respectively, in restricted cash to pay future insurance claims.

Note 19 - Commitments and contingencies

Property management agreements

MHM, a subsidiary corporation of MHI, serves under contract as the management agent for several affiliated corporations and partnerships of MHI. In addition, MHM provides management services to unaffiliated affordable housing projects at competitive rates.

Grant and property use restrictions

Many properties owned and operated by MHI and its subsidiaries were developed using monies provided by grants and restrictive, low interest rate loans. The terms of these loans restrict the use of the property and generally require it be rented to qualified low-income tenants for the period of the grant or related loan term. MHI and its subsidiaries also receive grants with restrictions other than property use. Failure to comply with the terms of the grant or the loans would result in a requirement to repay a portion or all of the proceeds received.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Rental assistance contracts

Many properties owned by or affiliated with the Company have entered into rental assistance contracts with HUD. These contracts have various terms and require the affiliate projects to operate as low-income housing properties and to obtain HUD approval of all rent increases.

Construction contracts

The Company has entered into construction contracts with various third-party contractors to construct and rehabilitate projects in the original amount of \$931,497,128 and \$614,908,072 as of December 31, 2022 and 2021, respectively. During 2022 and 2021, change orders totaled \$68,021,495 and \$59,290,623, respectively. As of December 31, 2022 and 2021, \$77,899,058 and \$51,951,500 remains payable, respectively, which includes retainage payable of \$23,914,972 and \$18,710,634, respectively, included in accounts payable and accrued expenses.

Surplus cash and residual receipts

Many properties owned by MHI and its subsidiaries are subject to HUD regulatory agreements, which restrict the use of the property and limit the use of project cash. Under these regulatory agreements, many of the subsidiaries are precluded from receiving any distributions of operating cash. A surplus cash calculation is required to be prepared annually and any surplus cash, as defined, is required to be deposited in a residual receipts account controlled by HUD.

Letters of credit

In connection with certain project developments, MHI is contingently liable on certain letters of credit, expiring on various dates. See Note 8 for additional information.

Litigation

MHI and its subsidiaries are named in claims and legal actions in the normal course of its business. Based upon the opinion of counsel, management believes the outcome of such matters will not have a material adverse effect on the financial position or changes in the net assets of the Company.

Other

As general partners in various partnerships, the Company and other consolidated entities may be subject to other liabilities, should an affected partnership's assets become insufficient to meet its obligations.

Note 20 - Risks and uncertainties

The following important factors could adversely impact the Company. These factors could cause actual results to differ materially from any forward-looking and other statements that were made in periodic reports, news releases, annual reports and other written reports or communication.

MHI obtains and employs substantial capital and operating subsidies from various federal, state and local governmental agencies, including the federal departments of HUD, USDA and the Veterans Administration. Legislative or regulatory changes in the operations or funding of federal, state and local programs could have a material impact on future results. In addition, MHI obtains funding from private equity groups including national, state and local banks and financial institutions. This funding is also based on a number of government programs, including the Low Income Housing Tax Credit (LIHTC) and the Community Reinvestment Act (CRA). Legislative changes (including changes to Federal Income Tax laws) could impact the level of funding received from these groups and could have a material impact on future results.

Mercy Housing, Inc.

Notes to Consolidated Financial Statements December 31, 2022 and 2021

Changes in the current economic and credit market (e.g., a rise in inflation and/or interest rates) environment could increase the cost of capital or limit the ability to access capital. Failure to comply with covenants and conditions imposed by the agreements governing the Company's indebtedness could restrict future borrowing or cause debt to become immediately due and payable. Failure to renew existing loans could impact working capital, capital expenditures, acquisitions, debt service or other business needs.

MHI and its subsidiaries invest in assets consisting of Bank Certificates of Deposits (CDs) and money market funds which invest in CDs, commercial paper, US Treasury bills, US Agency bonds, notes, and repurchase agreements. Investment policy and guidelines are established by the Finance Committee of the board of trustees. These investments are exposed to various risks, such as interest rate, market and credit. The investment policy and guidelines consider liquidity and risk for each entity and each pool of assets and attempt to diversify asset classes to mitigate risks over the applicable time horizons.

Due to the level of uncertainty related to changes in interest rates, market volatility and credit risks, it is possible that changes in these risks could materially affect the fair value of investments reported in the consolidated statements of financial position as of December 31, 2022.

MHI has exposure to interest rate risk. See Note 9 for further information. Based on our outstanding floating rate debt for our predevelopment lines of credit at December 31, 2022, a 100-basis point increase in interest rates would result in an estimated \$1.2 million increase in our interest expense. Increased development costs, supply and labor shortages, entitlement delays, uninsured losses from natural disasters and other factors may negatively affect the future results of the Company. Property operations and development are subject to warranty and liability claims that can be significant.

Note 21 - Subsequent events

Events that occur after the consolidated statement of financial position date but before the consolidated financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the consolidated statement of financial position date are recognized in the accompanying consolidated financial statements. Subsequent events which provide evidence about conditions that existed after the consolidated statement of financial position date require disclosure in the accompanying notes. Management evaluated the activity of the Company through April 20, 2023 (the date the consolidated financial statements were available to be issued) and concluded that no subsequent events have occurred that would require disclosure in the notes to the consolidated financial statements.

Supplementary Information

Mercy Housing, Inc.

Index of Consolidating Information

	<u>Page</u>
Mercy Housing Inc.	54
Mercy Housing Mountain Plains	60
Mercy Housing Midwest	72
Mercy Housing Southwest	78
Mercy Housing California	84
Mercy Housing California Senior Properties	108
Mercy Housing Calwest	111
Mercy Properties California	165
San Juan Housing Corporation	168
Mercy Housing Northwest - Idaho Inc.	171
Mercy Housing Lakefront	174
Mercy Housing South East	198
Mercy Community Housing Georgia, Inc.	213
Mercy Housing Northwest	228
Mercy Properties Washington	249
General Partners	252
Mercy Properties, Inc.	258
Mercy Properties II, Inc.	270
2101 Telegraph Avenue Housing, Inc.	273
McDermott Place	276
South of Market Mercy Housing	279
Visitation Valley Affordable Housing	285
Mercy Housing West	288
Affordable Housing Corp.	300
Mercy Housing Wheaton	303

Mercy Housing, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing, Inc.	Mercy Community Capital	Mercy Housing Management Group	Mercy Housing Services Corporation	Mercy Housing Ohio, Inc.	Consolidated Mercy Housing Mountain Plains	Consolidated Mercy Housing California	Consolidated Mercy Housing Northwest - Idaho, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ 3,944,779	\$ 11,126,850	\$ -	\$ 748,397	\$ -	\$ 5,778,817	\$ 48,347,654	\$ 140,362
Cash, tenant security deposits	-	-	-	-	-	428,299	4,302,119	47,817
Cash, restricted	51,320,011	3,015,235	-	-	-	3,595,465	21,986,956	-
Investments	2,830,000	-	-	-	-	-	-	-
Investments, restricted	1,251	3,297,051	-	-	-	-	-	-
Accounts receivable, net	6,625,853	3,943	13,680,432	48,599	-	342,964	15,996,740	43,616
Due from affiliates, net	247,700,985	17,892	87,873,857	-	522,212	22,095,224	115,694,979	1,476,193
Pledges receivable, net	65,694	-	-	-	-	473,063	319,991	-
Grants receivable	400,000	150,000	-	-	-	-	-	-
Loans and interest receivable, current	-	31,220,452	-	-	-	-	605,204	-
Loans and interest receivable, affiliates, current	26,772,018	-	-	-	-	146,080	184,682	-
Prepaid expenses and other assets	5,472,321	33,843	219,041	94,571	-	613,197	7,047,130	42,692
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>345,132,912</u>	<u>48,865,266</u>	<u>101,773,330</u>	<u>891,567</u>	<u>522,212</u>	<u>33,473,109</u>	<u>214,485,455</u>	<u>1,750,680</u>
Long-term assets								
Property and equipment								
Land and land improvements	855,000	-	-	-	-	14,592,825	225,572,412	1,720,491
Buildings	71,748	-	-	-	-	143,020,173	1,916,369,037	14,343,995
Furniture and equipment	7,437,641	-	-	-	-	5,468,833	54,838,443	767,473
Predevelopment project costs	-	-	-	-	-	1,336,755	24,106,117	-
Construction in progress	-	-	-	-	-	30,819,570	233,080,603	-
Accumulated depreciation	(5,984,604)	-	-	-	-	(69,579,398)	(458,658,293)	(8,322,507)
Net property and equipment	<u>2,379,785</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>125,658,758</u>	<u>1,995,308,319</u>	<u>8,509,452</u>
Other long-term assets								
Restricted property reserves	-	-	-	-	-	9,231,770	106,650,147	1,292,047
Long-term investments	7,305,000	-	-	-	-	-	7,625,000	-
Long-term investments, restricted	-	-	-	7,265,430	-	-	310,000	-
Due from affiliates	775,972	-	-	-	-	-	200,055	-
Pledges receivable, net	-	-	-	-	-	50,000	23,362,755	-
Investments in limited partnerships, net	6,385,715	296,975	-	-	-	-	(9,087,763)	-
Loans and interest receivable, net	8,884,065	55,718,733	-	-	-	-	30,149,913	22,391
Loans and interest receivable, affiliates	22,259,549	-	-	-	-	-	7,024,481	-
Right-of-use asset, net	5,348,889	-	-	-	-	-	68,156,267	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	6,172,323	385,900	-	141,808	-	514,778	4,085,005	15,916
Total long-term assets	<u>57,131,513</u>	<u>56,401,608</u>	<u>-</u>	<u>7,407,238</u>	<u>-</u>	<u>9,796,548</u>	<u>238,475,860</u>	<u>1,330,354</u>
Total assets	<u>\$ 404,644,210</u>	<u>\$ 105,266,874</u>	<u>\$ 101,773,330</u>	<u>\$ 8,298,805</u>	<u>\$ 522,212</u>	<u>\$ 168,928,415</u>	<u>\$ 2,448,269,634</u>	<u>\$ 11,590,486</u>

Mercy Housing, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing, Inc.	Mercy Community Capital	Mercy Housing Management Group	Mercy Housing Services Corporation	Mercy Housing Ohio, Inc.	Consolidated Mercy Housing Mountain Plains	Consolidated Mercy Housing California	Consolidated Mercy Housing Northwest - Idaho, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 19,224,503	\$ 261,787	\$ 8,537,209	\$ 1,981,089	\$ 4,886	\$ 9,493,935	\$ 85,049,268	\$ 306,235
Due to affiliates	281,047,279	-	96,196,308	771	3,818,014	19,054,950	44,492,003	2,562,901
Accrued interest	619,464	153,678	-	-	-	296,600	3,929,349	-
Accrued interest, affiliates	17,506	-	-	-	-	68,668	-	2,063
Notes payable, current	3,142,422	10,357,230	-	-	-	29,289,910	258,657,905	-
Notes payable, affiliates, current	3,481,741	81,777	-	-	-	3,990,464	14,849,438	412,564
Lease obligations, current	778,530	-	-	-	-	-	5,493,743	-
Deferred revenue, current	9,548,757	-	-	607,212	-	279,994	3,829,458	34,320
Other liabilities, current	-	-	-	-	-	-	25,749	-
Tenant security deposits	-	-	-	-	-	407,722	4,357,889	45,315
Total current liabilities	317,860,202	10,854,472	104,733,517	2,589,072	3,822,900	62,882,243	420,684,802	3,363,398
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	91,462	-	-	-	-	955,864	80,385,483	59,747
Accrued interest, affiliates	-	-	-	-	-	66,442	271,103	-
Notes payable, net, noncurrent	39,111,908	41,327,950	-	-	-	42,446,516	1,080,517,499	1,128,746
Notes payable, affiliates, noncurrent	-	230,553	-	-	-	13,981,176	10,218,312	-
Lease obligations, noncurrent	7,240,794	-	-	-	-	-	49,267,294	-
Deferred revenue, noncurrent	-	-	-	-	-	31,811	15,569,146	-
Other liabilities, noncurrent	500,171	8,500,000	-	-	-	-	2,535,327	-
Total long-term liabilities	46,944,335	50,058,503	-	-	-	57,481,809	1,238,764,164	1,188,493
Total liabilities	364,804,537	60,912,975	104,733,517	2,589,072	3,822,900	120,364,052	1,659,448,966	4,551,891
Net assets								
Net assets without donor restrictions, controlling	34,025,763	41,538,899	(2,960,187)	5,709,733	(3,300,688)	44,771,490	737,060,090	7,020,374
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	34,025,763	41,538,899	(2,960,187)	5,709,733	(3,300,688)	44,771,490	737,060,090	7,020,374
Net assets with donor restrictions	5,813,910	2,815,000	-	-	-	3,792,873	51,760,578	18,221
Total net assets	39,839,673	44,353,899	(2,960,187)	5,709,733	(3,300,688)	48,564,363	788,820,668	7,038,595
Total liabilities and net assets	\$ 404,644,210	\$ 105,266,874	\$ 101,773,330	\$ 8,298,805	\$ 522,212	\$ 168,928,415	\$ 2,448,269,634	\$ 11,590,486

Mercy Housing, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties							
	Consolidated Mercy Housing Lakefront	Consolidated Mercy Housing South East	Consolidated Mercy Housing Northwest	Mercy Properties Washington III, LLC (Cobble Knoll I)	Padre Apartments Community	Consolidated General Partners	Eliminations	Consolidated Mercy Housing, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ 1,941,913	\$ 2,350,608	\$ 3,602,000	\$ 478,403	\$ 506,741	\$ 29,650,648	\$ (202,196)	\$ 108,414,976
Cash, tenant security deposits	662,164	765,454	978,936	167,388	18,526	3,464,246	-	10,834,949
Cash, restricted	689,462	1,550,432	4,309,515	-	-	339,273	-	86,806,349
Investments	-	-	-	-	-	-	-	2,830,000
Investments, restricted	-	-	-	-	-	-	(3,297,051)	1,251
Accounts receivable, net	1,873,077	833,629	1,803,326	122,255	95	3,333,896	(7,303,568)	37,404,857
Due from affiliates, net	37,723,712	942,175	20,319,348	22,394	-	648,853	(535,037,824)	-
Pledges receivable, net	896,877	48,156	231,183	-	-	-	-	2,034,964
Grants receivable	431,080	-	-	-	-	-	-	981,080
Loans and interest receivable, current	-	-	-	-	-	-	(5,234,607)	26,591,049
Loans and interest receivable, affiliates, current	72,529	344,683	427,924	-	-	-	(27,947,916)	-
Prepaid expenses and other assets	1,073,004	928,869	978,844	71,890	17,237	3,069,141	(9,607,035)	10,054,745
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	23,544,456	-	-	-	11,631,167	-	35,175,623
Total current assets	45,363,818	31,308,462	32,651,076	862,330	542,599	52,137,224	(588,630,197)	321,129,843
Long-term assets								
Property and equipment								
Land and land improvements	30,146,599	40,949,951	53,252,377	3,030,277	118,488	106,999,725	(1,296,208)	475,941,937
Buildings	354,722,110	207,734,984	392,990,131	13,795,967	4,533,941	909,271,482	(24,686,093)	3,932,167,475
Furniture and equipment	10,905,639	9,116,177	10,049,487	178,515	141,489	44,772,455	(18,576)	143,657,576
Predevelopment project costs	2,198,795	1,766,823	765,768	-	-	-	(1,083,444)	29,090,814
Construction in progress	(31,297)	23,935,590	7,808,360	-	-	-	(1,844,193)	293,768,633
Accumulated depreciation	(143,475,898)	(98,049,996)	(103,487,640)	(9,090,758)	(3,377,316)	(612,129,979)	10,600,680	(1,501,555,709)
Net property and equipment	254,465,948	185,453,529	361,378,483	7,914,001	1,416,602	448,913,683	(18,327,834)	3,373,070,726
Other long-term assets								
Restricted property reserves	20,403,400	11,707,384	22,685,843	1,474,742	543,278	54,355,182	-	228,343,793
Long-term investments	-	-	-	-	-	-	-	14,930,000
Long-term investments, restricted	-	800,000	150,000	-	-	-	-	8,525,430
Due from affiliates	-	-	-	-	-	-	(976,027)	-
Pledges receivable, net	-	-	200,000	-	-	-	-	23,612,755
Investments in limited partnerships, net	(2,612,767)	-	713,988	-	-	(17,131,677)	25,749,792	4,314,263
Loans and interest receivable, net	75,000	-	-	-	-	1,177,001	(18,829,016)	77,198,087
Loans and interest receivable, affiliates	-	88,094	65,607	-	-	1,197,412	(30,635,143)	-
Right-of-use asset, net	1,125,218	1,267,557	652,343	-	-	13,657,872	(723,836)	89,484,310
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	1,195,872	937,656	1,450,076	-	-	217,909	-	15,117,243
Total long-term assets	20,186,723	14,800,691	25,917,857	1,474,742	543,278	53,473,699	(25,414,230)	461,525,881
Total assets	\$ 320,016,489	\$ 231,562,682	\$ 419,947,416	\$ 10,251,073	\$ 2,502,479	\$ 554,524,606	\$ (632,372,261)	\$ 4,155,726,450

Mercy Housing, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties							
	Consolidated Mercy Housing Lakefront	Consolidated Mercy Housing South East	Consolidated Mercy Housing Northwest	Mercy Properties Washington III, LLC (Cobble Knoll I)	Padre Apartments Community	Consolidated General Partners	Eliminations	Consolidated Mercy Housing, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 8,393,175	\$ 13,535,803	\$ 5,703,828	\$ 450,052	\$ 78,322	\$ 10,345,982	\$ (11,522,855)	\$ 151,843,219
Due to affiliates	31,879,785	28,127,294	7,049,819	162,661	5,172	9,895,737	(524,292,694)	-
Accrued interest	870,999	151,248	326,911	57,358	-	2,885,278	(288)	9,290,597
Accrued interest, affiliates	11,628	-	-	6,377	-	75,345	(181,587)	-
Notes payable, current	15,123,478	9,353,951	22,924,912	637,925	-	22,376,569	-	371,864,302
Notes payable, affiliates, current	4,205,100	3,686,861	792,908	-	-	322,482	(31,823,335)	-
Lease obligations, current	100,906	96,530	-	-	-	4,016,992	(861,705)	9,624,996
Deferred revenue, current	396,623	339,808	488,339	32,440	514	1,334,609	(8,991,123)	7,900,951
Other liabilities, current	-	-	-	-	-	-	(25,749)	-
Tenant security deposits	651,613	717,551	951,854	161,864	17,825	3,413,989	-	10,725,622
Total current liabilities	61,633,307	56,009,046	38,238,571	1,508,677	101,833	54,666,983	(577,699,336)	561,249,687
Long-term liabilities								
Due to affiliates	5,564,882	-	-	-	-	775,972	(6,340,854)	-
Accrued interest	8,230,411	638,339	3,684,458	-	344,143	71,151,585	-	165,541,492
Accrued interest, affiliates	5,333	68,906	17,566	1,116	-	10,123,743	(10,554,209)	-
Notes payable, net, noncurrent	144,313,225	63,595,678	178,508,410	6,864,584	475,399	363,760,168	281,109	1,962,331,192
Notes payable, affiliates, noncurrent	-	4,323,459	2,546,084	125,000	-	42,402,208	(73,826,792)	-
Lease obligations, noncurrent	1,122,611	1,604,119	156,751	-	-	12,399,863	(1,580,777)	70,210,655
Deferred revenue, noncurrent	192,473	1,953,315	7,289,960	-	604	2,978,286	(2,104,766)	25,910,829
Other liabilities, noncurrent	583,199	86,907	455,331	-	-	781,215	(632,485)	12,809,665
Total long-term liabilities	160,012,134	72,270,723	192,658,560	6,990,700	820,146	504,373,040	(94,758,774)	2,236,803,833
Total liabilities	221,645,441	128,279,769	230,897,131	8,499,377	921,979	559,040,023	(672,458,110)	2,798,053,520
Net assets								
Net assets without donor restrictions, controlling	93,482,083	101,943,632	180,187,250	1,501,697	1,580,500	(6,884,734)	(789,844,092)	445,831,810
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	830,179,940	830,179,940
Total net assets without donor restrictions	93,482,083	101,943,632	180,187,250	1,501,697	1,580,500	(6,884,734)	40,335,848	1,276,011,750
Net assets with donor restrictions	4,888,965	1,339,281	8,863,035	249,999	-	2,369,317	(249,999)	81,661,180
Total net assets	98,371,048	103,282,913	189,050,285	1,751,696	1,580,500	(4,515,417)	40,085,849	1,357,672,930
Total liabilities and net assets	\$ 320,016,489	\$ 231,562,682	\$ 419,947,416	\$ 10,251,073	\$ 2,502,479	\$ 554,524,606	\$ (632,372,261)	\$ 4,155,726,450

Mercy Housing, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing, Inc.	Mercy Community Capital	Mercy Housing Management Group	Mercy Housing Services Corporation	Mercy Housing Ohio, Inc.	Consolidated Mercy Housing Mountain Plains	Consolidated Mercy Housing California	Consolidated Mercy Housing Northwest - Idaho, Inc.
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,531,932	\$ 107,896,529	\$ 1,221,879
Developer fees	-	-	-	-	-	2,225,081	15,632,495	-
Services fees	6,639,081	-	19,912,744	-	-	450,032	2,954,048	-
Philanthropy	3,593,458	208,431	-	-	-	3,821,118	29,077,448	143,580
Capital grants	30,250	-	-	-	-	1,779,905	17,971,656	-
Consulting	-	-	-	-	-	-	361,059	-
Interest	2,138,645	5,009,997	-	96,651	-	459,578	646,954	4,201
Other	26,670,717	352,863	1,330,181	1,215,312	3,084	3,043,978	18,628,412	69,703
Total revenues	39,072,151	5,571,291	21,242,925	1,311,963	3,084	30,311,624	193,168,601	1,439,363
Expenses and losses								
Compensation	19,218,157	1,391,753	13,594,995	-	-	6,961,476	40,887,564	415,491
Administrative	10,772,685	238,341	4,147,305	1,070,953	-	2,586,915	19,591,376	295,565
Professional services	3,163,724	73,198	332,410	92,549	-	568,575	4,214,318	39,655
Depreciation and amortization	521,719	-	-	-	-	6,002,712	71,616,284	604,629
Grants	4,162,405	-	-	-	-	1,000,643	8,099,081	-
Facility	10,166,127	228	3,394	-	-	6,193,230	41,343,116	530,541
Interest and fees	2,147,305	1,355,247	67,860	318,449	48,976	3,047,094	31,569,275	48,081
Bad debts	311,263	-	97,528	-	-	8,756,442	1,253,190	8,698
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	11,981	163,416	-
Shared services	(17,905,757)	521,863	5,908,875	-	694	1,116,014	6,217,237	30,763
(Gain) loss on sale of assets	(289)	-	-	-	-	-	760,447	-
(Earnings) loss on investment in limited partnership	(902,076)	(12,500)	-	-	-	-	2,608,213	-
Total expenses and losses	31,655,263	3,568,130	24,152,367	1,481,951	49,670	36,245,082	228,323,517	1,973,423
Excess (deficiency) of revenues over expenses	7,416,888	2,003,161	(2,909,442)	(169,988)	(46,586)	(5,933,458)	(35,154,916)	(534,060)
Net assets at beginning of year	32,422,785	42,350,738	(50,745)	5,879,721	(3,254,102)	44,384,855	691,839,195	7,572,655
Other transfers to (from) net assets	-	-	-	-	-	10,112,966	132,136,389	-
Net assets at end of year	\$ 39,839,673	\$ 44,353,899	\$ (2,960,187)	\$ 5,709,733	\$ (3,300,688)	\$ 48,564,363	\$ 788,820,668	\$ 7,038,595

Mercy Housing, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Properties							
	Consolidated Mercy Housing Lakefront	Consolidated Mercy Housing South East	Consolidated Mercy Housing Northwest	Mercy Properties Washington III, LLC (Cobble Knoll I)	Padre Apartments Community	Consolidated General Partners	Eliminations	Consolidated Mercy Housing, Inc.
Revenues								
Rent - net of vacancies	\$ 27,804,428	\$ 25,530,225	\$ 21,500,538	\$ 2,943,124	\$ 884,230	\$ 99,108,367	\$ (386,756)	\$ 305,034,496
Developer fees	736,943	981,895	2,928,601	-	-	-	-	22,505,015
Services fees	2,661,910	107,448	105,377	-	-	45,283	(31,835,872)	1,040,051
Philanthropy	6,097,120	2,302,235	7,970,827	-	-	387,417	(594,153)	53,007,481
Capital grants	4,455	-	2,293,054	-	-	-	-	22,079,320
Consulting	-	-	34,379	-	-	-	-	395,438
Interest	(39,322)	1,547,865	19,747	124,639	(17,628)	(32,125)	(4,027,539)	5,931,663
Other	3,044,801	942,551	1,082,137	382,013	1,981	6,226,180	(38,410,530)	24,583,383
Total revenues	40,310,335	31,412,219	35,934,660	3,449,776	868,583	105,735,122	(75,254,850)	434,576,847
Expenses and losses								
Compensation	12,947,352	8,608,221	8,029,046	715,064	140,032	23,118,564	(3,302,122)	132,725,593
Administrative	4,192,735	4,010,337	3,713,863	383,619	76,834	17,515,516	(29,292,868)	39,303,176
Professional services	1,009,690	647,664	598,638	63,768	51,588	4,603,874	(2,822,015)	12,637,636
Depreciation and amortization	13,618,956	9,291,644	13,373,652	553,493	172,536	37,303,136	(883,764)	152,174,997
Grants	218,719	-	-	-	-	3,504,805	(14,684,511)	2,301,142
Facility	14,658,353	12,860,921	7,826,615	1,221,921	287,804	39,596,992	(20,571,266)	114,117,976
Interest and fees	4,392,495	2,899,617	3,649,683	153,666	44,827	13,032,533	(3,596,515)	59,178,593
Bad debts	1,058,505	275,587	567,721	26,836	-	539,780	(9,084,767)	3,810,783
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	145,695	-	-	-	-	-	(35,189)	285,903
Shared services	1,989,006	785,149	1,336,156	-	-	-	-	-
(Gain) loss on sale of assets	15,315	1,576,383	(289)	-	-	549,852	-	2,901,419
(Earnings) loss on investment in limited partnership	169,533	-	(154,185)	-	-	1,405,007	(4,225,882)	(1,111,890)
Total expenses and losses	54,416,354	40,955,523	38,940,900	3,118,367	773,621	141,170,059	(88,498,899)	518,325,328
Excess (deficiency) of revenues over expenses	(14,106,019)	(9,543,304)	(3,006,240)	331,409	94,962	(35,434,937)	13,244,049	(83,748,481)
Net assets at beginning of year	112,266,909	98,422,956	175,487,890	1,420,287	1,485,538	29,564,152	20,373,811	1,260,166,645
Other transfers to (from) net assets	210,158	14,403,261	16,568,635	-	-	1,355,368	6,467,989	181,254,766
Net assets at end of year	\$ 98,371,048	\$ 103,282,913	\$ 189,050,285	\$ 1,751,696	\$ 1,580,500	\$ (4,515,417)	\$ 40,085,849	\$ 1,357,672,930

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Mountain Plains	Stapleton II Mercy, LLC	Bluff Mercy, LLC (Bluff Lake)	Mercy Housing Colorado GP, LLC	Mercy Housing Colorado III, LTD. (Springfield Court)	MHMP GP, LLC	Mercy Housing Colorado VI, LTD. (Merced de las Animas)	MHMP CO GP, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ 198,261	\$ -	\$ 337,653	\$ -	\$ 218,190	\$ -
Cash, tenant security deposits	-	-	18,597	-	29,589	-	22,088	-
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	15,019	-	40,846	-	8	-	12,753	-
Due from affiliates, net	20,070,450	-	-	46,933	6,180	82,984	-	-
Pledges receivable, net	473,063	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	2,220,154	-	-	-	-	-	-	-
Prepaid expenses and other assets	46,581	-	49,236	-	21,165	-	14,142	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>22,825,267</u>	<u>-</u>	<u>306,940</u>	<u>46,933</u>	<u>394,595</u>	<u>82,984</u>	<u>267,173</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	-	2,148,342	-	912,778	-	1,361,801	-
Buildings	-	-	12,312,854	-	4,585,981	-	5,269,702	-
Furniture and equipment	31,970	-	548,871	-	486,016	-	300,285	-
Predevelopment project costs	58,568	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(11,798)	-	(5,760,942)	-	(5,068,297)	-	(5,642,978)	-
Net property and equipment	<u>78,740</u>	<u>-</u>	<u>9,249,125</u>	<u>-</u>	<u>916,478</u>	<u>-</u>	<u>1,288,810</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	-	861,184	-	623,443	-	142,535	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	3,235,918	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	55	1,379,793	-	(2,247)	-	(21,111)	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	28,987	-	-	-	7,985	-
Total long-term assets	<u>3,235,973</u>	<u>1,379,793</u>	<u>890,171</u>	<u>(2,247)</u>	<u>623,443</u>	<u>(21,111)</u>	<u>150,520</u>	<u>-</u>
Total assets	<u>\$ 26,139,980</u>	<u>\$ 1,379,793</u>	<u>\$ 10,446,236</u>	<u>\$ 44,686</u>	<u>\$ 1,934,516</u>	<u>\$ 61,873</u>	<u>\$ 1,706,503</u>	<u>\$ -</u>

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Mountain Plains	Stapleton II Mercy, LLC	Bluff Mercy, LLC (Bluff Lake)	Mercy Housing Colorado GP, LLC	Mercy Housing Colorado III, LTD. (Springfield Court)	MHMP GP, LLC	Mercy Housing Colorado VI, LTD. (Merced de las Animas)	MHMP CO GP, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 266,739	\$ 2,815	\$ 118,602	\$ 880	\$ 28,293	\$ 880	\$ 39,766	\$ 2,815
Due to affiliates	4,752,597	34,591	141,496	67,261	27,500	43,195	43,546	19,799
Accrued interest	-	-	9,747	-	11,679	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	6,844	-
Notes payable, current	4,770	-	47,181	-	60,634	-	-	-
Notes payable, affiliates, current	2,278,771	-	-	-	-	-	47,797	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	36,654	-	1,765	-	10,878	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	18,600	-	31,061	-	21,087	-
Total current liabilities	7,302,877	37,406	372,280	68,141	160,932	44,075	169,918	22,614
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	779,832	-	575,038	-	1,168,175	-
Notes payable, net, noncurrent	-	-	1,423,231	-	2,664,033	-	-	-
Notes payable, affiliates, noncurrent	-	-	2,249,000	-	472,725	-	2,184,560	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	20,865	-	1,481	-	219	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	-	4,472,928	-	3,713,277	-	3,352,954	-
Total liabilities	7,302,877	37,406	4,845,208	68,141	3,874,209	44,075	3,522,872	22,614
Net assets								
Net assets without donor restrictions, controlling	15,667,283	1,342,387	5,601,028	(23,455)	(1,939,693)	17,798	(1,816,369)	(22,614)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	15,667,283	1,342,387	5,601,028	(23,455)	(1,939,693)	17,798	(1,816,369)	(22,614)
Net assets with donor restrictions	3,169,820	-	-	-	-	-	-	-
Total net assets	18,837,103	1,342,387	5,601,028	(23,455)	(1,939,693)	17,798	(1,816,369)	(22,614)
Total liabilities and net assets	\$ 26,139,980	\$ 1,379,793	\$ 10,446,236	\$ 44,686	\$ 1,934,516	\$ 61,873	\$ 1,706,503	\$ -

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Bond Properties Colorado I (Franconia LLC)	MHMP 12 Holly Park East and West GP	MHMP 12 Holly Park East and West LP (Holly Park)	MHMP 13 Grace Apartments GP LLC	MHMP 13 Grace Apartments LLLP	MHMP 14 Clare Gardens GP LLC	MHMP 14 Clare Gardens LLLP	MHMP 15 E Colfax GP LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 217,890	\$ -	\$ 298,648	\$ -	\$ 219,155	\$ -	\$ 3,207,760	\$ -
Cash, tenant security deposits	11,814	-	40,965	-	9,699	-	37,183	-
Cash, restricted	-	-	-	-	8,533	-	2,735,694	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	3,110	-	48,007	-	14,652	50	88,508	-
Due from affiliates, net	-	-	-	-	500	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	12,251	-	51,742	-	14,529	-	92,983	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>245,065</u>	<u>-</u>	<u>439,362</u>	<u>-</u>	<u>267,068</u>	<u>50</u>	<u>6,162,128</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	622,232	-	823,495	-	627,786	-	410,507	-
Buildings	2,578,245	-	27,752,026	-	7,007,902	-	20,612,325	-
Furniture and equipment	227,302	-	339,458	-	259,832	-	991,098	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(1,440,654)	-	(5,962,432)	-	(397,538)	-	(1,031,098)	-
Net property and equipment	<u>1,987,125</u>	<u>-</u>	<u>22,952,547</u>	<u>-</u>	<u>7,497,982</u>	<u>-</u>	<u>20,982,832</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	219,550	-	1,507,310	-	447,277	-	265,727	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(768,768)	-	501,747	-	(11,008,544)	-	963,864
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	8,703,896	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	143,755	-	61,374	-	126,835	-
Total long-term assets	<u>219,550</u>	<u>(768,768)</u>	<u>1,651,065</u>	<u>501,747</u>	<u>508,651</u>	<u>(11,008,544)</u>	<u>9,096,458</u>	<u>963,864</u>
Total assets	<u>\$ 2,451,740</u>	<u>\$ (768,768)</u>	<u>\$ 25,042,974</u>	<u>\$ 501,747</u>	<u>\$ 8,273,701</u>	<u>\$ (11,008,494)</u>	<u>\$ 36,241,418</u>	<u>\$ 963,864</u>

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Bond Properties Colorado I (Franconia LLC)	MHMP 12 Holly Park East and West GP	MHMP 12 Holly Park East and West LP (Holly Park)	MHMP 13 Grace Apartments GP LLC	MHMP 13 Grace Apartments LLLP	MHMP 14 Clare Gardens GP LLC	MHMP 14 Clare Gardens LLLP	MHMP 15 E Colfax GP LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 31,027	\$ 2,815	\$ 292,896	\$ 880	\$ 59,815	\$ 2,815	\$ 2,734,059	\$ 880
Due to affiliates	312	19,405	-	1,898	30,000	2,848	1,555,790	864
Accrued interest	-	-	47,562	-	14,095	-	144,241	-
Accrued interest, affiliates	9,832	-	-	-	-	-	-	-
Notes payable, current	-	-	247,999	-	48,013	-	28,623,716	-
Notes payable, affiliates, current	52,990	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	129,252	-
Deferred revenue, current	660	-	54,486	-	21,183	-	28,022	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	11,040	-	39,636	-	9,402	-	26,028	-
Total current liabilities	105,861	22,220	682,579	2,778	182,508	5,663	33,241,108	1,744
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	13,553,355	-	3,650,526	-	(898,920)	-
Notes payable, affiliates, noncurrent	2,092,247	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	9,694,833	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	1,310,595	-	262,894	-	282,293	-
Total long-term liabilities	2,092,247	-	14,863,950	-	3,913,420	-	9,078,206	-
Total liabilities	2,198,108	22,220	15,546,529	2,778	4,095,928	5,663	42,319,314	1,744
Net assets								
Net assets without donor restrictions, controlling	253,632	(790,988)	9,496,445	498,969	4,177,773	(11,014,157)	(6,077,896)	962,120
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	253,632	(790,988)	9,496,445	498,969	4,177,773	(11,014,157)	(6,077,896)	962,120
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	253,632	(790,988)	9,496,445	498,969	4,177,773	(11,014,157)	(6,077,896)	962,120
Total liabilities and net assets	\$ 2,451,740	\$ (768,768)	\$ 25,042,974	\$ 501,747	\$ 8,273,701	\$ (11,008,494)	\$ 36,241,418	\$ 963,864

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

	MHMP 15 E Colfax LLLP (Rose on Colfax)	MHMP 16 Northfield GP	MHMP 16 Northfield LLLP (Northfield Commons)	MHMP Arizona Housing LLC	MHMP 18 Timbercreek Apartments LLC GP	MHMP 18 Timbercreek Apartments, LP	Consolidated Mercy Housing Midwest	Consolidated Mercy Housing Southwest
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 766,997	\$ 314,263
Cash, tenant security deposits	-	-	-	-	-	-	132,704	125,660
Cash, restricted	32,492	-	386,208	-	-	400,000	32,538	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	-	-	-	-	87,993	64,893
Due from affiliates, net	-	-	-	-	-	-	3,368,423	2,155,679
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	345,270	-
Prepaid expenses and other assets	-	-	-	-	-	-	168,665	141,903
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	32,492	-	386,208	-	-	400,000	4,902,590	2,802,398
Long-term assets								
Property and equipment								
Land and land improvements	48,329	-	1,200,010	1,544,588	-	-	3,162,588	1,730,369
Buildings	-	-	-	-	-	-	34,958,094	30,626,115
Furniture and equipment	1,758	-	-	-	-	-	661,643	1,620,600
Predevelopment project costs	-	-	-	10,534	-	185,157	-	1,082,496
Construction in progress	19,714,849	-	12,484,857	-	-	-	-	-
Accumulated depreciation	-	-	-	-	-	-	(19,077,854)	(25,606,687)
Net property and equipment	19,764,936	-	13,684,867	1,555,122	-	185,157	19,704,471	9,452,893
Other long-term assets								
Restricted property reserves	-	-	-	-	-	-	2,084,974	3,079,770
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	50,000
Investments in limited partnerships, net	-	1,200,000	-	-	(4,464)	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	67,942	-	56,445	-	-	21,455	-	-
Total long-term assets	67,942	1,200,000	56,445	-	(4,464)	21,455	2,084,974	3,129,770
Total assets	\$ 19,865,370	\$ 1,200,000	\$ 14,127,520	\$ 1,555,122	\$ (4,464)	\$ 606,612	\$ 26,692,035	\$ 15,385,061

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

	MHMP 15 E Colfax LLLP (Rose on Colfax)	MHMP 16 Northfield GP	MHMP 16 Northfield LLLP (Northfield Commons)	MHMP Arizona Housing LLC	MHMP 18 Timbercreek Apartments LLC GP	MHMP 18 Timbercreek Apartments, LP	Consolidated Mercy Housing Midwest	Consolidated Mercy Housing Southwest
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,422,660	\$ 880	\$ 3,239,956	\$ 4,337	\$ -	\$ 4,509	\$ 853,804	\$ 463,335
Due to affiliates	1,565,946	-	659,194	250,000	-	438,296	7,316,900	5,882,223
Accrued interest	42,637	-	-	-	-	-	26,639	-
Accrued interest, affiliates	22,651	-	-	10,534	-	-	-	18,807
Notes payable, current	-	-	-	-	-	-	257,597	-
Notes payable, affiliates, current	228,306	-	1,991,847	-	-	199,190	199,190	1,411,717
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	-	-	-	-	69,735	56,611
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	-	130,808	120,060
Total current liabilities	3,282,200	880	5,890,997	264,871	-	641,995	8,854,673	7,952,753
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	4,959
Accrued interest	10,555	-	-	-	-	-	945,309	-
Accrued interest, affiliates	-	-	31,808	-	-	-	-	-
Notes payable, net, noncurrent	10,212,198	-	1,638,597	-	-	(30,874)	10,326,227	(91,857)
Notes payable, affiliates, noncurrent	2,000,000	-	2,000,000	1,294,588	-	-	285,000	4,441,541
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	60	9,186
Other liabilities, noncurrent	655,249	-	724,887	-	-	-	-	-
Total long-term liabilities	12,878,002	-	4,395,292	1,294,588	-	(30,874)	11,556,596	4,363,829
Total liabilities	16,160,202	880	10,286,289	1,559,459	-	611,121	20,411,269	12,316,582
Net assets								
Net assets without donor restrictions, controlling	3,705,168	1,199,120	3,841,231	(4,337)	(4,464)	(4,509)	5,710,223	3,015,969
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	3,705,168	1,199,120	3,841,231	(4,337)	(4,464)	(4,509)	5,710,223	3,015,969
Net assets with donor restrictions	-	-	-	-	-	-	570,543	52,510
Total net assets	3,705,168	1,199,120	3,841,231	(4,337)	(4,464)	(4,509)	6,280,766	3,068,479
Total liabilities and net assets	\$ 19,865,370	\$ 1,200,000	\$ 14,127,520	\$ 1,555,122	\$ (4,464)	\$ 606,612	\$ 26,692,035	\$ 15,385,061

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

		Consolidated Mercy Housing Mountain Plains
	Eliminations	
Assets		
Current assets		
Cash and cash equivalents	\$ -	\$ 5,778,817
Cash, tenant security deposits	-	428,299
Cash, restricted	-	3,595,465
Investments	-	-
Investments, restricted	-	-
Accounts receivable, net	(32,875)	342,964
Due from affiliates, net	(3,635,925)	22,095,224
Pledges receivable, net	-	473,063
Grants receivable	-	-
Loans and interest receivable, current	-	-
Loans and interest receivable, affiliates, current	(2,419,344)	146,080
Prepaid expenses and other assets	-	613,197
Inventory	-	-
Assets held for sale	-	-
Total current assets	(6,088,144)	33,473,109
Long-term assets		
Property and equipment		
Land and land improvements	-	14,592,825
Buildings	(2,683,071)	143,020,173
Furniture and equipment	-	5,468,833
Predevelopment project costs	-	1,336,755
Construction in progress	(1,380,136)	30,819,570
Accumulated depreciation	420,880	(69,579,398)
Net property and equipment	(3,642,327)	125,658,758
Other long-term assets		
Restricted property reserves	-	9,231,770
Long-term investments	-	-
Long-term investments, restricted	-	-
Due from affiliates	(3,235,918)	-
Pledges receivable, net	-	50,000
Investments in limited partnerships, net	7,759,675	-
Notes and interest receivable, net	-	-
Notes and interest receivable, affiliates	-	-
Right-of-use asset, net	(8,703,896)	-
Allowance for impaired assets	-	-
Other assets, net	-	514,778
Total long-term assets	(4,180,139)	9,796,548
Total assets	\$ (13,910,610)	\$ 168,928,415

Mercy Housing Mountain Plains
Consolidating Statement of Financial Position
December 31, 2022

		Consolidated Mercy Housing Mountain Plains
	Eliminations	
Liabilities		
Current liabilities		
Accounts payable and accrued expenses	\$ (81,523)	\$ 9,493,935
Due to affiliates	(3,798,711)	19,054,950
Accrued interest	-	296,600
Accrued interest, affiliates	-	68,668
Notes payable, current	-	29,289,910
Notes payable, affiliates, current	(2,419,344)	3,990,464
Lease obligations, current	(129,252)	-
Deferred revenue, current	-	279,994
Other liabilities, current	-	-
Tenant security deposits	-	407,722
	<u>(6,428,830)</u>	<u>62,882,243</u>
Total current liabilities		
	<u>(6,428,830)</u>	<u>62,882,243</u>
Long-term liabilities		
Due to affiliates	(4,959)	-
Accrued interest	-	955,864
Accrued interest, affiliates	(2,488,411)	66,442
Notes payable, net, noncurrent	-	42,446,516
Notes payable, affiliates, noncurrent	(3,038,485)	13,981,176
Lease obligations, noncurrent	(9,694,833)	-
Deferred revenue, noncurrent	-	31,811
Other liabilities, noncurrent	(3,235,918)	-
	<u>(18,462,606)</u>	<u>57,481,809</u>
Total long-term liabilities		
	<u>(18,462,606)</u>	<u>57,481,809</u>
Total liabilities	<u>(24,891,436)</u>	<u>120,364,052</u>
Net assets		
Net assets without donor restrictions, controlling	10,980,826	44,771,490
Net assets without donor restrictions, noncontrolling	-	-
Total net assets without donor restrictions	10,980,826	44,771,490
Net assets with donor restrictions	-	3,792,873
	<u>10,980,826</u>	<u>48,564,363</u>
Total net assets	<u>10,980,826</u>	<u>48,564,363</u>
Total liabilities and net assets	<u>\$ (13,910,610)</u>	<u>\$ 168,928,415</u>

Mercy Housing Mountain Plains
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Mountain Plains	Stapleton II Mercy, LLC	Bluff Mercy, LLC (Bluff Lake)	Mercy Housing Colorado GP, LLC	Mercy Housing Colorado III, LTD. (Springfield Court)	MHMP GP, LLC	Mercy Housing Colorado VI, LTD. (Merced de las Animas)	MHMP CO GP, Inc.
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ 1,022,369	\$ -	\$ 742,944	\$ -	\$ 595,383	\$ -
Developer fees	3,253,385	-	-	-	-	-	-	-
Services fees	853,028	-	-	10,000	-	13,329	-	-
Philanthropy	2,818,765	-	-	-	-	-	-	-
Capital grants	1,779,905	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	703,581	-	45	-	(4,946)	-	14	-
Other	3,324,957	-	40,856	-	12,692	-	1,470	-
Total revenues	12,733,621	-	1,063,270	10,000	750,690	13,329	596,867	-
Expenses and losses								
Compensation	2,176,436	-	215,721	-	134,311	-	117,145	-
Administrative	315,563	61,062	190,219	10,001	75,565	13,329	66,880	-
Professional services	158,090	2,316	21,316	1,744	7,156	1,744	5,885	2,315
Depreciation and amortization	4,567	-	529,276	-	238,208	-	257,494	-
Grants	3,169,643	-	-	-	-	-	-	-
Facility	835	-	472,280	-	245,878	-	190,576	-
Interest and fees	186	-	227,622	-	178,903	-	166,177	-
Bad debts	10,883,580	-	6,969	-	-	-	3,887	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	11,981	-	-	-	-	-	-	-
Shared services	782,390	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	45	30	-	129	-	211	-	-
Total expenses and losses	17,503,316	63,408	1,663,403	11,874	880,021	15,284	808,044	2,315
Excess (deficiency) of revenues over expenses	(4,769,695)	(63,408)	(600,133)	(1,874)	(129,331)	(1,955)	(211,177)	(2,315)
Net assets at beginning of year	23,606,798	1,405,795	6,201,161	(21,581)	(1,810,362)	19,753	(1,605,192)	(20,299)
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ 18,837,103	\$ 1,342,387	\$ 5,601,028	\$ (23,455)	\$ (1,939,693)	\$ 17,798	\$ (1,816,369)	\$ (22,614)

Mercy Housing Mountain Plains
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Bond Properties Colorado I (Franconia LLC)	MHMP 12 Holly Park East and West GP	MHMP 12 Holly Park East and West LP (Holly Park)	MHMP 13 Grace Apartments GP LLC	MHMP 13 Grace Apartments LLLP	MHMP 14 Clare Gardens GP LLC	MHMP 14 Clare Gardens LLLP	MHMP 15 E Colfax GP LLC
Revenues								
Rent - net of vacancies	\$ 557,770	\$ -	\$ 2,713,042	\$ -	\$ 725,847	\$ -	\$ 2,774,194	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	1	-	(29,280)	-	14	-	-	-
Other	33,734	-	23,738	-	10,317	-	4,296	969,000
Total revenues	591,505	-	2,707,500	-	736,178	-	2,778,490	969,000
Expenses and losses								
Compensation	89,129	-	431,806	-	151,633	-	254,068	-
Administrative	65,652	-	239,544	-	123,105	-	231,542	-
Professional services	19,352	3,711	59,181	1,744	34,849	4,629	280,163	1,744
Depreciation and amortization	115,010	-	1,307,672	-	86,520	-	723,048	-
Grants	-	-	-	-	-	-	-	-
Facility	147,739	-	866,439	-	218,890	-	1,448,342	-
Interest and fees	119,265	-	613,039	-	290,802	-	949,400	-
Bad debts	-	-	7,969	-	(386)	-	51,643	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	82	-	17	-	58	-	1
Total expenses and losses	556,147	3,793	3,525,650	1,761	905,413	4,687	3,938,206	1,745
Excess (deficiency) of revenues over expenses	35,358	(3,793)	(818,150)	(1,761)	(169,235)	(4,687)	(1,159,716)	967,255
Net assets at beginning of year	243,274	(787,195)	10,314,595	500,730	790,462	(11,009,470)	(7,457,549)	(5,135)
Other transfers to (from) net assets	(25,000)	-	-	-	3,556,546	-	2,539,369	-
Net assets at end of year	\$ 253,632	\$ (790,988)	\$ 9,496,445	\$ 498,969	\$ 4,177,773	\$ (11,014,157)	\$ (6,077,896)	\$ 962,120

Mercy Housing Mountain Plains
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHMP 15 E Colfax LLLP (Rose on Colfax)	MHMP 16 Northfield GP	MHMP 16 Northfield LLLP (Northfield Commons)	MHMP Arizona Housing LLC	MHMP 18 Timbercreek Apartments LLC GP	MHMP 18 Timbercreek Apartments, LP	Consolidated Mercy Housing Midwest	Consolidated Mercy Housing Southwest
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,665,510	\$ 4,734,873
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	52,619	53,045
Philanthropy	-	-	-	-	-	-	733,513	268,840
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	3,062	(8,702)
Other	-	1,200,000	-	-	-	-	141,837	595,270
Total revenues	-	1,200,000	-	-	-	-	5,596,541	5,643,326
Expenses and losses								
Compensation	-	-	-	-	-	-	1,736,280	1,654,947
Administrative	5,901	-	114	-	-	-	710,090	650,395
Professional services	4,337	880	4,591	4,337	-	4,509	79,874	372,768
Depreciation and amortization	-	-	-	-	-	-	1,628,164	1,213,659
Grants	-	-	-	-	-	-	-	-
Facility	-	-	-	-	-	-	2,013,401	1,686,431
Interest and fees	-	-	-	-	-	-	405,887	308,609
Bad debts	-	-	-	-	-	-	36,083	12,403
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	173,916	159,708
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	4,464	-	-	-
Total expenses and losses	10,238	880	4,705	4,337	4,464	4,509	6,783,695	6,058,920
Excess (deficiency) of revenues over expenses	(10,238)	1,199,120	(4,705)	(4,337)	(4,464)	(4,509)	(1,187,154)	(415,594)
Net assets at beginning of year	1,356,449	-	-	-	-	-	7,486,762	3,484,073
Other transfers to (from) net assets	2,358,957	-	3,845,936	-	-	-	(18,842)	-
Net assets at end of year	\$ 3,705,168	\$ 1,199,120	\$ 3,841,231	\$ (4,337)	\$ (4,464)	\$ (4,509)	\$ 6,280,766	\$ 3,068,479

Mercy Housing Mountain Plains
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Eliminations	Consolidated Mercy Housing Mountain Plains
Revenues		
Rent - net of vacancies	\$ -	\$ 18,531,932
Developer fees	(1,028,304)	2,225,081
Services fees	(531,989)	450,032
Philanthropy	-	3,821,118
Capital grants	-	1,779,905
Consulting	-	-
Interest	(204,211)	459,578
Other	(3,314,189)	3,043,978
Total revenues	(5,078,693)	30,311,624
Expenses and losses		
Compensation	-	6,961,476
Administrative	(172,047)	2,586,915
Professional services	(508,660)	568,575
Depreciation and amortization	(100,906)	6,002,712
Grants	(2,169,000)	1,000,643
Facility	(1,097,581)	6,193,230
Interest and fees	(212,796)	3,047,094
Bad debts	(2,245,706)	8,756,442
Provision for impaired assets	-	-
Project expenses	-	11,981
Shared services	-	1,116,014
(Gain) loss on sale of assets	-	-
(Earnings) loss on investment in limited partnership	(5,037)	-
Total expenses and losses	(6,511,733)	36,245,082
Excess (deficiency) of revenues over expenses	1,433,040	(5,933,458)
Net assets at beginning of year	11,691,786	44,384,855
Other transfers to (from) net assets	(2,144,000)	10,112,966
Net assets at end of year	\$ 10,980,826	\$ 48,564,363

Mercy Housing Midwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Midwest	Mercy House	Mercy Bond Properties Nebraska I (Mercy Timbercreek, LLC)	Mercy Village Joplin, Inc.	Mercy Housing Midwest Nebraska, LLC	Northglen, LP	Mercy Crestview Village Housing, LP	Western Manor, LP
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 3,925	\$ 8,567	\$ 5,398	\$ -	\$ 125,521	\$ 478,103	\$ 145,483
Cash, tenant security deposits	-	503	21,673	21,123	-	20,154	50,571	18,680
Cash, restricted	-	-	-	250	-	-	29,553	2,735
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	25,703	1,430	15,186	9,892	-	16,121	12,253	7,408
Due from affiliates, net	3,334,518	-	38,295	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	1,202,032	-	-	-	-	-	-	-
Prepaid expenses and other assets	13,899	2,963	51,057	17,462	-	17,183	42,745	23,356
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	4,576,152	8,821	134,778	54,125	-	178,979	613,225	197,662
Long-term assets								
Property and equipment								
Land and land improvements	-	30,770	1,731,155	41,550	-	592,529	2,366,529	476,858
Buildings	-	471,180	9,300,577	4,871,553	-	4,281,867	11,242,942	5,995,243
Furniture and equipment	18,169	42,168	387,547	43,568	-	40,908	85,083	44,200
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(18,169)	(506,590)	(6,173,581)	(2,834,605)	-	(1,930,574)	(5,507,760)	(2,594,168)
Net property and equipment	-	37,528	5,245,698	2,122,066	-	2,984,730	8,186,794	3,922,133
Other long-term assets								
Restricted property reserves	-	34,118	313,321	117,514	-	318,087	901,186	400,748
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	772,110	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	-	34,118	313,321	117,514	772,110	318,087	901,186	400,748
Total assets	\$ 4,576,152	\$ 80,467	\$ 5,693,797	\$ 2,293,705	\$ 772,110	\$ 3,481,796	\$ 9,701,205	\$ 4,520,543

Mercy Housing Midwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Midwest	Mercy House	Mercy Bond Properties Nebraska I (Mercy Timbercreek, LLC)	Mercy Village Joplin, Inc.	Mercy Housing Midwest Nebraska, LLC	Northglen, LP	Mercy Crestview Village Housing, LP	Western Manor, LP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 56,007	\$ 11,388	\$ 267,752	\$ 65,743	\$ 880	\$ 84,663	\$ 254,900	\$ 112,471
Due to affiliates	3,667,175	745,898	3,606,612	700	11,774	144,567	691	635
Accrued interest	-	1,098	15,736	-	-	-	7,157	2,648
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	19,273	164,785	-	-	-	55,183	18,356
Notes payable, affiliates, current	199,190	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	16,606	2,806	-	12,800	26,862	10,661
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	3	21,248	20,758	-	20,319	50,574	17,906
Total current liabilities	<u>3,922,372</u>	<u>777,660</u>	<u>4,092,739</u>	<u>90,007</u>	<u>12,654</u>	<u>262,349</u>	<u>395,367</u>	<u>162,677</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	36,579	-	908,730	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	284,216	1,107,365	575,886
Notes payable, net, noncurrent	147,500	127,114	6,951,033	-	-	701,793	1,593,102	805,685
Notes payable, affiliates, noncurrent	-	-	-	-	-	1,465,000	4,910,051	1,890,000
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	60	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	<u>184,079</u>	<u>127,114</u>	<u>7,859,763</u>	<u>-</u>	<u>-</u>	<u>2,451,069</u>	<u>7,610,518</u>	<u>3,271,571</u>
Total liabilities	<u>4,106,451</u>	<u>904,774</u>	<u>11,952,502</u>	<u>90,007</u>	<u>12,654</u>	<u>2,713,418</u>	<u>8,005,885</u>	<u>3,434,248</u>
Net assets								
Net assets without donor restrictions, controlling	(100,842)	(824,307)	(6,258,705)	2,203,698	759,456	768,378	1,695,320	1,086,295
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	<u>(100,842)</u>	<u>(824,307)</u>	<u>(6,258,705)</u>	<u>2,203,698</u>	<u>759,456</u>	<u>768,378</u>	<u>1,695,320</u>	<u>1,086,295</u>
Net assets with donor restrictions	<u>570,543</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>469,701</u>	<u>(824,307)</u>	<u>(6,258,705)</u>	<u>2,203,698</u>	<u>759,456</u>	<u>768,378</u>	<u>1,695,320</u>	<u>1,086,295</u>
Total liabilities and net assets	<u>\$ 4,576,152</u>	<u>\$ 80,467</u>	<u>\$ 5,693,797</u>	<u>\$ 2,293,705</u>	<u>\$ 772,110</u>	<u>\$ 3,481,796</u>	<u>\$ 9,701,205</u>	<u>\$ 4,520,543</u>

Mercy Housing Midwest
Consolidating Statement of Financial Position
December 31, 2022

	Eliminations	Consolidated Mercy Housing Midwest
Assets		
Current assets		
Cash and cash equivalents	\$ -	\$ 766,997
Cash, tenant security deposits	-	132,704
Cash, restricted	-	32,538
Investments	-	-
Investments, restricted	-	-
Accounts receivable, net	-	87,993
Due from affiliates, net	(4,390)	3,368,423
Pledges receivable, net	-	-
Grants receivable	-	-
Loans and interest receivable, current	-	-
Loans and interest receivable, affiliates, current	(856,762)	345,270
Prepaid expenses and other assets	-	168,665
Inventory	-	-
Assets held for sale	-	-
Total current assets	<u>(861,152)</u>	<u>4,902,590</u>
Long-term assets		
Property and equipment		
Land and land improvements	(2,076,803)	3,162,588
Buildings	(1,205,268)	34,958,094
Furniture and equipment	-	661,643
Predevelopment project costs	-	-
Construction in progress	-	-
Accumulated depreciation	<u>487,593</u>	<u>(19,077,854)</u>
Net property and equipment	<u>(2,794,478)</u>	<u>19,704,471</u>
Other long-term assets		
Restricted property reserves	-	2,084,974
Long-term investments	-	-
Long-term investments, restricted	-	-
Due from affiliates	-	-
Pledges receivable, net	-	-
Investments in limited partnerships, net	(772,110)	-
Notes and interest receivable, net	-	-
Notes and interest receivable, affiliates	-	-
Right-of-use asset, net	-	-
Allowance for impaired assets	-	-
Other assets, net	-	-
Total long-term assets	<u>(772,110)</u>	<u>2,084,974</u>
Total assets	<u>\$ (4,427,740)</u>	<u>\$ 26,692,035</u>

Mercy Housing Midwest
Consolidating Statement of Financial Position
December 31, 2022

	Eliminations	Consolidated Mercy Housing Midwest
Liabilities		
Current liabilities		
Accounts payable and accrued expenses	\$ -	\$ 853,804
Due to affiliates	(861,152)	7,316,900
Accrued interest	-	26,639
Accrued interest, affiliates	-	-
Notes payable, current	-	257,597
Notes payable, affiliates, current	-	199,190
Lease obligations, current	-	-
Deferred revenue, current	-	69,735
Other liabilities, current	-	-
Tenant security deposits	-	130,808
	<u>(861,152)</u>	<u>8,854,673</u>
Total current liabilities		
	<u>(861,152)</u>	<u>8,854,673</u>
Long-term liabilities		
Due to affiliates	-	-
Accrued interest	-	945,309
Accrued interest, affiliates	(1,967,467)	-
Notes payable, net, noncurrent	-	10,326,227
Notes payable, affiliates, noncurrent	(7,980,051)	285,000
Lease obligations, noncurrent	-	-
Deferred revenue, noncurrent	-	60
Other liabilities, noncurrent	-	-
	<u>(9,947,518)</u>	<u>11,556,596</u>
Total long-term liabilities		
	<u>(9,947,518)</u>	<u>11,556,596</u>
Total liabilities	<u>(10,808,670)</u>	<u>20,411,269</u>
Net assets		
Net assets without donor restrictions, controlling	6,380,930	5,710,223
Net assets without donor restrictions, noncontrolling	-	-
Total net assets without donor restrictions	<u>6,380,930</u>	<u>5,710,223</u>
Net assets with donor restrictions	<u>-</u>	<u>570,543</u>
	<u>6,380,930</u>	<u>6,280,766</u>
Total net assets		
	<u>6,380,930</u>	<u>6,280,766</u>
Total liabilities and net assets	<u>\$ (4,427,740)</u>	<u>\$ 26,692,035</u>

Mercy Housing Midwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Midwest	Mercy House	Mercy Bond Properties Nebraska I (Mercy Timbercreek, LLC)	Mercy Village Joplin, Inc.	Mercy Housing Midwest Nebraska, LLC	Northglen, LP	Mercy Crestview Village Housing, LP	Western Manor, LP
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ 1,435,416	\$ 414,764	\$ -	\$ 592,654	\$ 1,540,186	\$ 682,490
Developer fees	-	-	-	-	-	-	-	-
Services fees	200,014	-	-	-	-	-	-	-
Philanthropy	733,513	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	336,594	26	25	8	-	18	1,369	344
Other	226,672	891	51,005	6,813	-	13,966	28,007	17,673
Total revenues	1,496,793	917	1,486,446	421,585	-	606,638	1,569,562	700,507
Expenses and losses								
Compensation	476,792	-	330,996	184,986	-	183,104	352,789	207,613
Administrative	75,168	1,428	200,446	90,731	-	72,948	174,973	94,396
Professional services	9,283	10,746	12,239	9,580	1,744	34,529	103,159	45,989
Depreciation and amortization	-	3,306	540,201	223,533	-	177,456	498,177	229,321
Grants	-	-	-	-	-	-	-	-
Facility	268	40,120	738,210	153,038	-	238,401	576,170	267,194
Interest and fees	13,324	15,423	252,141	-	-	41,433	303,552	113,982
Bad debts	336,594	-	20,296	66	-	2,168	5,678	6,603
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	173,916	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	85	-	-	-
Total expenses and losses	1,085,345	71,023	2,094,529	661,934	1,829	750,039	2,014,498	965,098
Excess (deficiency) of revenues over expenses	411,448	(70,106)	(608,083)	(240,349)	(1,829)	(143,401)	(444,936)	(264,591)
Net assets at beginning of year	58,253	(754,201)	(5,650,622)	2,444,047	761,285	911,779	2,156,216	1,353,768
Other transfers to (from) net assets	-	-	-	-	-	-	(15,960)	(2,882)
Net assets at end of year	\$ 469,701	\$ (824,307)	\$ (6,258,705)	\$ 2,203,698	\$ 759,456	\$ 768,378	\$ 1,695,320	\$ 1,086,295

Mercy Housing Midwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Eliminations	Consolidated Mercy Housing Midwest
Revenues		
Rent - net of vacancies	\$ -	\$ 4,665,510
Developer fees	-	-
Services fees	(147,395)	52,619
Philanthropy	-	733,513
Capital grants	-	-
Consulting	-	-
Interest	(335,322)	3,062
Other	(203,190)	141,837
Total revenues	<u>(685,907)</u>	<u>5,596,541</u>
Expenses and losses		
Compensation	-	1,736,280
Administrative	-	710,090
Professional services	(147,395)	79,874
Depreciation and amortization	(43,830)	1,628,164
Grants	-	-
Facility	-	2,013,401
Interest and fees	(333,968)	405,887
Bad debts	(335,322)	36,083
Provision for impaired assets	-	-
Project expenses	-	-
Shared services	-	173,916
(Gain) loss on sale of assets	-	-
(Earnings) loss on investment in limited partnership	(85)	-
Total expenses and losses	<u>(860,600)</u>	<u>6,783,695</u>
Excess (deficiency) of revenues over expenses	174,693	(1,187,154)
Net assets at beginning of year	6,206,237	7,486,762
Other transfers to (from) net assets	-	(18,842)
Net assets at end of year	<u>\$ 6,380,930</u>	<u>\$ 6,280,766</u>

Mercy Housing Southwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Southwest	Avondale Senior Village	Camelot Casitas	Casa de Merced	Casa de Shanti, Inc.	Decatur Place	El Mirage Senior Village	Mesa Senior Meadows
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 22,627	\$ 13,222	\$ 43,089	\$ 28,698	\$ 46,239	\$ 29,743	\$ 21,782
Cash, tenant security deposits	-	12,787	2,700	10,820	6,835	34,297	12,173	11,280
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	3,960	7,850	1	-	2,608	40,813	295	831
Due from affiliates, net	2,155,679	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	164,420	-	-	-	-	-	-	-
Prepaid expenses and other assets	7,535	11,062	2,196	11,084	6,934	44,892	11,404	10,526
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	2,331,594	54,326	18,119	64,993	45,075	166,241	53,615	44,419
Long-term assets								
Property and equipment								
Land and land improvements	-	139,772	68,890	119,815	92,256	572,560	83,405	192,606
Buildings	-	2,600,955	493,292	2,167,027	1,385,358	11,245,189	2,108,531	2,176,298
Furniture and equipment	-	139,580	8,210	108,590	65,924	708,036	147,443	100,560
Predevelopment project costs	1,082,496	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(1,980,718)	(393,623)	(2,039,406)	(1,356,300)	(8,912,923)	(1,974,972)	(1,874,414)
Net property and equipment	1,082,496	899,589	176,769	356,026	187,238	3,612,862	364,407	595,050
Other long-term assets								
Restricted property reserves	-	258,199	77,942	167,966	177,166	1,589,986	151,979	97,042
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	50,000	-	-	-	-	-	-	-
Investments in limited partnerships, net	11,785	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	61,785	258,199	77,942	167,966	177,166	1,589,986	151,979	97,042
Total assets	\$ 3,475,875	\$ 1,212,114	\$ 272,830	\$ 588,985	\$ 409,479	\$ 5,369,089	\$ 570,001	\$ 736,511

Mercy Housing Southwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Southwest	Avondale Senior Village	Camelot Casitas	Casa de Merced	Casa de Shanti, Inc.	Decatur Place	El Mirage Senior Village	Mesa Senior Meadows
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 43,067	\$ 22,687	\$ 11,677	\$ 26,925	\$ 29,513	\$ 83,132	\$ 38,645	\$ 27,192
Due to affiliates	5,881,929	19,604	13,025	27,964	68,910	-	-	5,293
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	18,807	-	-
Notes payable, current	-	-	-	-	-	-	-	-
Notes payable, affiliates, current	1,339,496	-	-	-	-	72,221	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	6,905	46	272	1,803	40,630	1,235	1,003
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	12,290	2,200	9,911	6,154	35,716	11,479	10,364
	<u>7,264,492</u>	<u>61,486</u>	<u>26,948</u>	<u>65,072</u>	<u>106,380</u>	<u>250,506</u>	<u>51,359</u>	<u>43,852</u>
Total current liabilities								
	<u>7,264,492</u>	<u>61,486</u>	<u>26,948</u>	<u>65,072</u>	<u>106,380</u>	<u>250,506</u>	<u>51,359</u>	<u>43,852</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	-	4,959	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	-	-	(91,857)	-	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	4,441,541	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	9,186	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total long-term liabilities								
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,363,829</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>7,264,492</u>	<u>61,486</u>	<u>26,948</u>	<u>65,072</u>	<u>106,380</u>	<u>4,614,335</u>	<u>51,359</u>	<u>43,852</u>
Net assets								
Net assets without donor restrictions, controlling	(3,841,127)	1,150,628	245,882	523,913	303,099	754,754	518,642	692,659
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(3,841,127)	1,150,628	245,882	523,913	303,099	754,754	518,642	692,659
Net assets with donor restrictions	52,510	-	-	-	-	-	-	-
	<u>52,510</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>(3,788,617)</u>	<u>1,150,628</u>	<u>245,882</u>	<u>523,913</u>	<u>303,099</u>	<u>754,754</u>	<u>518,642</u>	<u>692,659</u>
Total liabilities and net assets	<u>\$ 3,475,875</u>	<u>\$ 1,212,114</u>	<u>\$ 272,830</u>	<u>\$ 588,985</u>	<u>\$ 409,479</u>	<u>\$ 5,369,089</u>	<u>\$ 570,001</u>	<u>\$ 736,511</u>

Mercy Housing Southwest
Consolidating Statement of Financial Position
December 31, 2022

	Guadalupe Senior Village	Peoria Place	Plazas de Merced	Vista Alegre	Willow Street Apartments	Eliminations	Consolidated Mercy Housing Southwest
Assets							
Current assets							
Cash and cash equivalents	\$ 30,706	\$ 6,286	\$ 51,201	\$ 12,140	\$ 8,530	\$ -	\$ 314,263
Cash, tenant security deposits	6,385	3,785	5,926	15,993	2,679	-	125,660
Cash, restricted	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-
Accounts receivable, net	90	112	6,581	1,060	692	-	64,893
Due from affiliates, net	-	-	-	-	-	-	2,155,679
Pledges receivable, net	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	(164,420)	-
Prepaid expenses and other assets	6,350	4,237	6,430	15,361	3,892	-	141,903
Inventory	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-
Total current assets	43,531	14,420	70,138	44,554	15,793	(164,420)	2,802,398
Long-term assets							
Property and equipment							
Land and land improvements	45,000	81,588	55,045	228,599	50,833	-	1,730,369
Buildings	1,236,349	1,014,413	1,681,883	3,683,782	1,299,077	(466,039)	30,626,115
Furniture and equipment	49,045	34,583	70,057	145,677	42,895	-	1,620,600
Predevelopment project costs	-	-	-	-	-	-	1,082,496
Construction in progress	-	-	-	-	-	-	-
Accumulated depreciation	(1,045,210)	(774,697)	(1,654,222)	(2,851,412)	(1,122,790)	374,000	(25,606,687)
Net property and equipment	285,184	355,887	152,763	1,206,646	270,015	(92,039)	9,452,893
Other long-term assets							
Restricted property reserves	101,361	15,176	141,257	182,884	118,812	-	3,079,770
Long-term investments	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	50,000
Investments in limited partnerships, net	-	-	-	-	-	(11,785)	-
Notes and interest receivable, net	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-
Total long-term assets	101,361	15,176	141,257	182,884	118,812	(11,785)	3,129,770
Total assets	\$ 430,076	\$ 385,483	\$ 364,158	\$ 1,434,084	\$ 404,620	\$ (268,244)	\$ 15,385,061

Mercy Housing Southwest
Consolidating Statement of Financial Position
December 31, 2022

	Guadalupe Senior Village	Peoria Place	Plazas de Merced	Vista Alegre	Willow Street Apartments	Eliminations	Consolidated Mercy Housing Southwest
Liabilities							
Current liabilities							
Accounts payable and accrued expenses	\$ 48,342	\$ 53,622	\$ 15,413	\$ 38,656	\$ 24,464	\$ -	\$ 463,335
Due to affiliates	-	35,402	66,243	-	-	(236,147)	5,882,223
Accrued interest	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	18,807
Notes payable, current	-	-	-	-	-	-	-
Notes payable, affiliates, current	-	-	20,000	-	-	(20,000)	1,411,717
Lease obligations, current	-	-	-	-	-	-	-
Deferred revenue, current	248	446	2,160	1,782	81	-	56,611
Other liabilities, current	-	-	-	-	-	-	-
Tenant security deposits	5,882	3,288	5,424	15,173	2,179	-	120,060
Total current liabilities	54,472	92,758	109,240	55,611	26,724	(256,147)	7,952,753
Long-term liabilities							
Due to affiliates	-	-	-	-	-	-	4,959
Accrued interest	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	-	-	-	(91,857)
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	4,441,541
Lease obligations, noncurrent	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	9,186
Other liabilities, noncurrent	-	-	-	-	-	-	-
Total long-term liabilities	-	-	-	-	-	-	4,363,829
Total liabilities	54,472	92,758	109,240	55,611	26,724	(256,147)	12,316,582
Net assets							
Net assets without donor restrictions, controlling	375,604	292,725	254,918	1,378,473	377,896	(12,097)	3,015,969
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-
Total net assets without donor restrictions	375,604	292,725	254,918	1,378,473	377,896	(12,097)	3,015,969
Net assets with donor restrictions	-	-	-	-	-	-	52,510
Total net assets	375,604	292,725	254,918	1,378,473	377,896	(12,097)	3,068,479
Total liabilities and net assets	\$ 430,076	\$ 385,483	\$ 364,158	\$ 1,434,084	\$ 404,620	\$ (268,244)	\$ 15,385,061

Mercy Housing Southwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Southwest	Avondale Senior Village	Camelot Casitas	Casa de Merced	Casa de Shanti, Inc.	Decatur Place	El Mirage Senior Village	Mesa Senior Meadows
Revenues								
Rent - net of vacancies	\$ -	\$ 363,718	\$ 89,152	\$ 346,711	\$ 263,012	\$ 1,893,634	\$ 329,515	\$ 285,469
Developer fees	-	-	-	-	-	-	-	-
Services fees	53,045	-	-	-	-	-	-	-
Philanthropy	268,840	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	216	85	112	118	(9,711)	109	59
Other	427,605	15,744	-	2,667	3,160	123,966	174	2,270
Total revenues	<u>749,490</u>	<u>379,678</u>	<u>89,237</u>	<u>349,490</u>	<u>266,290</u>	<u>2,007,889</u>	<u>329,798</u>	<u>287,798</u>
Expenses and losses								
Compensation	392,096	122,677	15,453	122,831	94,026	246,451	120,109	112,511
Administrative	89,770	47,025	12,507	51,956	31,451	157,453	46,587	48,768
Professional services	77,708	7,906	6,964	8,143	7,989	205,251	8,143	8,521
Depreciation and amortization	-	105,425	21,130	85,787	55,665	455,675	82,316	78,456
Grants	-	-	-	-	-	-	-	-
Facility	133	112,229	31,626	108,627	81,390	626,191	114,326	119,120
Interest and fees	63,296	-	-	626	-	244,280	-	-
Bad debts	-	-	-	-	-	9,915	-	8
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	159,708	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	<u>782,711</u>	<u>395,262</u>	<u>87,680</u>	<u>377,970</u>	<u>270,521</u>	<u>1,945,216</u>	<u>371,481</u>	<u>367,384</u>
Excess (deficiency) of revenues over expenses	(33,221)	(15,584)	1,557	(28,480)	(4,231)	62,673	(41,683)	(79,586)
Net assets at beginning of year	(3,755,396)	1,166,212	244,325	552,393	307,330	692,081	560,325	772,245
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ (3,788,617)</u>	<u>\$ 1,150,628</u>	<u>\$ 245,882</u>	<u>\$ 523,913</u>	<u>\$ 303,099</u>	<u>\$ 754,754</u>	<u>\$ 518,642</u>	<u>\$ 692,659</u>

Mercy Housing Southwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Guadalupe Senior Village	Peoria Place	Plazas de Merced	Vista Alegre	Willow Street Apartments	Eliminations	Consolidated Mercy Housing Southwest
Revenues							
Rent - net of vacancies	\$ 219,244	\$ 118,244	\$ 252,182	\$ 441,162	\$ 132,830	\$ -	\$ 4,734,873
Developer fees	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	53,045
Philanthropy	-	-	-	-	-	-	268,840
Capital grants	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-
Interest	93	3	101	26	87	-	(8,702)
Other	1,697	228	4,834	8,498	4,427	-	595,270
Total revenues	<u>221,034</u>	<u>118,475</u>	<u>257,117</u>	<u>449,686</u>	<u>137,344</u>	<u>-</u>	<u>5,643,326</u>
Expenses and losses							
Compensation	123,021	55,962	51,784	162,526	35,500	-	1,654,947
Administrative	27,840	18,739	30,370	68,766	19,163	-	650,395
Professional services	7,394	8,839	8,788	9,374	7,748	-	372,768
Depreciation and amortization	46,771	37,122	70,910	138,447	52,877	(16,922)	1,213,659
Grants	-	-	-	-	-	-	-
Facility	66,670	64,041	111,625	181,414	69,039	-	1,686,431
Interest and fees	-	30	-	15	362	-	308,609
Bad debts	-	355	1,542	-	583	-	12,403
Provision for impaired assets	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	159,708
(Gain) loss on sale of assets	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-
Total expenses and losses	<u>271,696</u>	<u>185,088</u>	<u>275,019</u>	<u>560,542</u>	<u>185,272</u>	<u>(16,922)</u>	<u>6,058,920</u>
Excess (deficiency) of revenues over expenses	(50,662)	(66,613)	(17,902)	(110,856)	(47,928)	16,922	(415,594)
Net assets at beginning of year	426,266	359,338	272,820	1,489,329	425,824	(29,019)	3,484,073
Other transfers to (from) net assets	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ 375,604</u>	<u>\$ 292,725</u>	<u>\$ 254,918</u>	<u>\$ 1,378,473</u>	<u>\$ 377,896</u>	<u>\$ (12,097)</u>	<u>\$ 3,068,479</u>

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California	MH California Properties 1 LLC	California Land Acquisition Fund	Affordable Housing Initiatives	All Hallows Community	Marin Homes for Independent Living (Camino Alto)	Cantabria Senior Homes	Mercy Senior Housing Oxnard (Casa Merced)
Assets								
Current assets								
Cash and cash equivalents	\$ 4,240,550	\$ -	\$ 18,811,561	\$ -	\$ 77,831	\$ 25,076	\$ 3,737	\$ 9,750
Cash, tenant security deposits	-	-	-	-	12,680	8,266	14,702	12,589
Cash, restricted	89,045	-	-	-	-	-	250	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	8,720,121	-	-	-	-	6,240	2,193	1,645
Due from affiliates, net	129,958,711	-	-	-	-	-	-	-
Pledges receivable, net	319,991	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	569,303	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	10,847,481	-	-	-	-	-	-	-
Prepaid expenses and other assets	325,451	-	12,000	-	18,485	23,189	33,664	12,163
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	155,070,653	-	18,823,561	-	108,996	62,771	54,546	36,147
Long-term assets								
Property and equipment								
Land and land improvements	2,791,624	-	-	-	541,649	394,875	20,827	323,400
Buildings	1,980,087	-	-	-	4,568,345	2,317,930	5,280,372	4,359,589
Furniture and equipment	489,311	-	-	-	1,480,116	236,554	19,879	92,485
Predevelopment project costs	6,789,985	-	135,315	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(1,374,530)	-	-	-	(3,784,006)	(2,203,607)	(3,401,951)	(3,732,250)
Net property and equipment	10,676,477	-	135,315	-	2,806,104	745,752	1,919,127	1,043,224
Other long-term assets								
Restricted property reserves	787,407	-	1,127,049	-	1,371,431	604,840	87,411	163,889
Long-term investments	7,625,000	-	-	-	-	-	-	-
Long-term investments, restricted	310,000	-	-	-	-	-	-	-
Due from affiliates	16,902,423	-	-	-	-	-	-	-
Pledges receivable, net	23,362,755	-	-	-	-	-	-	-
Investments in limited partnerships, net	(1,126,891)	(1,695,313)	-	330,733	-	-	-	-
Notes and interest receivable, net	30,127,913	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	42,414,178	-	-	-	-	-	-	-
Right-of-use asset, net	27,312,006	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	147,714,791	(1,695,313)	1,127,049	330,733	1,371,431	604,840	87,411	163,889
Total assets	\$ 313,461,921	\$ (1,695,313)	\$ 20,085,925	\$ 330,733	\$ 4,286,531	\$ 1,413,363	\$ 2,061,084	\$ 1,243,260

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California	MH California Properties 1 LLC	California Land Acquisition Fund	Affordable Housing Initiatives	All Hallows Community	Marin Homes for Independent Living (Camino Alto)	Cantabria Senior Homes	Mercy Senior Housing Oxnard (Casa Merced)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,766,748	\$ 1,850	\$ 23,507	\$ 2,375	\$ 327,685	\$ 268,559	\$ 59,601	\$ 69,004
Due to affiliates	40,318,213	404,222	306,707	91,821	-	-	6,916	34,054
Accrued interest	-	-	-	-	13,533	7,603	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	79,689	39,527	-	-
Notes payable, affiliates, current	14,765,986	-	-	-	-	-	-	-
Lease obligations, current	443,989	-	-	-	-	-	-	-
Deferred revenue, current	2,740,905	-	-	-	24,596	3,049	4,657	124
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	12,180	7,766	13,724	12,093
Total current liabilities	61,035,841	406,072	330,214	94,196	457,683	326,504	84,898	115,275
Long-term liabilities								
Due to affiliates	60,000	-	-	-	-	-	-	-
Accrued interest	-	-	113,917	-	-	-	-	-
Accrued interest, affiliates	-	-	85,411	-	-	-	-	-
Notes payable, net, noncurrent	10,063,504	-	11,416,798	-	2,947,358	1,534,204	-	-
Notes payable, affiliates, noncurrent	464,136	-	8,500,000	-	-	-	-	-
Lease obligations, noncurrent	27,431,314	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	46,700	-	1,764	-
Other liabilities, noncurrent	3,020	-	-	-	-	-	-	-
Total long-term liabilities	38,021,974	-	20,116,126	-	2,994,058	1,534,204	1,764	-
Total liabilities	99,057,815	406,072	20,446,340	94,196	3,451,741	1,860,708	86,662	115,275
Net assets								
Net assets without donor restrictions, controlling	166,412,301	(2,101,385)	(360,415)	236,537	834,790	(447,345)	1,974,422	1,127,985
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	166,412,301	(2,101,385)	(360,415)	236,537	834,790	(447,345)	1,974,422	1,127,985
Net assets with donor restrictions	47,991,805	-	-	-	-	-	-	-
Total net assets	214,404,106	(2,101,385)	(360,415)	236,537	834,790	(447,345)	1,974,422	1,127,985
Total liabilities and net assets	\$ 313,461,921	\$ (1,695,313)	\$ 20,085,925	\$ 330,733	\$ 4,286,531	\$ 1,413,363	\$ 2,061,084	\$ 1,243,260

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Francis of Assisi Community	Gault Street Senior Housing	John W. King Senior Community	Maria B. Freitas Senior Housing Corporation	Marin Housing Corporation (Martinelli House)	Mercy Family Plaza Limited Partnership (Mercy Family Plaza)	Mercy Gardens	Notre Dame Senior Housing Corporation
Assets								
Current assets								
Cash and cash equivalents	\$ 305,840	\$ 9,574	\$ 35,682	\$ 45,705	\$ 9	\$ 405,477	\$ 14,990	\$ 22,375
Cash, tenant security deposits	-	15,655	28,706	23,378	-	40,012	7,249	27,638
Cash, restricted	28,142	10,295	29,548	300	-	-	468	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	3,608	2,112	2,595	-	13,242	185	1,364
Due from affiliates, net	-	-	-	-	86,577	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	10,737	34,834	20,470	-	10,706	7,274	19,854
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	333,982	49,869	130,882	92,448	86,586	469,437	30,166	71,231
Long-term assets								
Property and equipment								
Land and land improvements	417,517	-	1,084,968	825,699	-	1,037,824	95,609	2,000,000
Buildings	-	4,681,219	14,148,295	6,237,759	-	2,205,992	3,976,373	8,653,505
Furniture and equipment	-	80,997	316,886	246,211	-	279,737	79,530	313,919
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(3,220,922)	(10,719,785)	(5,781,893)	-	(2,860,572)	(2,969,219)	(8,024,271)
Net property and equipment	417,517	1,541,294	4,830,364	1,527,776	-	662,981	1,182,293	2,943,153
Other long-term assets								
Restricted property reserves	1,469	249,955	525,417	281,384	-	306,404	154,078	351,200
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	959,314	-	-	-	4,560,197	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	960,783	249,955	525,417	281,384	4,560,197	306,404	154,078	351,200
Total assets	\$ 1,712,282	\$ 1,841,118	\$ 5,486,663	\$ 1,901,608	\$ 4,646,783	\$ 1,438,822	\$ 1,366,537	\$ 3,365,584

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Francis of Assisi Community	Gault Street Senior Housing	John W. King Senior Community	Maria B. Freitas Senior Housing Corporation	Marin Housing Corporation (Martinelli House)	Mercy Family Plaza Limited Partnership (Mercy Family Plaza)	Mercy Gardens	Notre Dame Senior Housing Corporation
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,469	\$ 61,517	\$ 148,011	\$ 167,298	\$ 3,149	\$ 43,089	\$ 93,031	\$ 159,320
Due to affiliates	2,945	-	10,929	-	-	40,019	8,019	-
Accrued interest	-	-	-	-	-	2,122	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	54,361	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	2,633	3,825	-	702	3,915	905
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	15,159	28,301	22,918	-	39,513	6,751	27,141
Total current liabilities	4,414	76,676	189,874	194,041	3,149	179,806	111,716	187,366
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	697,160	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	-	-	598,370	1,060,319	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	1,684	766	-	-	860	815
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	-	1,684	766	-	598,370	1,758,339	815
Total liabilities	4,414	76,676	191,558	194,807	3,149	778,176	1,870,055	188,181
Net assets								
Net assets without donor restrictions, controlling	1,707,868	1,764,442	5,295,105	1,706,801	4,643,634	660,646	(503,518)	3,177,403
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	1,707,868	1,764,442	5,295,105	1,706,801	4,643,634	660,646	(503,518)	3,177,403
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	1,707,868	1,764,442	5,295,105	1,706,801	4,643,634	660,646	(503,518)	3,177,403
Total liabilities and net assets	\$ 1,712,282	\$ 1,841,118	\$ 5,486,663	\$ 1,901,608	\$ 4,646,783	\$ 1,438,822	\$ 1,366,537	\$ 3,365,584

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Oceana Senior Housing Corporation (Oceana Terrace)	Presentation Senior Housing Community	Russell Manor	Tierra Del Sol, Inc.	Garden Park Apartment Community	Mercy Oaks Village	Mercy Commercial California	MPCAL, LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 34,204	\$ 54,481	\$ 30,617	\$ 160,463	\$ 227,677	\$ 5,313	\$ 180,935	\$ 122,025
Cash, tenant security deposits	15,938	41,147	20,881	24,119	6,253	23,548	-	54,002
Cash, restricted	10,000	-	-	10,290	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	1,262	3,220	289	2,688	7,136	499	278,468	399,480
Due from affiliates, net	-	-	831	-	-	-	54,167	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	13,888	34,758	19,308	31,771	10,271	19,359	46,247	42,611
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>75,292</u>	<u>133,606</u>	<u>71,926</u>	<u>229,331</u>	<u>251,337</u>	<u>48,719</u>	<u>559,817</u>	<u>618,118</u>
Long-term assets								
Property and equipment								
Land and land improvements	400,000	1,797,674	242,906	1,213,204	624,330	23,030	-	5,845
Buildings	4,426,147	14,311,665	5,745,837	11,891,910	5,240,916	7,870,350	349,116	2,766,820
Furniture and equipment	402,210	656,871	388,365	31,415	68,868	91,893	-	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(3,972,676)</u>	<u>(11,981,999)</u>	<u>(5,495,606)</u>	<u>(6,985,145)</u>	<u>(2,951,349)</u>	<u>(4,771,324)</u>	<u>(270,913)</u>	<u>(636,556)</u>
Net property and equipment	<u>1,255,681</u>	<u>4,784,211</u>	<u>881,502</u>	<u>6,151,384</u>	<u>2,982,765</u>	<u>3,213,949</u>	<u>78,203</u>	<u>2,136,109</u>
Other long-term assets								
Restricted property reserves	112,353	1,459,890	561,564	653,418	1,052,543	241,995	1,059,040	202,409
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	2,179,905
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	22,797
Total long-term assets	<u>112,353</u>	<u>1,459,890</u>	<u>561,564</u>	<u>653,418</u>	<u>1,052,543</u>	<u>241,995</u>	<u>1,059,040</u>	<u>2,405,111</u>
Total assets	<u>\$ 1,443,326</u>	<u>\$ 6,377,707</u>	<u>\$ 1,514,992</u>	<u>\$ 7,034,133</u>	<u>\$ 4,286,645</u>	<u>\$ 3,504,663</u>	<u>\$ 1,697,060</u>	<u>\$ 5,159,338</u>

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Oceana Senior Housing Corporation (Oceana Terrace)	Presentation Senior Housing Community	Russell Manor	Tierra Del Sol, Inc.	Garden Park Apartment Community	Mercy Oaks Village	Mercy Commercial California	MPCAL, LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 80,524	\$ 192,806	\$ 147,653	\$ 146,135	\$ 66,536	\$ 67,770	\$ 109,394	\$ 17,524
Due to affiliates	-	-	11,778	1,476,405	147,501	10,000	2,949,932	218,511
Accrued interest	-	-	-	-	-	-	-	323,074
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	-	-	47,515
Notes payable, affiliates, current	-	-	-	96,934	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	585,436
Deferred revenue, current	241	611	2,133	456	12,031	-	12,636	37,970
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	15,442	40,648	20,381	23,676	6,028	23,055	99,021	53,502
Total current liabilities	96,207	234,065	181,945	1,743,606	232,096	100,825	3,170,983	1,283,532
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	1,043,447	-	266,649	-	1,330,733	89,779	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	618,469	-	356,693	(337)	3,082,999	481,762	-	2,640,903
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	2,168,648
Deferred revenue, noncurrent	519	-	3,960	-	-	-	10,196	-
Other liabilities, noncurrent	-	-	-	-	-	-	133,441	-
Total long-term liabilities	1,662,435	-	627,302	(337)	4,413,732	571,541	143,637	4,809,551
Total liabilities	1,758,642	234,065	809,247	1,743,269	4,645,828	672,366	3,314,620	6,093,083
Net assets								
Net assets without donor restrictions, controlling	(315,316)	6,143,642	705,745	4,522,091	(359,183)	2,832,297	(1,617,560)	(933,745)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(315,316)	6,143,642	705,745	4,522,091	(359,183)	2,832,297	(1,617,560)	(933,745)
Net assets with donor restrictions	-	-	-	768,773	-	-	-	-
Total net assets	(315,316)	6,143,642	705,745	5,290,864	(359,183)	2,832,297	(1,617,560)	(933,745)
Total liabilities and net assets	\$ 1,443,326	\$ 6,377,707	\$ 1,514,992	\$ 7,034,133	\$ 4,286,645	\$ 3,504,663	\$ 1,697,060	\$ 5,159,338

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	MCC 1360 LLC	Central Coast Housing	Mercy Housing California 58, LP (Neary Lagoon Apts.)	Sycamore Street Consolidated	Mercy Housing California Family Properties	Mercy Housing California 51, LP (Bill Sorro Community)	Mercy Housing California Special Needs	Mercy Housing California 57, LP (1500 Page)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 43,475	\$ 79,692	\$ 296,999	\$ -	\$ 104,351	\$ -	\$ 14,759
Cash, tenant security deposits	-	5,149	61,037	1,000	-	67,303	-	7,550
Cash, restricted	-	-	811	-	-	-	-	78,174
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	9,570	-	-	117,706	-	40
Due from affiliates, net	3,189,994	42,176	-	13,090	54,997	-	17,912	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	2,860	39,349	-	-	62,539	-	9,481
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>3,189,994</u>	<u>93,660</u>	<u>190,459</u>	<u>311,089</u>	<u>54,997</u>	<u>351,899</u>	<u>17,912</u>	<u>110,004</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	211,256	455,340	-	-	1,168,786	-	553,919
Buildings	-	661,257	18,759,635	-	-	37,440,347	-	9,588,685
Furniture and equipment	-	13,971	441,484	-	-	526,234	-	88,093
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(446,158)	(7,298,559)	-	-	(8,576,550)	-	(1,740,324)
Net property and equipment	<u>-</u>	<u>440,326</u>	<u>12,357,900</u>	<u>-</u>	<u>-</u>	<u>30,558,817</u>	<u>-</u>	<u>8,490,373</u>
Other long-term assets								
Restricted property reserves	-	98,982	900,294	5,172	-	647,367	-	727,212
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	6,399,435	-	-	1,272,865	-	(13,865)	-
Notes and interest receivable, net	-	-	-	-	2,377,000	-	2,347,800	-
Notes and interest receivable, affiliates	-	-	-	-	(2,377,000)	-	(2,347,800)	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	30,379	-	-	29,798	-	17,657
Total long-term assets	<u>-</u>	<u>6,498,417</u>	<u>930,673</u>	<u>5,172</u>	<u>1,272,865</u>	<u>677,165</u>	<u>(13,865)</u>	<u>744,869</u>
Total assets	<u>\$ 3,189,994</u>	<u>\$ 7,032,403</u>	<u>\$ 13,479,032</u>	<u>\$ 316,261</u>	<u>\$ 1,327,862</u>	<u>\$ 31,587,881</u>	<u>\$ 4,047</u>	<u>\$ 9,345,246</u>

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	MCC 1360 LLC	Central Coast Housing	Mercy Housing California 58, LP (Neary Lagoon Apts.)	Sycamore Street Consolidated	Mercy Housing California Family Properties	Mercy Housing California 51, LP (Bill Sorro Community)	Mercy Housing California Special Needs	Mercy Housing California 57, LP (1500 Page)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ (833)	\$ 6,029	\$ 97,584	\$ 18,271	\$ 2,815	\$ 225,549	\$ 880	\$ 41,020
Due to affiliates	54,167	10,014	32,619	-	44,519	-	25,448	2,387
Accrued interest	-	40	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	2,088	-	-	-	-	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	20	8,373	-	-	14,787	-	1,302
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	4,647	60,538	1	-	66,798	-	7,000
Total current liabilities	53,334	22,838	199,114	18,272	47,334	307,134	26,328	51,709
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	158,889	3,945,517	-	-	435,243	-	-
Accrued interest, affiliates	-	185,693	-	-	-	-	-	-
Notes payable, net, noncurrent	-	213,601	7,250,980	-	-	18,928,042	-	3,572,325
Notes payable, affiliates, noncurrent	-	180,000	-	-	-	2,377,000	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	1,543	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	738,183	11,198,040	-	-	21,740,285	-	3,572,325
Total liabilities	53,334	761,021	11,397,154	18,272	47,334	22,047,419	26,328	3,624,034
Net assets								
Net assets without donor restrictions, controlling	3,136,660	6,271,382	2,081,878	297,989	1,280,528	9,540,462	(22,281)	5,721,212
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	3,136,660	6,271,382	2,081,878	297,989	1,280,528	9,540,462	(22,281)	5,721,212
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	3,136,660	6,271,382	2,081,878	297,989	1,280,528	9,540,462	(22,281)	5,721,212
Total liabilities and net assets	\$ 3,189,994	\$ 7,032,403	\$ 13,479,032	\$ 316,261	\$ 1,327,862	\$ 31,587,881	\$ 4,047	\$ 9,345,246

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Florin Housing Corporation GP	Crossroad Gardens Consolidated	Mercy Housing California 80, LP Consolidated	3425 Orange Grove LLC	Mercy Housing California 81, LP (Courtyard Inn)	Mercy Mather Veterans 3 LLC	Mercy Housing California 79, LP (Mather Phase 3)	Bear Mountain Residences
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 288,930	\$ 163,555	\$ -	\$ 66,369	\$ -	\$ 253,672	\$ 15,711
Cash, tenant security deposits	-	49,757	66,632	-	15,676	-	15,253	6,420
Cash, restricted	-	-	267,682	-	270,319	-	134,453	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	1,266	4,829	-	39,274	-	3,925	42
Due from affiliates, net	83,582	-	-	17,933	-	35,417	-	98
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	28,873	37,170	-	49,310	-	20,616	6,224
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	83,582	368,826	539,868	17,933	440,948	35,417	427,919	28,495
Long-term assets								
Property and equipment								
Land and land improvements	-	1,774,963	1,912,371	-	4,262,630	-	1,034,466	133,805
Buildings	-	14,764,308	12,700,160	-	27,943,586	-	12,337,928	1,132,389
Furniture and equipment	-	321,730	911,640	-	999,306	-	436,246	55,692
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,626,194)	(2,455,429)	-	(3,209,722)	-	(2,302,060)	(873,181)
Net property and equipment	-	14,234,807	13,068,742	-	29,995,800	-	11,506,580	448,705
Other long-term assets								
Restricted property reserves	-	648,657	1,377,600	-	570,634	-	1,826,551	27,585
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(7,549,138)	-	-	(3,918)	-	(25,494)	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	27,235	74,289	-	109,133	-	65,203	-
Total long-term assets	(7,549,138)	675,892	1,451,889	(3,918)	679,767	(25,494)	1,891,754	27,585
Total assets	\$ (7,465,556)	\$ 15,279,525	\$ 15,060,499	\$ 14,015	\$ 31,116,515	\$ 9,923	\$ 13,826,253	\$ 504,785

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Florin Housing Corporation GP	Crossroad Gardens Consolidated	Mercy Housing California 80, LP Consolidated	3425 Orange Grove LLC	Mercy Housing California 81, LP (Courtyard Inn)	Mercy Mather Veterans 3 LLC	Mercy Housing California 79, LP (Mather Phase 3)	Bear Mountain Residences
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 880	\$ 85,426	\$ 92,609	\$ 1,850	\$ 83,365	\$ 1,858	\$ 108,003	\$ 37,600
Due to affiliates	94,321	2,456	200,666	26,988	26,522	38,076	39,432	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	-	-	40,216
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	12,994	1,773	-	60,660	-	1,862	71
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	49,254	65,632	-	15,126	-	15,159	5,926
Total current liabilities	95,201	150,130	360,680	28,838	185,673	39,934	164,456	83,813
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	57,770	4,529,255	-	81,973	-	236,687	183,682
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	9,406,781	8,017,008	-	11,383,890	-	5,968,985	710,031
Notes payable, affiliates, noncurrent	-	2,087,284	-	-	-	-	110,001	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	4,200	-	-	-	-	-	-
Other liabilities, noncurrent	-	459,477	-	-	-	-	-	-
Total long-term liabilities	-	12,015,512	12,546,263	-	11,465,863	-	6,315,673	893,713
Total liabilities	95,201	12,165,642	12,906,943	28,838	11,651,536	39,934	6,480,129	977,526
Net assets								
Net assets without donor restrictions, controlling	(7,560,757)	3,113,883	2,153,556	(14,823)	19,464,979	(30,011)	7,346,124	(472,741)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(7,560,757)	3,113,883	2,153,556	(14,823)	19,464,979	(30,011)	7,346,124	(472,741)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(7,560,757)	3,113,883	2,153,556	(14,823)	19,464,979	(30,011)	7,346,124	(472,741)
Total liabilities and net assets	\$ (7,465,556)	\$ 15,279,525	\$ 15,060,499	\$ 14,015	\$ 31,116,515	\$ 9,923	\$ 13,826,253	\$ 504,785

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Beverly Terrace Consolidated	Northern California Housing Corporation GP	Brentwood Green Valley Apts	Countrywood Apartments	Diamond Sunrise II	Folsom Gardens I	Folsom Gardens II	Lance Apartments
Assets								
Current assets								
Cash and cash equivalents	\$ 33,105	\$ -	\$ 31,861	\$ 102,347	\$ 11,681	\$ 38,156	\$ 24,941	\$ 60,222
Cash, tenant security deposits	20,428	-	19,912	17,792	6,179	11,946	11,335	38,563
Cash, restricted	-	-	-	-	-	200	200	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	24,088	-	3,247	49,259	5,329	17,281	63,012	5,176
Due from affiliates, net	5,676	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	11,827	-	8,111	28,959	5,010	14,578	14,574	19,215
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>95,124</u>	<u>-</u>	<u>63,131</u>	<u>198,357</u>	<u>28,199</u>	<u>82,161</u>	<u>114,062</u>	<u>123,176</u>
Long-term assets								
Property and equipment								
Land and land improvements	848,011	-	503,504	250,716	132,854	466,985	510,470	360,920
Buildings	4,471,450	-	3,567,859	2,797,769	1,892,250	2,382,945	2,123,984	3,454,278
Furniture and equipment	98,553	-	74,838	160,760	19,468	44,689	48,113	80,071
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(3,050,535)</u>	<u>-</u>	<u>(2,864,042)</u>	<u>(2,199,906)</u>	<u>(1,080,887)</u>	<u>(1,825,764)</u>	<u>(1,661,025)</u>	<u>(2,519,077)</u>
Net property and equipment	<u>2,367,479</u>	<u>-</u>	<u>1,282,159</u>	<u>1,009,339</u>	<u>963,685</u>	<u>1,068,855</u>	<u>1,021,542</u>	<u>1,376,192</u>
Other long-term assets								
Restricted property reserves	202,370	-	123,085	273,270	140,431	281,755	192,165	516,449
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	17,706	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>202,370</u>	<u>17,706</u>	<u>123,085</u>	<u>273,270</u>	<u>140,431</u>	<u>281,755</u>	<u>192,165</u>	<u>516,449</u>
Total assets	<u>\$ 2,664,973</u>	<u>\$ 17,706</u>	<u>\$ 1,468,375</u>	<u>\$ 1,480,966</u>	<u>\$ 1,132,315</u>	<u>\$ 1,432,771</u>	<u>\$ 1,327,769</u>	<u>\$ 2,015,817</u>

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Beverly Terrace Consolidated	Northern California Housing Corporation GP	Brentwood Green Valley Apts	Countrywood Apartments	Diamond Sunrise II	Folsom Gardens I	Folsom Gardens II	Lance Apartments
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 82,570	\$ 1,850	\$ 27,771	\$ 89,620	\$ 61,041	\$ 67,666	\$ 73,451	\$ 218,847
Due to affiliates	-	-	-	200,066	-	-	-	-
Accrued interest	224	-	-	518	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	27,635	-	-	44,692	-	-	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	8,338	-	6,157	20,796	1,982	12,522	6,094	18,424
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	19,397	-	19,412	17,021	5,674	11,367	10,859	38,070
Total current liabilities	138,164	1,850	53,340	372,713	68,697	91,555	90,404	275,341
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	667,001	-	1,251,242	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	4,677,715	-	2,185,886	1,339,167	879,240	-	-	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	494	-	-	-	-	-	-	4,440
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	5,345,210	-	3,437,128	1,339,167	879,240	-	-	4,440
Total liabilities	5,483,374	1,850	3,490,468	1,711,880	947,937	91,555	90,404	279,781
Net assets								
Net assets without donor restrictions, controlling	(2,818,401)	15,856	(2,022,093)	(230,914)	184,378	1,341,216	1,237,365	1,736,036
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(2,818,401)	15,856	(2,022,093)	(230,914)	184,378	1,341,216	1,237,365	1,736,036
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(2,818,401)	15,856	(2,022,093)	(230,914)	184,378	1,341,216	1,237,365	1,736,036
Total liabilities and net assets	\$ 2,664,973	\$ 17,706	\$ 1,468,375	\$ 1,480,966	\$ 1,132,315	\$ 1,432,771	\$ 1,327,769	\$ 2,015,817

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Rural California Housing Corporation GP	Riverview Homes	Mercy Housing California 72, LLC (La Playa GP)	Mercy Housing California 72, LP (Sycamore Street and La Playa Apts)	Consolidated Mercy Housing California Senior Properties	Consolidated Mercy Housing Calwest	Consolidated Mercy Properties California	Consolidated San Juan Housing Corporation
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 33,699	\$ -	\$ 393,564	\$ 413,928	\$ 19,828,362	\$ 671,736	\$ 552,667
Cash, tenant security deposits	-	35,892	-	65,806	64,933	3,167,399	29,898	139,496
Cash, restricted	-	-	6,441,735	9,523	450	14,605,071	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	2,183	-	97,006	44,077	6,236,879	8,356	20,408
Due from affiliates, net	-	822	30,317	10,014	-	1,584,925	2,467,580	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	35,901	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	13,540	-	11,853	69,944	7,615,814	20,906	82,305
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	86,136	6,472,052	587,766	593,332	53,074,351	3,198,476	794,876
Long-term assets								
Property and equipment								
Land and land improvements	-	2,199,475	-	2,246,500	1,203,753	185,031,714	4,734,769	1,734,224
Buildings	-	6,553,371	-	8,025,117	15,879,483	1,637,339,439	8,921,448	8,183,164
Furniture and equipment	-	101,653	-	332,769	2,134,727	38,793,793	60,290	3,819,076
Predevelopment project costs	-	-	-	-	-	17,180,817	-	-
Construction in progress	-	-	-	4,669,355	-	232,177,078	-	-
Accumulated depreciation	-	(6,804,968)	-	(223,355)	(8,776,871)	(303,481,704)	(7,211,792)	(11,027,734)
Net property and equipment	-	2,049,531	-	15,050,386	10,441,092	1,807,041,137	6,504,715	2,708,730
Other long-term assets								
Restricted property reserves	-	467,598	-	-	2,371,006	82,506,088	675,771	714,959
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	60,000	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	24,922	-	(8,228,454)	-	-	(13,756,344)	-	-
Notes and interest receivable, net	-	-	-	-	-	-	22,000	-
Notes and interest receivable, affiliates	-	-	-	-	-	1,397,284	-	-
Right-of-use asset, net	-	-	-	-	-	53,230,450	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	41,804	-	3,666,710	-	-
Total long-term assets	24,922	467,598	(8,228,454)	41,804	2,371,006	127,044,188	757,771	714,959
Total assets	\$ 24,922	\$ 2,603,265	\$ (1,756,402)	\$ 15,679,956	\$ 13,405,430	\$ 1,987,159,676	\$ 10,460,962	\$ 4,218,565

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Rural California Housing Corporation GP	Riverview Homes	Mercy Housing California 72, LLC (La Playa GP)	Mercy Housing California 72, LP (Sycamore Street and La Playa Apts)	Consolidated Mercy Housing California Senior Properties	Consolidated Mercy Housing Calwest	Consolidated Mercy Properties California	Consolidated San Juan Housing Corporation
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,850	\$ 137,616	\$ 880	\$ 3,240,963	\$ 1,182,404	\$ 73,619,357	\$ 83,744	\$ 233,751
Due to affiliates	-	89	34,223	531,674	26,141	20,851,885	170,523	182,727
Accrued interest	-	3,567	-	72,114	122,850	3,366,626	5,287	11,791
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	40,757	-	-	393,688	257,623,530	103,015	161,192
Notes payable, affiliates, current	-	-	-	75	-	10,230,535	197,991	-
Lease obligations, current	-	-	-	-	-	5,456,697	10,200	-
Deferred revenue, current	-	807	-	16,603	18,368	2,596,648	8,586	10,984
Other liabilities, current	-	-	-	-	-	25,749	-	-
Tenant security deposits	-	35,243	-	65,806	61,668	3,144,433	33,856	137,703
Total current liabilities	1,850	218,079	35,103	3,927,235	1,805,119	376,915,460	613,202	738,148
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	458,725	-	71,868	813,969	60,710,934	548,559	2,692,484
Accrued interest, affiliates	-	-	-	-	-	1,476,808	-	-
Notes payable, net, noncurrent	-	1,807,828	-	18,190,966	6,975,440	937,962,954	2,230,672	6,362,746
Notes payable, affiliates, noncurrent	-	-	-	-	-	43,790,431	-	-
Lease obligations, noncurrent	-	-	-	-	-	34,190,160	-	-
Deferred revenue, noncurrent	-	-	-	-	59,464	15,504,895	-	6,000
Other liabilities, noncurrent	-	-	-	933,248	-	15,982,669	-	-
Total long-term liabilities	-	2,266,553	-	19,196,082	7,848,873	1,109,618,851	2,779,231	9,061,230
Total liabilities	1,850	2,484,632	35,103	23,123,317	9,653,992	1,486,534,311	3,392,433	9,799,378
Net assets								
Net assets without donor restrictions, controlling	23,072	118,633	(1,791,505)	(7,443,361)	3,751,438	497,625,365	7,068,529	(5,580,813)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	23,072	118,633	(1,791,505)	(7,443,361)	3,751,438	497,625,365	7,068,529	(5,580,813)
Net assets with donor restrictions	-	-	-	-	-	3,000,000	-	-
Total net assets	23,072	118,633	(1,791,505)	(7,443,361)	3,751,438	500,625,365	7,068,529	(5,580,813)
Total liabilities and net assets	\$ 24,922	\$ 2,603,265	\$ (1,756,402)	\$ 15,679,956	\$ 13,405,430	\$ 1,987,159,676	\$ 10,460,962	\$ 4,218,565

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Eliminations	Consolidated Mercy Housing California
Assets		
Current assets		
Cash and cash equivalents	\$ -	\$ 48,347,654
Cash, tenant security deposits	-	4,302,119
Cash, restricted	-	21,986,956
Investments	-	-
Investments, restricted	-	-
Accounts receivable, net	(202,560)	15,996,740
Due from affiliates, net	(21,959,840)	115,694,979
Pledges receivable, net	-	319,991
Grants receivable	-	-
Loans and interest receivable, current	-	605,204
Loans and interest receivable, affiliates, current	(10,662,799)	184,682
Prepaid expenses and other assets	(1,872,968)	7,047,130
Inventory	-	-
Assets held for sale	-	-
Total current assets	<u>(34,698,167)</u>	<u>214,485,455</u>
Long-term assets		
Property and equipment		
Land and land improvements	-	225,572,412
Buildings	(35,564,042)	1,916,369,037
Furniture and equipment	-	54,838,443
Predevelopment project costs	-	24,106,117
Construction in progress	(3,765,830)	233,080,603
Accumulated depreciation	<u>8,736,118</u>	<u>(458,658,293)</u>
Net property and equipment	<u>(30,593,754)</u>	<u>1,995,308,319</u>
Other long-term assets		
Restricted property reserves	-	106,650,147
Long-term investments	-	7,625,000
Long-term investments, restricted	-	310,000
Due from affiliates	(16,762,368)	200,055
Pledges receivable, net	-	23,362,755
Investments in limited partnerships, net	15,265,993	(9,087,763)
Notes and interest receivable, net	(4,724,800)	30,149,913
Notes and interest receivable, affiliates	(37,581,692)	7,024,481
Right-of-use asset, net	(14,566,094)	68,156,267
Allowance for impaired assets	-	-
Other assets, net	-	4,085,005
Total long-term assets	<u>(58,368,961)</u>	<u>238,475,860</u>
Total assets	<u>\$ (123,660,882)</u>	<u>\$ 2,448,269,634</u>

Mercy Housing California
Consolidating Statement of Financial Position
December 31, 2022

	Eliminations	Consolidated Mercy Housing California
Liabilities		
Current liabilities		
Accounts payable and accrued expenses	\$ 98,426	\$ 85,049,268
Due to affiliates	(24,140,912)	44,492,003
Accrued interest	-	3,929,349
Accrued interest, affiliates	-	-
Notes payable, current	-	258,657,905
Notes payable, affiliates, current	(10,442,083)	14,849,438
Lease obligations, current	(1,002,579)	5,493,743
Deferred revenue, current	(1,850,082)	3,829,458
Other liabilities, current	-	25,749
Tenant security deposits	-	4,357,889
Total current liabilities	<u>(37,337,230)</u>	<u>420,684,802</u>
Long-term liabilities		
Due to affiliates	(60,000)	-
Accrued interest	-	80,385,483
Accrued interest, affiliates	(1,476,809)	271,103
Notes payable, net, noncurrent	(2,347,800)	1,080,517,499
Notes payable, affiliates, noncurrent	(47,290,540)	10,218,312
Lease obligations, noncurrent	(14,522,828)	49,267,294
Deferred revenue, noncurrent	(79,154)	15,569,146
Other liabilities, noncurrent	<u>(14,976,528)</u>	<u>2,535,327</u>
Total long-term liabilities	<u>(80,753,659)</u>	<u>1,238,764,164</u>
Total liabilities	<u>(118,090,889)</u>	<u>1,659,448,966</u>
Net assets		
Net assets without donor restrictions, controlling	(5,569,993)	737,060,090
Net assets without donor restrictions, noncontrolling	-	-
Total net assets without donor restrictions	<u>(5,569,993)</u>	<u>737,060,090</u>
Net assets with donor restrictions	-	51,760,578
Total net assets	<u>(5,569,993)</u>	<u>788,820,668</u>
Total liabilities and net assets	<u>\$ (123,660,882)</u>	<u>\$ 2,448,269,634</u>

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California	MH California Properties 1 LLC	California Land Acquisition Fund	Affordable Housing Initiatives	All Hallows Community	Marin Homes for Independent Living (Camino Alto)	Cantebria Senior Homes	Mercy Senior Housing Oxnard (Casa Merced)
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ 1,412,798	\$ 419,095	\$ 440,377	\$ 454,814
Developer fees	17,884,347	-	-	-	-	-	-	-
Services fees	9,965,565	-	-	-	-	-	-	1
Philanthropy	29,077,448	-	-	-	-	-	-	-
Capital grants	11,800,690	-	-	-	-	-	-	-
Consulting	370,059	-	-	-	-	-	-	-
Interest	878,919	-	2,209	-	(37,509)	3,074	4	8
Other	7,520,604	-	-	-	27,240	2,057	3,498	7,817
Total revenues	77,497,632	-	2,209	-	1,402,529	424,226	443,879	462,640
Expenses and losses								
Compensation	16,814,404	-	86,151	-	332,978	129,456	208,618	154,519
Administrative	2,347,137	1,600	262,189	823	104,459	39,440	74,592	70,858
Professional services	690,925	202,715	249,595	916	40,234	33,134	8,401	55,137
Depreciation and amortization	157,667	-	-	-	283,339	56,697	196,328	171,172
Grants	26,581,549	-	-	-	-	-	-	-
Facility	1,218,861	-	-	-	220,613	149,390	153,692	135,372
Interest and fees	800	-	214,070	-	165,404	94,692	-	-
Bad debts	269,336	-	-	-	-	3,835	5,461	191
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	163,416	-	-	-	-	-	-	-
Shared services	6,217,237	-	-	-	-	-	-	-
(Gain) loss on sale of assets	332,331	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	(11,922)	456,600	-	(18)	-	-	-	-
Total expenses and losses	54,781,741	660,915	812,005	1,721	1,147,027	506,644	647,092	587,249
Excess (deficiency) of revenues over expenses	22,715,891	(660,915)	(809,796)	(1,721)	255,502	(82,418)	(203,213)	(124,609)
Net assets at beginning of year	191,688,215	4,815,428	-	238,258	579,288	(364,927)	2,177,635	1,252,594
Other transfers to (from) net assets	-	(6,255,898)	449,381	-	-	-	-	-
Net assets at end of year	\$ 214,404,106	\$ (2,101,385)	\$ (360,415)	\$ 236,537	\$ 834,790	\$ (447,345)	\$ 1,974,422	\$ 1,127,985

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Francis of Assisi Community	Gault Street Senior Housing	John W. King Senior Community	Maria B. Freitas Senior Housing Corporation	Marin Housing Corporation (Martinelli House)	Mercy Family Plaza Limited Partnership (Mercy Family Plaza)	Mercy Gardens	Notre Dame Senior Housing Corporation
Revenues								
Rent - net of vacancies	\$ -	\$ 336,835	\$ 1,240,091	\$ 698,807	\$ -	\$ 827,847	\$ 280,929	\$ 690,975
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	12	386	710	176,819	29	7	272
Other	479,754	5,616	28,156	11,272	-	10,844	27,095	6,731
Total revenues	<u>479,754</u>	<u>342,463</u>	<u>1,268,633</u>	<u>710,789</u>	<u>176,819</u>	<u>838,720</u>	<u>308,031</u>	<u>697,978</u>
Expenses and losses								
Compensation	-	105,765	635,392	292,291	-	71,301	107,227	310,975
Administrative	-	51,378	164,437	105,101	-	74,928	58,156	105,015
Professional services	1,045	38,865	11,695	20,322	-	15,430	9,074	10,766
Depreciation and amortization	-	180,769	559,971	246,474	-	297,654	147,213	327,818
Grants	479,657	-	-	-	-	-	-	-
Facility	-	110,771	343,733	264,968	-	217,545	118,199	238,767
Interest and fees	-	-	-	60	-	23,986	31,810	-
Bad debts	-	8,816	383	-	-	(41,762)	4,158	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	<u>480,702</u>	<u>496,364</u>	<u>1,715,611</u>	<u>929,216</u>	<u>-</u>	<u>659,082</u>	<u>475,837</u>	<u>993,341</u>
Excess (deficiency) of revenues over expenses	(948)	(153,901)	(446,978)	(218,427)	176,819	179,638	(167,806)	(295,363)
Net assets at beginning of year	1,462,503	1,918,343	5,742,083	1,925,228	4,466,815	481,008	(335,712)	3,472,766
Other transfers to (from) net assets	<u>246,313</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net assets at end of year	<u>\$ 1,707,868</u>	<u>\$ 1,764,442</u>	<u>\$ 5,295,105</u>	<u>\$ 1,706,801</u>	<u>\$ 4,643,634</u>	<u>\$ 660,646</u>	<u>\$ (503,518)</u>	<u>\$ 3,177,403</u>

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Oceana Senior Housing Corporation (Oceana Terrace)	Presentation Senior Housing Community	Russell Manor	Tierra Del Sol, Inc.	Garden Park Apartment Community	Mercy Oaks Village	Mercy Commercial California	MPCAL, LLC
Revenues								
Rent - net of vacancies	\$ 539,189	\$ 1,421,018	\$ 529,489	\$ 802,290	\$ 447,085	\$ 522,322	\$ 912,067	\$ 286,576
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	126	(14,178)	(11,602)	(3,158)	(21,220)	12	(28,439)	159
Other	4,100	8,367	3,700	9,917	330,450	6,194	197,067	98,189
Total revenues	543,415	1,415,207	521,587	809,049	756,315	528,528	1,080,695	384,924
Expenses and losses								
Compensation	136,780	661,831	218,054	155,336	138,499	217,202	242,709	-
Administrative	73,836	172,408	82,090	124,838	51,056	85,209	47,067	33,590
Professional services	8,395	15,491	9,769	10,479	333,400	49,946	5,000	7,900
Depreciation and amortization	218,001	588,810	212,849	489,555	200,429	295,116	18,694	127,392
Grants	-	-	-	-	-	-	-	-
Facility	258,520	514,034	241,389	438,817	235,560	176,629	527,988	318,633
Interest and fees	36,807	36	10,752	4,039	93,271	5,771	-	129,438
Bad debts	160	25	3,190	1,413	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	732,499	1,952,635	778,093	1,224,477	1,052,215	829,873	841,458	616,953
Excess (deficiency) of revenues over expenses	(189,084)	(537,428)	(256,506)	(415,428)	(295,900)	(301,345)	239,237	(232,029)
Net assets at beginning of year	(126,232)	6,681,070	962,251	5,706,292	(63,283)	3,133,642	(1,856,797)	(701,716)
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ (315,316)	\$ 6,143,642	\$ 705,745	\$ 5,290,864	\$ (359,183)	\$ 2,832,297	\$ (1,617,560)	\$ (933,745)

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MCC 1360 LLC	Central Coast Housing	Mercy Housing California 58, LP (Neary Lagoon Apts.)	Sycamore Street Consolidated	Mercy Housing California Family Properties	Mercy Housing California 51, LP (Bill Sorro Community)	Mercy Housing California Special Needs	Mercy Housing California 57, LP (1500 Page)
Revenues								
Rent - net of vacancies	\$ -	\$ 64,752	\$ 1,144,611	\$ 500,385	\$ -	\$ 979,905	\$ -	\$ 198,405
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	90,377	-	17,911	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	76	128	4,746	-	510	-	(17,452)
Other	-	869	31,088	9,244	-	25,392	-	5,314
Total revenues	-	65,697	1,175,827	514,375	90,377	1,005,807	17,911	186,267
Expenses and losses								
Compensation	-	11,000	262,102	73,677	-	108,145	-	34,126
Administrative	800	6,646	199,915	39,769	64,552	307,410	17,911	60,124
Professional services	2,312	2,312	92,969	37,447	2,038	113,719	(1,036)	20,736
Depreciation and amortization	-	16,458	731,631	144,079	-	1,423,127	-	275,871
Grants	-	-	-	5,793,545	-	-	-	-
Facility	-	28,176	559,255	117,211	-	617,799	-	96,201
Interest and fees	-	16,782	197,305	90,261	-	121,151	-	1,177
Bad debts	-	-	-	1,162	-	18,475	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	43	-	-	170	-	30	-
Total expenses and losses	3,112	81,417	2,043,177	6,297,151	66,760	2,709,826	16,905	488,235
Excess (deficiency) of revenues over expenses	(3,112)	(15,720)	(867,350)	(5,782,776)	23,617	(1,704,019)	1,006	(301,968)
Net assets at beginning of year	3,139,772	(301,908)	2,949,228	(508,245)	1,256,911	11,244,481	(23,287)	6,023,180
Other transfers to (from) net assets	-	6,589,010	-	6,589,010	-	-	-	-
Net assets at end of year	\$ 3,136,660	\$ 6,271,382	\$ 2,081,878	\$ 297,989	\$ 1,280,528	\$ 9,540,462	\$ (22,281)	\$ 5,721,212

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Florin Housing Corporation GP	Crossroad Gardens Consolidated	Mercy Housing California 80, LP Consolidated	3425 Orange Grove LLC	Mercy Housing California 81, LP (Courtyard Inn)	Mercy Mather Veterans 3 LLC	Mercy Housing California 79, LP (Mather Phase 3)	Bear Mountain Residences
Revenues								
Rent - net of vacancies	\$ -	\$ 740,892	\$ 823,232	\$ -	\$ 1,375,097	\$ -	\$ 757,498	\$ 200,336
Developer fees	-	-	-	-	-	-	-	-
Services fees	21,218	-	-	131,746	-	34,167	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	(18,025)	58	-	(12,757)	-	(23,231)	16
Other	-	11,945	16,728	-	20,728	-	21,961	1,211
Total revenues	<u>21,218</u>	<u>734,812</u>	<u>840,018</u>	<u>131,746</u>	<u>1,383,068</u>	<u>34,167</u>	<u>756,228</u>	<u>201,563</u>
Expenses and losses								
Compensation	-	212,504	292,244	-	354,500	-	234,750	31,394
Administrative	21,218	79,012	135,816	132,546	302,346	19,967	121,091	20,697
Professional services	1,744	54,800	82,862	2,714	164,200	2,730	106,549	5,920
Depreciation and amortization	-	530,324	582,206	-	1,220,349	-	687,614	28,823
Grants	-	-	-	-	-	-	-	-
Facility	-	246,770	362,526	-	516,156	-	189,511	63,190
Interest and fees	-	89,233	254,945	-	81,104	-	184,633	48,642
Bad debts	-	-	5,471	-	81,056	-	192	246
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	135	-	-	134	-	58	-	-
Total expenses and losses	<u>23,097</u>	<u>1,212,643</u>	<u>1,716,070</u>	<u>135,394</u>	<u>2,719,711</u>	<u>22,755</u>	<u>1,524,340</u>	<u>198,912</u>
Excess (deficiency) of revenues over expenses	(1,879)	(477,831)	(876,052)	(3,648)	(1,336,643)	11,412	(768,112)	2,651
Net assets at beginning of year	(7,558,878)	3,591,714	1,981,535	(11,175)	20,813,335	(41,423)	7,895,583	-
Other transfers to (from) net assets	-	-	1,048,073	-	(11,713)	-	218,653	(475,392)
Net assets at end of year	<u>\$ (7,560,757)</u>	<u>\$ 3,113,883</u>	<u>\$ 2,153,556</u>	<u>\$ (14,823)</u>	<u>\$ 19,464,979</u>	<u>\$ (30,011)</u>	<u>\$ 7,346,124</u>	<u>\$ (472,741)</u>

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Beverly Terrace Consolidated	Northern California Housing Corporation GP	Brentwood Green Valley Apts	Countrywood Apartments	Diamond Sunrise II	Folsom Gardens I	Folsom Gardens II	Lance Apartments
Revenues								
Rent - net of vacancies	\$ 306,397	\$ -	\$ 302,945	\$ 460,796	\$ 136,607	\$ 534,305	\$ 524,198	\$ 657,555
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	148	-	78	2,636	87	12	8	(12,834)
Other	(11)	-	14,070	12,648	1,106,465	7,022	8,808	9,125
Total revenues	<u>306,534</u>	<u>-</u>	<u>317,093</u>	<u>476,080</u>	<u>1,243,159</u>	<u>541,339</u>	<u>533,014</u>	<u>653,846</u>
Expenses and losses								
Compensation	58,839	-	47,054	93,228	26,875	161,341	132,797	141,737
Administrative	70,341	-	27,361	115,180	28,333	63,608	71,050	147,025
Professional services	7,543	1,850	21,261	11,748	5,885	57,014	33,428	52,906
Depreciation and amortization	125,018	-	98,874	100,782	49,577	52,099	49,039	77,689
Grants	-	-	-	-	-	-	-	-
Facility	184,106	-	150,099	303,883	74,110	173,054	167,347	273,815
Interest and fees	28,890	-	367,608	6,060	81	2,030	1,961	81
Bad debts	27,249	-	(1,956)	51,794	7,475	12,530	17,122	(938)
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	3,756	-	-	-	-	-	-
Total expenses and losses	<u>501,986</u>	<u>5,606</u>	<u>710,301</u>	<u>682,675</u>	<u>192,336</u>	<u>521,676</u>	<u>472,744</u>	<u>692,315</u>
Excess (deficiency) of revenues over expenses	(195,452)	(5,606)	(393,208)	(206,595)	1,050,823	19,663	60,270	(38,469)
Net assets at beginning of year	-	-	-	-	-	-	-	-
Other transfers to (from) net assets	(2,622,949)	21,462	(1,628,885)	(24,319)	(866,445)	1,321,553	1,177,095	1,774,505
Net assets at end of year	<u>\$ (2,818,401)</u>	<u>\$ 15,856</u>	<u>\$ (2,022,093)</u>	<u>\$ (230,914)</u>	<u>\$ 184,378</u>	<u>\$ 1,341,216</u>	<u>\$ 1,237,365</u>	<u>\$ 1,736,036</u>

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Rural California Housing Corporation GP	Riverview Homes	Mercy Housing California 72, LLC (La Playa GP)	Mercy Housing California 72, LP (Sycamore Street and La Playa Apts)	Consolidated Mercy Housing California Senior Properties	Consolidated Mercy Housing Calwest	Consolidated Mercy Properties California	Consolidated San Juan Housing Corporation
Revenues								
Rent - net of vacancies	\$ -	\$ 402,590	\$ -	\$ 818,043	\$ 4,095,821	\$ 79,861,912	\$ 798,298	\$ 1,640,038
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	79,634	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	6,158,898	12,068	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	166	182	-	(15,652)	203,146	(2,557)	5,111
Other	-	1,663	6,437,669	18,692	67,940	22,732,638	3,784,398	138,364
Total revenues	-	404,419	6,437,851	836,735	4,148,109	109,036,228	4,592,207	1,783,513
Expenses and losses								
Compensation	-	72,767	-	122,959	823,116	16,069,431	157,145	358,872
Administrative	-	48,881	-	59,868	452,311	13,345,269	1,274,502	231,863
Professional services	1,850	7,409	880	73,622	45,373	6,762,584	25,741	32,363
Depreciation and amortization	-	220,070	-	223,355	982,076	59,555,886	395,236	465,912
Grants	-	-	-	-	181	197,735	201,010	-
Facility	-	242,618	-	153,388	758,846	30,070,576	297,199	661,507
Interest and fees	-	63,245	21	139,036	458,893	28,360,350	138,250	274,494
Bad debts	-	-	-	-	55,642	853,929	7,968	5,007
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	673,115	(244,999)	-
(Earnings) loss on investment in limited partnership	14	-	(6)	-	-	2,506,409	-	-
Total expenses and losses	1,864	654,990	895	772,228	3,576,438	158,395,284	2,252,052	2,030,018
Excess (deficiency) of revenues over expenses	(1,864)	(250,571)	6,436,956	64,507	571,671	(49,359,056)	2,340,155	(246,505)
Net assets at beginning of year	-	-	-	-	3,179,767	411,238,189	4,728,374	(5,334,308)
Other transfers to (from) net assets	24,936	369,204	(8,228,461)	(7,507,868)	-	138,746,232	-	-
Net assets at end of year	\$ 23,072	\$ 118,633	\$ (1,791,505)	\$ (7,443,361)	\$ 3,751,438	\$ 500,625,365	\$ 7,068,529	\$ (5,580,813)

Mercy Housing California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Eliminations	Consolidated Mercy Housing California
Revenues		
Rent - net of vacancies	\$ (1,690,693)	\$ 107,896,529
Developer fees	(2,251,852)	15,632,495
Services fees	(7,386,571)	2,954,048
Philanthropy	-	29,077,448
Capital grants	-	17,971,656
Consulting	(9,000)	361,059
Interest	(414,286)	646,954
Other	(24,644,227)	18,628,412
Total revenues	(36,396,629)	193,168,601
Expenses and losses		
Compensation	(12,527)	40,887,564
Administrative	(2,004,243)	19,591,376
Professional services	(5,447,789)	4,214,318
Depreciation and amortization	(1,195,759)	71,616,284
Grants	(25,154,596)	8,099,081
Facility	(847,708)	41,343,116
Interest and fees	(167,894)	31,569,275
Bad debts	(144,440)	1,253,190
Provision for impaired assets	-	-
Project expenses	-	163,416
Shared services	-	6,217,237
(Gain) loss on sale of assets	-	760,447
(Earnings) loss on investment in limited partnership	(347,190)	2,608,213
Total expenses and losses	(35,322,146)	228,323,517
Excess (deficiency) of revenues over expenses	(1,074,483)	(35,154,916)
Net assets at beginning of year	(5,678,402)	691,839,195
Other transfers to (from) net assets	1,182,892	132,136,389
Net assets at end of year	\$ (5,569,993)	\$ 788,820,668

Mercy Housing California Senior Properties
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California Senior Properties	Bennett House, LP	Dorothy Day Community, LP	Junipero Serra, LP	Monsignor Lyne, LP	St. Andrew Senior Community, LP	Villa Columbia Mercy Riverside, LP	Eliminations	Consolidated Mercy Housing California Senior Properties
Assets									
Current assets									
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ 48,388	\$ 191,725	\$ 151,468	\$ 22,347	\$ -	\$ 413,928
Cash, tenant security deposits	-	-	-	9,872	7,291	21,898	25,872	-	64,933
Cash, restricted	-	-	-	-	-	-	450	-	450
Investments	-	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	-	7,170	3	40	36,864	-	44,077
Due from affiliates, net	-	-	-	-	-	-	12	(12)	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	-	12,573	8,846	17,718	30,807	-	69,944
Inventory	-	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-	-
Total current assets	-	-	-	78,003	207,865	191,124	116,352	(12)	593,332
Long-term assets									
Property and equipment									
Land and land improvements	-	-	-	32,240	210,151	614,986	346,376	-	1,203,753
Buildings	-	-	-	2,857,651	2,993,140	5,461,684	4,567,008	-	15,879,483
Furniture and equipment	-	-	-	165,623	941,679	841,810	185,615	-	2,134,727
Predevelopment project costs	-	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	-	(1,395,497)	(1,971,378)	(2,799,396)	(2,610,600)	-	(8,776,871)
Net property and equipment	-	-	-	1,660,017	2,173,592	4,119,084	2,488,399	-	10,441,092
Other long-term assets									
Restricted property reserves	-	-	-	750,774	615,529	386,980	617,723	-	2,371,006
Long-term investments	-	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	3,745,856	-	-	-	-	-	-	(3,745,856)	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-	-
Total long-term assets	3,745,856	-	-	750,774	615,529	386,980	617,723	(3,745,856)	2,371,006
Total assets	\$ 3,745,856	\$ -	\$ -	\$ 2,488,794	\$ 2,996,986	\$ 4,697,188	\$ 3,222,474	\$ (3,745,868)	\$ 13,405,430

Mercy Housing California Senior Properties
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California Senior Properties	Bennett House, LP	Dorothy Day Community, LP	Junipero Serra, LP	Monsignor Lyne, LP	St. Andrew Senior Community, LP	Villa Columbia Mercy Riverside, LP	Eliminations	Consolidated Mercy Housing California Senior Properties
Liabilities									
Current liabilities									
Accounts payable and accrued expenses	\$ 2,815	\$ -	\$ -	\$ 490,895	\$ 436,801	\$ 188,747	\$ 63,146	\$ -	\$ 1,182,404
Due to affiliates	21,746	-	-	-	-	-	4,407	(12)	26,141
Accrued interest	-	-	-	29,005	16,843	24,837	52,165	-	122,850
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	85,016	68,672	120,000	120,000	-	393,688
Notes payable, affiliates, current	-	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	-	7,390	-	293	10,685	-	18,368
Other liabilities, current	-	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	8,928	6,795	21,394	24,551	-	61,668
Total current liabilities	24,561	-	-	621,234	529,111	355,271	274,954	(12)	1,805,119
Long-term liabilities									
Due to affiliates	-	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	813,969	-	-	813,969
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	1,406,236	1,136,020	2,128,316	2,304,868	-	6,975,440
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	58,846	-	618	-	-	59,464
Other liabilities, noncurrent	-	-	-	-	-	-	-	-	-
Total long-term liabilities	-	-	-	1,465,082	1,136,020	2,942,903	2,304,868	-	7,848,873
Total liabilities	24,561	-	-	2,086,316	1,665,131	3,298,174	2,579,822	(12)	9,653,992
Net assets									
Net assets without donor restrictions, controlling	3,721,295	-	-	402,478	1,331,855	1,399,014	642,652	(3,745,856)	3,751,438
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	3,721,295	-	-	402,478	1,331,855	1,399,014	642,652	(3,745,856)	3,751,438
Net assets with donor restrictions	-	-	-	-	-	-	-	-	-
Total net assets	3,721,295	-	-	402,478	1,331,855	1,399,014	642,652	(3,745,856)	3,751,438
Total liabilities and net assets	\$ 3,745,856	\$ -	\$ -	\$ 2,488,794	\$ 2,996,986	\$ 4,697,188	\$ 3,222,474	\$ (3,745,868)	\$ 13,405,430

Mercy Housing California Senior Properties
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California Senior Properties	Bennett House, LP	Dorothy Day Community, LP	Junipero Serra, LP	Monsignor Lyne, LP	St. Andrew Senior Community, LP	Villa Columbia Mercy Riverside, LP	Eliminations	Consolidated Mercy Housing California Senior Properties
Revenues									
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ 920,004	\$ 851,639	\$ 1,347,114	\$ 977,064	\$ -	\$ 4,095,821
Developer fees	-	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-	-
Interest	-	-	-	(2,991)	(5,740)	(6,740)	(181)	-	(15,652)
Other	-	-	-	35,368	20,309	5,564	6,699	-	67,940
Total revenues	-	-	-	952,381	866,208	1,345,938	983,582	-	4,148,109
Expenses and losses									
Compensation	-	-	-	219,467	172,270	191,367	240,012	-	823,116
Administrative	-	-	-	65,060	181,735	82,705	122,811	-	452,311
Professional services	899	-	-	8,690	8,764	12,308	14,712	-	45,373
Depreciation and amortization	-	-	-	200,851	232,336	364,565	184,324	-	982,076
Grants	181	-	-	-	-	-	-	-	181
Facility	-	-	-	157,801	125,890	198,266	276,889	-	758,846
Interest and fees	-	-	-	89,789	71,239	122,646	175,219	-	458,893
Bad debts	-	-	-	37,297	1,747	-	16,598	-	55,642
Provision for impaired assets	-	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	(567,024)	-	-	-	-	-	-	567,024	-
Total expenses and losses	(565,944)	-	-	778,955	793,981	971,857	1,030,565	567,024	3,576,438
Excess (deficiency) of revenues over expenses	565,944	-	-	173,426	72,227	374,081	(46,983)	(567,024)	571,671
Net assets at beginning of year	3,155,351	-	181	229,052	1,259,628	1,024,933	689,635	(3,179,013)	3,179,767
Other transfers to (from) net assets	-	-	(181)	-	-	-	-	181	-
Net assets at end of year	<u>\$ 3,721,295</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 402,478</u>	<u>\$ 1,331,855</u>	<u>\$ 1,399,014</u>	<u>\$ 642,652</u>	<u>\$ (3,745,856)</u>	<u>\$ 3,751,438</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Calwest	Mercy Housing Land Loan Fund	Mercy Housing California XXXIX, LP (Gleason Park)	Mercy Housing California XL, LP (Arlington Hotel)	Mercy Housing California XXXVIII, LP (East Leland Courts)	Mercy Housing California XLII, LP (Boulevard Court)	Mercy Housing California XLIV LP (1180 Fourth Street)	Third and LeConte Associates LP (Bayview Hill Gardens)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 1,000	\$ 40,859	\$ 233,457	\$ 110,725	\$ 8,638	\$ 184,115	\$ 456,654
Cash, tenant security deposits	-	-	57,318	44,367	61,049	23,017	133,652	11,905
Cash, restricted	126	-	-	16,354	-	201,782	405,693	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	110	-	1,639	200,290	42,750	27,040	676	121,645
Due from affiliates, net	1,629,736	-	-	-	-	-	88,564	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	37,441	46,493	33,807	25,060	142,827	53,645
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>1,629,972</u>	<u>1,000</u>	<u>137,257</u>	<u>540,961</u>	<u>248,331</u>	<u>285,537</u>	<u>955,527</u>	<u>643,849</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	-	1,082,249	3,972,090	2,754,496	3,090,021	1,876,368	2,416,056
Buildings	-	-	20,101,575	35,854,780	19,590,560	13,825,757	63,913,998	28,925,086
Furniture and equipment	-	-	209,399	2,207,355	353,352	880,512	2,684,203	998,220
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	(9,484,864)	(16,711,158)	(12,530,278)	(7,274,497)	(16,606,540)	(11,783,401)
Net property and equipment	<u>-</u>	<u>-</u>	<u>11,908,359</u>	<u>25,323,067</u>	<u>10,168,130</u>	<u>10,521,793</u>	<u>51,868,029</u>	<u>20,555,961</u>
Other long-term assets								
Restricted property reserves	-	-	1,402,242	3,393,140	468,692	3,425,186	1,121,205	830,091
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(58,242,449)	-	-	-	-	-	-	-
Notes and interest receivable, net	50,000	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	16,793,628	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	427,432	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	8,526	30,099	3,346	25,412	41,023	34,705
Total long-term assets	<u>(41,398,821)</u>	<u>-</u>	<u>1,410,768</u>	<u>3,423,239</u>	<u>472,038</u>	<u>3,450,598</u>	<u>1,589,660</u>	<u>864,796</u>
Total assets	<u>\$ (39,768,849)</u>	<u>\$ 1,000</u>	<u>\$ 13,456,384</u>	<u>\$ 29,287,267</u>	<u>\$ 10,888,499</u>	<u>\$ 14,257,928</u>	<u>\$ 54,413,216</u>	<u>\$ 22,064,606</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Calwest	Mercy Housing Land Loan Fund	Mercy Housing California XXXIX, LP (Gleason Park)	Mercy Housing California XL, LP (Arlington Hotel)	Mercy Housing California XXXVIII, LP (East Leland Courts)	Mercy Housing California XLII, LP (Boulevard Court)	Mercy Housing California XLIV LP (1180 Fourth Street)	Third and LeConte Associates LP (Bayview Hill Gardens)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ -	\$ 67,418	\$ 208,646	\$ 108,557	\$ 95,823	\$ 181,700	\$ 216,402
Due to affiliates	823,440	-	76,994	17,782	33,659	155,660	44,548	54,560
Accrued interest	-	-	-	-	2,268	-	4,950	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	53,371	-	84,380	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	17,207	-
Deferred revenue, current	-	-	8,708	458,837	14,816	602,269	37,661	99,951
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	56,933	43,525	57,518	22,452	133,393	11,405
Total current liabilities	826,255	-	210,053	728,790	270,189	876,204	503,839	382,318
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	7,255,325	2,701,084	932,868	2,612,811	2,498,632
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	1,187,838	(13,500)	21,312,248	33,503,444	11,390,611	10,784,442	37,258,752	18,112,304
Notes payable, affiliates, noncurrent	1,139,500	-	1,201,238	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	425,225	-
Deferred revenue, noncurrent	-	-	1,721	6,621,750	1,166	5,859,675	-	4,380
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	2,327,338	(13,500)	22,515,207	47,380,519	14,092,861	17,576,985	40,296,788	20,615,316
Total liabilities	3,153,593	(13,500)	22,725,260	48,109,309	14,363,050	18,453,189	40,800,627	20,997,634
Net assets								
Net assets without donor restrictions, controlling	(45,922,442)	14,500	(9,268,876)	(18,822,042)	(3,474,551)	(4,195,261)	13,612,589	1,066,972
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(45,922,442)	14,500	(9,268,876)	(18,822,042)	(3,474,551)	(4,195,261)	13,612,589	1,066,972
Net assets with donor restrictions	3,000,000	-	-	-	-	-	-	-
Total net assets	(42,922,442)	14,500	(9,268,876)	(18,822,042)	(3,474,551)	(4,195,261)	13,612,589	1,066,972
Total liabilities and net assets	\$ (39,768,849)	\$ 1,000	\$ 13,456,384	\$ 29,287,267	\$ 10,888,499	\$ 14,257,928	\$ 54,413,216	\$ 22,064,606

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Caroline Severance LLC	Mercy Housing California XLIII, LP (Caroline Severance Manor)	7th & H GP, LLC	Mercy Housing California 47, LP (7th & H Street)	Madonna Senior Housing LLC	Mercy Housing California 53, LP (Madonna Residences)	Mercy Housing California 52, LP (School House Station-Vista Grande)	1100 Ocean Avenue Limited Partnership (1100 Ocean Avenue Apts.)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 361	\$ -	\$ 34,746	\$ -	\$ 162,056	\$ 397,729	\$ 129,184
Cash, tenant security deposits	-	108,172	-	67,383	-	52,385	93,539	53,759
Cash, restricted	-	-	-	605	-	-	-	1,007,910
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	3,600	-	68,195	-	595,691	177,534	41,170
Due from affiliates, net	68,609	-	171,140	-	100,000	-	-	58,245
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	35,901	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	47,826	-	64,285	-	25,024	40,409	59,368
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	68,609	195,860	171,140	235,214	100,000	835,156	709,211	1,349,636
Long-term assets								
Property and equipment								
Land and land improvements	-	3,897,034	-	4,434,686	-	5,722	20,714	1,278,420
Buildings	-	27,548,012	-	36,005,174	-	10,736,534	20,582,982	29,683,212
Furniture and equipment	-	517,790	-	949,532	-	314,516	195,183	982,720
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(10,005,118)	-	(15,057,334)	-	(4,482,261)	(5,549,618)	(7,029,582)
Net property and equipment	-	21,957,718	-	26,332,058	-	6,574,511	15,249,261	24,914,770
Other long-term assets								
Restricted property reserves	-	672,107	-	3,742,316	-	2,938,460	713,907	1,455,241
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	293,765	-	14,205,411	-	28,755	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	1,015,928	-	429,925
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	36,227	-	31,884	-	-	1,674	20,775
Total long-term assets	293,765	708,334	14,205,411	3,774,200	28,755	3,954,388	715,581	1,905,941
Total assets	\$ 362,374	\$ 22,861,912	\$ 14,376,551	\$ 30,341,472	\$ 128,755	\$ 11,364,055	\$ 16,674,053	\$ 28,170,347

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Caroline Severance LLC	Mercy Housing California XLIII, LP (Caroline Severance Manor)	7th & H GP, LLC	Mercy Housing California 47, LP (7th & H Street)	Madonna Senior Housing LLC	Mercy Housing California 53, LP (Madonna Residences)	Mercy Housing California 52, LP (School House Station-Vista Grande)	1100 Ocean Avenue Limited Partnership (1100 Ocean Avenue Apts.)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,850	\$ 136,662	\$ 1,850	\$ 283,620	\$ 1,850	\$ 1,007,281	\$ 82,328	\$ 76,835
Due to affiliates	79,612	59,492	211,869	-	139,268	-	41,455	51,956
Accrued interest	-	11,457	-	-	-	-	23,919	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	228,421	-	-	-	-	145,298	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	17,131
Deferred revenue, current	-	17,311	-	28,807	-	5,795	2,305	38,782
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	107,820	-	64,869	-	50,887	93,041	51,867
Total current liabilities	81,462	561,163	213,719	377,296	141,118	1,063,963	388,346	236,571
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	4,062,313	-	895,989	-	1,491,319	632,558	1,655,178
Accrued interest, affiliates	-	-	-	-	-	-	1,156,082	-
Notes payable, net, noncurrent	-	16,002,150	-	10,934,845	-	9,134,371	7,082,950	17,353,277
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	4,452,969	700,000
Lease obligations, noncurrent	-	-	-	-	-	-	-	427,794
Deferred revenue, noncurrent	-	-	-	9,000	-	131	580	-
Other liabilities, noncurrent	-	150,021	-	-	-	-	-	-
Total long-term liabilities	-	20,214,484	-	11,839,834	-	10,625,821	13,325,139	20,136,249
Total liabilities	81,462	20,775,647	213,719	12,217,130	141,118	11,689,784	13,713,485	20,372,820
Net assets								
Net assets without donor restrictions, controlling	280,912	2,086,265	14,162,832	18,124,342	(12,363)	(325,729)	2,960,568	7,797,527
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	280,912	2,086,265	14,162,832	18,124,342	(12,363)	(325,729)	2,960,568	7,797,527
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	280,912	2,086,265	14,162,832	18,124,342	(12,363)	(325,729)	2,960,568	7,797,527
Total liabilities and net assets	\$ 362,374	\$ 22,861,912	\$ 14,376,551	\$ 30,341,472	\$ 128,755	\$ 11,364,055	\$ 16,674,053	\$ 28,170,347

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	55 Laguna, LP (Open House Community at 55 Laguna)	Esparto Family Apartments, LLC	Mercy Housing California 54, LP (Esperanza Crossing)	Sunset Lane Apartments LLC	Mercy Housing California 55, LP (Trailside Terrace)	Mercy Housing California 56, LP (Jefferson Park Terrace)	Coastside Senior Housing Limited Partners, LP	El Monte Veterans Apartments LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 646,682	\$ -	\$ 24,979	\$ -	\$ 14,355	\$ 16,753	\$ 359,093	\$ -
Cash, tenant security deposits	30,875	-	33,063	-	28,217	49,780	14,502	-
Cash, restricted	-	-	-	-	-	-	238,742	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	130,342	-	6,978	-	10,927	-	6,034	-
Due from affiliates, net	7,688	64,459	1,240	9,917	-	598	5,797	34,471
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	36,682	-	13,004	-	17,908	27,863	22,530	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>852,269</u>	<u>64,459</u>	<u>79,264</u>	<u>9,917</u>	<u>71,407</u>	<u>94,994</u>	<u>646,698</u>	<u>34,471</u>
Long-term assets								
Property and equipment								
Land and land improvements	2,037,195	-	2,946,584	-	1,493,737	1,880,926	675,178	-
Buildings	23,445,782	-	8,432,461	-	10,301,452	15,388,518	13,079,022	-
Furniture and equipment	504,147	-	181,490	-	202,287	303,500	473,093	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	2,467	-	-	-
Accumulated depreciation	<u>(6,604,928)</u>	<u>-</u>	<u>(3,650,377)</u>	<u>-</u>	<u>(3,097,550)</u>	<u>(5,668,118)</u>	<u>(5,109,179)</u>	<u>-</u>
Net property and equipment	<u>19,382,196</u>	<u>-</u>	<u>7,910,158</u>	<u>-</u>	<u>8,902,393</u>	<u>11,904,826</u>	<u>9,118,114</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	423,513	-	331,895	-	406,999	235,553	601,016	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(318)	-	(473)	-	-	-	82,310
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	2,127,278	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>19,089</u>	<u>-</u>	<u>12,904</u>	<u>-</u>	<u>14,157</u>	<u>25,149</u>	<u>48,870</u>	<u>-</u>
Total long-term assets	<u>2,569,880</u>	<u>(318)</u>	<u>344,799</u>	<u>(473)</u>	<u>421,156</u>	<u>260,702</u>	<u>649,886</u>	<u>82,310</u>
Total assets	<u>\$ 22,804,345</u>	<u>\$ 64,141</u>	<u>\$ 8,334,221</u>	<u>\$ 9,444</u>	<u>\$ 9,394,956</u>	<u>\$ 12,260,522</u>	<u>\$ 10,414,698</u>	<u>\$ 116,781</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	55 Laguna, LP (Open House Community at 55 Laguna)	Esparto Family Apartments, LLC	Mercy Housing California 54, LP (Esperanza Crossing)	Sunset Lane Apartments LLC	Mercy Housing California 55, LP (Trailside Terrace)	Mercy Housing California 56, LP (Jefferson Park Terrace)	Coastside Senior Housing Limited Partners, LP	El Monte Veterans Apartments LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 52,363	\$ 1,850	\$ 98,131	\$ 1,850	\$ 42,562	\$ 92,626	\$ 93,052	\$ 1,850
Due to affiliates	106,088	88,455	5,229	35,491	64,774	171,487	26,492	56,824
Accrued interest	-	-	1,312	-	856	8,144	4,766	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	71,808	-	24,404	40,100	59,479	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	22,757	-	2,752	-	2,712	2,111	6,183	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	30,378	-	31,809	-	27,713	51,387	13,999	-
Total current liabilities	211,586	90,305	211,041	37,341	163,021	365,855	203,971	58,674
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	1,942,572	-	1,062,076	-	1,157,631	1,178,546	593,107	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	7,912,995	-	3,876,821	-	4,463,569	5,615,008	3,872,318	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	1,074,176	587,838	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	146,200	-	-	-	-	-	1,154,937	-
Other liabilities, noncurrent	-	-	-	-	-	174,167	-	-
Total long-term liabilities	10,001,767	-	4,938,897	-	5,621,200	8,041,897	6,208,200	-
Total liabilities	10,213,353	90,305	5,149,938	37,341	5,784,221	8,407,752	6,412,171	58,674
Net assets								
Net assets without donor restrictions, controlling	12,590,992	(26,164)	3,184,283	(27,897)	3,610,735	3,852,770	4,002,527	58,107
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	12,590,992	(26,164)	3,184,283	(27,897)	3,610,735	3,852,770	4,002,527	58,107
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	12,590,992	(26,164)	3,184,283	(27,897)	3,610,735	3,852,770	4,002,527	58,107
Total liabilities and net assets	\$ 22,804,345	\$ 64,141	\$ 8,334,221	\$ 9,444	\$ 9,394,956	\$ 12,260,522	\$ 10,414,698	\$ 116,781

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	El Monte Veterans Apartments, LP	1028 Howard Street, LLC	Mercy Housing California 60, LP (Quinn Cottages)	Mercy Housing California XI, LP (Madison Place)	Mercy Eden House LLC	Eden House, L.P.	Transbay Block 6, LLC	Mercy Housing California 62, LP (280 Beale)
Assets								
Current assets								
Cash and cash equivalents	\$ 158,529	\$ 73,509	\$ 20,877	\$ -	\$ -	\$ 188,586	\$ -	\$ 81,747
Cash, tenant security deposits	34,398	25,799	9,284	-	-	88,504	-	70,140
Cash, restricted	-	-	-	-	-	-	-	37,431
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	5,100	10,420	9,732	-	-	141,760	-	73,670
Due from affiliates, net	5,701	-	1,328	-	228,888	-	142,157	974
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	22,102	16,008	28,351	-	-	32,786	-	34,028
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>225,830</u>	<u>125,736</u>	<u>69,572</u>	<u>-</u>	<u>228,888</u>	<u>451,636</u>	<u>142,157</u>	<u>297,990</u>
Long-term assets								
Property and equipment								
Land and land improvements	1,293,775	-	1,216,886	-	-	1,060,410	-	985,629
Buildings	10,071,330	3,652,875	4,398,498	-	-	11,426,107	-	24,302,115
Furniture and equipment	602,016	159,971	302,250	-	-	652,629	-	700,486
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	199
Accumulated depreciation	<u>(3,868,109)</u>	<u>(1,676,274)</u>	<u>(2,004,509)</u>	<u>-</u>	<u>-</u>	<u>(3,572,557)</u>	<u>-</u>	<u>(5,399,974)</u>
Net property and equipment	<u>8,099,012</u>	<u>2,136,572</u>	<u>3,913,125</u>	<u>-</u>	<u>-</u>	<u>9,566,589</u>	<u>-</u>	<u>20,588,455</u>
Other long-term assets								
Restricted property reserves	642,837	848,159	2,629,069	-	-	2,282,521	-	841,504
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	386,489	-	500,142	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	690,000	-
Right-of-use asset, net	-	-	-	-	-	-	-	431,482
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>19,393</u>	<u>-</u>	<u>8,529</u>	<u>-</u>	<u>-</u>	<u>25,328</u>	<u>-</u>	<u>19,875</u>
Total long-term assets	<u>662,230</u>	<u>848,159</u>	<u>2,637,598</u>	<u>-</u>	<u>386,489</u>	<u>2,307,849</u>	<u>1,190,142</u>	<u>1,292,861</u>
Total assets	<u>\$ 8,987,072</u>	<u>\$ 3,110,467</u>	<u>\$ 6,620,295</u>	<u>\$ -</u>	<u>\$ 615,377</u>	<u>\$ 12,326,074</u>	<u>\$ 1,332,299</u>	<u>\$ 22,179,306</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	El Monte Veterans Apartments, LP	1028 Howard Street, LLC	Mercy Housing California 60, LP (Quinn Cottages)	Mercy Housing California XI, LP (Madison Place)	Mercy Eden House LLC	Eden House, L.P.	Transbay Block 6, LLC	Mercy Housing California 62, LP (280 Beale)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 45,474	\$ 45,171	\$ 52,080	\$ 9,949	\$ 2,815	\$ 87,132	\$ 1,850	\$ 61,425
Due to affiliates	35,467	-	-	124,966	-	4,556	99,153	46,721
Accrued interest	-	129	-	-	-	12,088	-	1,464
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	35,260	-	-	-	146,564	-	37,064
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	17,084
Deferred revenue, current	609	1,267	9,200	-	-	9,974	-	7,831
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	33,051	25,299	8,383	-	-	88,759	-	69,666
Total current liabilities	114,601	107,126	69,663	134,915	2,815	349,073	101,003	241,255
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	665,021	1,300,993	752,135	-	-	45,692	-	2,706,204
Accrued interest, affiliates	-	-	-	-	-	969,202	-	-
Notes payable, net, noncurrent	4,044,773	2,002,190	4,894,155	-	-	2,503,976	690,000	14,118,866
Notes payable, affiliates, noncurrent	-	-	-	-	-	3,100,000	-	690,000
Lease obligations, noncurrent	-	-	-	-	-	-	-	429,398
Deferred revenue, noncurrent	2,422	-	6,450	-	-	2,465	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	4,712,216	3,303,183	5,652,740	-	-	6,621,335	690,000	17,944,468
Total liabilities	4,826,817	3,410,309	5,722,403	134,915	2,815	6,970,408	791,003	18,185,723
Net assets								
Net assets without donor restrictions, controlling	4,160,255	(299,842)	897,892	(134,915)	612,562	5,355,666	541,296	3,993,583
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	4,160,255	(299,842)	897,892	(134,915)	612,562	5,355,666	541,296	3,993,583
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	4,160,255	(299,842)	897,892	(134,915)	612,562	5,355,666	541,296	3,993,583
Total liabilities and net assets	\$ 8,987,072	\$ 3,110,467	\$ 6,620,295	\$ -	\$ 615,377	\$ 12,326,074	\$ 1,332,299	\$ 22,179,306

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Sunset Valley Duplexes, LLC	Mercy Housing California 63, LP (Sunset Valley)	345 Arguello, LP	Land Park Woods LLC GP	Mercy Housing California 68, LP (Land Park Woods)	1880 Pine, LP	Transbay Block 7, LLC	Mercy Housing California 64, LP (Transbay Block 7)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 72,070	\$ 232,173	\$ -	\$ 106,191	\$ 484,612	\$ -	\$ 670,655
Cash, tenant security deposits	-	50,026	18,964	-	57,611	21,872	-	132,805
Cash, restricted	-	-	127,386	-	-	386,871	-	2,087
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	349	200,461	-	28	58,853	-	23,040
Due from affiliates, net	17,000	-	-	-	-	23,453	86,098	10,268
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	25,094	55,451	-	22,819	90,109	-	102,983
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	17,000	147,539	634,435	-	186,649	1,065,770	86,098	941,838
Long-term assets								
Property and equipment								
Land and land improvements	-	10,349,263	75,402	-	2,656,212	365,207	-	4,147,129
Buildings	-	13,232,248	27,903,759	-	9,890,258	33,009,794	-	58,962,094
Furniture and equipment	-	285,906	499,588	-	445,854	624,527	-	700,727
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(4,751,306)	(4,839,465)	-	(3,051,788)	(5,886,358)	-	(8,435,441)
Net property and equipment	-	19,116,111	23,639,284	-	9,940,536	28,113,170	-	55,374,509
Other long-term assets								
Restricted property reserves	-	877,961	1,289,697	-	1,123,951	1,493,179	-	735,997
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	573,919	-	-	116,609	-	-	381,530	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	61	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	853,788	-	-	1,521,868	-	435,629
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	45,662	25,478	-	34,534	37,221	-	51,600
Total long-term assets	573,980	923,623	2,168,963	116,609	1,158,485	3,052,268	381,530	1,223,226
Total assets	\$ 590,980	\$ 20,187,273	\$ 26,442,682	\$ 116,609	\$ 11,285,670	\$ 32,231,208	\$ 467,628	\$ 57,539,573

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Sunset Valley Duplexes, LLC	Mercy Housing California 63, LP (Sunset Valley)	345 Arguello, LP	Land Park Woods LLC GP	Mercy Housing California 68, LP (Land Park Woods)	1880 Pine, LP	Transbay Block 7, LLC	Mercy Housing California 64, LP (Transbay Block 7)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,850	\$ 49,086	\$ 82,133	\$ 1,850	\$ 62,990	\$ 88,197	\$ 1,850	\$ 104,986
Due to affiliates	115,223	8,500	46,871	14,232	-	46,871	15,824	2,911
Accrued interest	-	-	286,437	-	-	308,750	-	7,293
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	109,629	-	-	121,146	-	165,702
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	46,958
Deferred revenue, current	-	1,681	4,398	-	42,621	34,879	-	20,863
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	49,526	17,775	-	56,212	21,096	-	133,855
Total current liabilities	117,073	108,793	547,243	16,082	161,823	620,939	17,674	482,568
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	1,585,531	-	-	2,329,486	-	-	1,557,612
Accrued interest, affiliates	-	2,419	-	-	-	-	-	-
Notes payable, net, noncurrent	-	8,851,646	17,809,564	-	4,055,619	22,466,732	-	32,021,945
Notes payable, affiliates, noncurrent	-	71,997	500,000	-	740,000	1,120,000	-	1,733,283
Lease obligations, noncurrent	-	-	-	-	-	-	-	433,671
Deferred revenue, noncurrent	-	6,059	1,277	-	13,243	6,780	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	10,517,652	18,310,841	-	7,138,348	23,593,512	-	35,746,511
Total liabilities	117,073	10,626,445	18,858,084	16,082	7,300,171	24,214,451	17,674	36,229,079
Net assets								
Net assets without donor restrictions, controlling	473,907	9,560,828	7,584,598	100,527	3,985,499	8,016,757	449,954	21,310,494
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	473,907	9,560,828	7,584,598	100,527	3,985,499	8,016,757	449,954	21,310,494
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	473,907	9,560,828	7,584,598	100,527	3,985,499	8,016,757	449,954	21,310,494
Total liabilities and net assets	\$ 590,980	\$ 20,187,273	\$ 26,442,682	\$ 116,609	\$ 11,285,670	\$ 32,231,208	\$ 467,628	\$ 57,539,573

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Mather Veterans LLC	Mercy Housing California 61, LP (Mather Veterans Village)	Mercy Housing California 65, LLC	Mercy Housing California 65, LP (The Arbor at Hesperion)	Plaza Maria, LLC	Mercy Laguna LLC GP	Laguna Senior Housing, L.P. (95 Laguna Senior Housing)	JFK Tower, L.P.
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 187,221	\$ -	\$ 151,889	\$ 238,270	\$ -	\$ 134,806	\$ 376,141
Cash, tenant security deposits	-	11,367	-	66,401	72,423	-	91,029	25,111
Cash, restricted	-	-	-	240,441	-	-	159,146	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	27,911	-	6,352	4,360	-	26,097	4,395
Due from affiliates, net	-	24,432	34,155	-	-	118,186	31,666	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	25,082	-	39,481	19,727	-	42,498	98,820
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	276,013	34,155	504,564	334,780	118,186	485,242	504,467
Long-term assets								
Property and equipment								
Land and land improvements	-	1,112,787	-	2,991,331	750,000	-	1,700,519	512,587
Buildings	-	13,890,684	-	23,016,210	2,390,251	-	38,076,553	50,256,565
Furniture and equipment	-	434,035	-	437,132	7,108	-	665,095	943,205
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(3,023,168)	-	(4,119,618)	(2,158,112)	-	(3,955,424)	(7,702,868)
Net property and equipment	-	12,414,338	-	22,325,055	989,247	-	36,486,743	44,009,489
Other long-term assets								
Restricted property reserves	-	5,948,540	-	739,703	175,646	-	510,937	1,381,714
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	120,449	-	595	-	-	134,771	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	4,129,423	1,808,157
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	38,759	-	39,274	-	-	140,939	43,587
Total long-term assets	120,449	5,987,299	595	778,977	175,646	134,771	4,781,299	3,233,458
Total assets	\$ 120,449	\$ 18,677,650	\$ 34,750	\$ 23,608,596	\$ 1,499,673	\$ 252,957	\$ 41,753,284	\$ 47,747,414

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Mather Veterans LLC	Mercy Housing California 61, LP (Mather Veterans Village)	Mercy Housing California 65, LLC	Mercy Housing California 65, LP (The Arbor at Hesperion)	Plaza Maria, LLC	Mercy Laguna LLC GP	Laguna Senior Housing, L.P. (95 Laguna Senior Housing)	JFK Tower, L.P.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,850	\$ 55,692	\$ 1,850	\$ 71,486	\$ 27,049	\$ 1,539	\$ 141,116	\$ 98,854
Due to affiliates	(16,387)	19,443	(52,019)	34,155	4,680	111,198	104,451	46,908
Accrued interest	-	-	-	1,779	21,038	-	-	303,613
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	31,224	122,466	-	-	161,218
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	2,461	-	4,101	32,189	-	68,711	4,699
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	11,075	-	65,900	71,927	-	90,526	24,482
Total current liabilities	(14,537)	88,671	(50,169)	208,645	279,349	112,737	404,804	639,774
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	399,150	-	2,893,124	-	-	928,051	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	4,882,720	-	14,703,795	5,532,158	-	20,846,725	31,844,310
Notes payable, affiliates, noncurrent	-	1,341,552	-	-	-	-	-	970,000
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	629	-	290,537	-
Other liabilities, noncurrent	-	-	-	-	-	-	77,985	1,225,305
Total long-term liabilities	-	6,623,422	-	17,596,919	5,532,787	-	22,143,298	34,039,615
Total liabilities	(14,537)	6,712,093	(50,169)	17,805,564	5,812,136	112,737	22,548,102	34,679,389
Net assets								
Net assets without donor restrictions, controlling	134,986	11,965,557	84,919	5,803,032	(4,312,463)	140,220	19,205,182	13,068,025
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	134,986	11,965,557	84,919	5,803,032	(4,312,463)	140,220	19,205,182	13,068,025
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	134,986	11,965,557	84,919	5,803,032	(4,312,463)	140,220	19,205,182	13,068,025
Total liabilities and net assets	\$ 120,449	\$ 18,677,650	\$ 34,750	\$ 23,608,596	\$ 1,499,673	\$ 252,957	\$ 41,753,284	\$ 47,747,414

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	2698 California LP	Mercy Housing California 66, LP (Colma Veterans Village)	455 Fell, LP (Parcel O)	Mercy Housing California 67, LP (Columbia Park)	Historic Live Oak (Odd Fellows)	Mercy Housing Camino GP, LLC	Mercy Housing La Cienega, LLC	New Dana Strand IV, LP (Camino Del Mar)
Assets								
Current assets								
Cash and cash equivalents	\$ 403,520	\$ 87,572	\$ 137,900	\$ 26,129	\$ 11,139	\$ -	\$ -	\$ 1,920,058
Cash, tenant security deposits	9,800	28,153	118,295	60,694	9,068	-	-	87,930
Cash, restricted	-	5,232	236,862	-	-	-	-	221,697
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	11,518	400,086	124,205	9,217	43,288	-	-	117,043
Due from affiliates, net	-	-	-	-	-	49,187	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	39,173	52,564	108,555	28,718	4,273	-	-	44,387
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>464,011</u>	<u>573,607</u>	<u>725,817</u>	<u>124,758</u>	<u>67,768</u>	<u>49,187</u>	<u>-</u>	<u>2,391,115</u>
Long-term assets								
Property and equipment								
Land and land improvements	245,919	7,303,126	5,862,894	1,335,380	84,914	-	-	2,072,976
Buildings	26,361,429	28,146,995	58,134,092	15,885,017	2,791,081	-	-	28,571,399
Furniture and equipment	488,807	562,016	934,075	363,821	27,732	-	-	660,811
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(4,093,898)</u>	<u>(4,849,735)</u>	<u>(7,865,651)</u>	<u>(4,539,916)</u>	<u>(1,365,947)</u>	<u>-</u>	<u>-</u>	<u>(3,496,104)</u>
Net property and equipment	<u>23,002,257</u>	<u>31,162,402</u>	<u>57,065,410</u>	<u>13,044,302</u>	<u>1,537,780</u>	<u>-</u>	<u>-</u>	<u>27,809,082</u>
Other long-term assets								
Restricted property reserves	965,515	1,733,502	945,123	454,456	55,882	-	-	657,502
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	(25)	(132)	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	805,707	-	438,150	-	-	-	-	3,588,545
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>19,507</u>	<u>33,503</u>	<u>55,835</u>	<u>22,827</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,590</u>
Total long-term assets	<u>1,790,729</u>	<u>1,767,005</u>	<u>1,439,108</u>	<u>477,283</u>	<u>55,882</u>	<u>(25)</u>	<u>(132)</u>	<u>4,285,637</u>
Total assets	<u>\$ 25,256,997</u>	<u>\$ 33,503,014</u>	<u>\$ 59,230,335</u>	<u>\$ 13,646,343</u>	<u>\$ 1,661,430</u>	<u>\$ 49,162</u>	<u>\$ (132)</u>	<u>\$ 34,485,834</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	2698 California LP	Mercy Housing California 66, LP (Colma Veterans Village)	455 Fell, LP (Parcel O)	Mercy Housing California 67, LP (Columbia Park)	Historic Live Oak (Odd Fellows)	Mercy Housing Camino GP, LLC	Mercy Housing La Cienega, LLC	New Dana Strand IV, LP (Camino Del Mar)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 45,952	\$ 69,317	\$ 173,772	\$ 67,281	\$ 14,956	\$ 1,850	\$ 3,325	\$ 99,346
Due to affiliates	57,734	70,664	149,089	17,773	151,993	64,094	17,718	117,150
Accrued interest	232,783	32,848	19,113	12,326	18	-	-	54,107
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	49,748	275,646	76,268	72,212	4,040	-	-	307,079
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	35,631	-	-	-	-	-
Deferred revenue, current	8,974	24,440	33,907	2,442	685	-	-	10,522
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	9,221	27,367	117,792	60,190	8,577	-	-	86,503
Total current liabilities	<u>404,412</u>	<u>500,282</u>	<u>605,572</u>	<u>232,224</u>	<u>180,269</u>	<u>65,944</u>	<u>21,043</u>	<u>674,707</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	882,957	698,454	205,930	-	-	-	748,384
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	17,471,029	22,918,379	35,871,035	8,760,298	1,214,669	-	-	20,865,718
Notes payable, affiliates, noncurrent	400,000	-	1,500,000	4,000,000	-	-	-	-
Lease obligations, noncurrent	-	-	436,268	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	259,466	696,632	428,858	-	-	-	-	879,114
Total long-term liabilities	<u>18,130,495</u>	<u>24,497,968</u>	<u>38,934,615</u>	<u>12,966,228</u>	<u>1,214,669</u>	<u>-</u>	<u>-</u>	<u>22,493,216</u>
Total liabilities	<u>18,534,907</u>	<u>24,998,250</u>	<u>39,540,187</u>	<u>13,198,452</u>	<u>1,394,938</u>	<u>65,944</u>	<u>21,043</u>	<u>23,167,923</u>
Net assets								
Net assets without donor restrictions, controlling	6,722,090	8,504,764	19,690,148	447,891	266,492	(16,782)	(21,175)	11,317,911
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	6,722,090	8,504,764	19,690,148	447,891	266,492	(16,782)	(21,175)	11,317,911
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	<u>6,722,090</u>	<u>8,504,764</u>	<u>19,690,148</u>	<u>447,891</u>	<u>266,492</u>	<u>(16,782)</u>	<u>(21,175)</u>	<u>11,317,911</u>
Total liabilities and net assets	<u>\$ 25,256,997</u>	<u>\$ 33,503,014</u>	<u>\$ 59,230,335</u>	<u>\$ 13,646,343</u>	<u>\$ 1,661,430</u>	<u>\$ 49,162</u>	<u>\$ (132)</u>	<u>\$ 34,485,834</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	St Mary's Tower LLC	Mercy Housing California 71, LP (St Mary's Tower)	Francis of Assisi LLC	Mercy Housing California 69, LP (Francis of Assisi)	3001 24th Street LLC GP	Mercy Housing California 59, LP (Casa de la Mission)	623 Vernon, LLC GP	Mercy Housing California 48, LP (Lohse Apartments)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 535,299	\$ -	\$ 1,284,627	\$ -	\$ 61,977	\$ -	\$ 67,800
Cash, tenant security deposits	-	44,827	-	40,009	-	14,649	-	45,229
Cash, restricted	-	-	-	52,167	-	194,816	-	46,546
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	199,731	-	4,181	-	177,478	-	4,849
Due from affiliates, net	372,926	9,517	25,731	-	-	-	98,825	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	65,285	-	49,534	-	13,362	-	32,398
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>372,926</u>	<u>854,659</u>	<u>25,731</u>	<u>1,430,518</u>	<u>-</u>	<u>462,282</u>	<u>98,825</u>	<u>196,822</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	9,127,484	-	333,198	-	4,194,449	-	3,727,256
Buildings	-	26,822,999	-	22,438,150	-	24,335,783	-	21,814,513
Furniture and equipment	-	536,566	-	1,715,076	-	480,368	-	818,455
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(6,341,057)	-	(6,471,704)	-	(1,415,986)	-	(4,363,708)
Net property and equipment	<u>-</u>	<u>30,145,992</u>	<u>-</u>	<u>18,014,720</u>	<u>-</u>	<u>27,594,614</u>	<u>-</u>	<u>21,996,516</u>
Other long-term assets								
Restricted property reserves	-	891,298	-	2,737,835	-	267,188	-	479,252
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(4,207,986)	-	(29,701,568)	-	(69,753)	-	1,424,968	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	14,566,094	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	94,616	-	49,360	-	108,036	-	59,265
Total long-term assets	<u>(4,207,986)</u>	<u>985,914</u>	<u>(29,701,568)</u>	<u>17,353,289</u>	<u>(69,753)</u>	<u>375,224</u>	<u>1,424,968</u>	<u>538,517</u>
Total assets	<u>\$ (3,835,060)</u>	<u>\$ 31,986,565</u>	<u>\$ (29,675,837)</u>	<u>\$ 36,798,527</u>	<u>\$ (69,753)</u>	<u>\$ 28,432,120</u>	<u>\$ 1,523,793</u>	<u>\$ 22,731,855</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	St Mary's Tower LLC	Mercy Housing California 71, LP (St Mary's Tower)	Francis of Assisi LLC	Mercy Housing California 69, LP (Francis of Assisi)	3001 24th Street LLC GP	Mercy Housing California 59, LP (Casa de la Mission)	623 Vernon, LLC GP	Mercy Housing California 48, LP (Lohse Apartments)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,850	\$ 160,638	\$ 1,850	\$ 289,832	\$ 1,850	\$ 165,712	\$ 1,850	\$ 47,159
Due to affiliates	(47,586)	-	561,324	-	4,512	521,208	98,514	42,066
Accrued interest	-	66,430	-	77,925	-	-	-	2,697
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	359,187	-	1,384,487	-	-	-	34,362
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	1,002,579	-	-	-	-
Deferred revenue, current	-	2,798	-	12,609	-	2,692	-	4,803
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	44,170	-	40,074	-	13,090	-	44,729
Total current liabilities	(45,736)	633,223	563,174	2,807,506	6,362	702,702	100,364	175,816
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	1,032,549
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	19,758,585	-	22,940,816	-	(9,603)	-	6,789,771
Notes payable, affiliates, noncurrent	-	-	-	-	-	5,000,000	-	2,164,800
Lease obligations, noncurrent	-	-	-	14,522,828	-	-	-	-
Deferred revenue, noncurrent	-	11,655	-	1,841	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	19,770,240	-	37,465,485	-	4,990,397	-	9,987,120
Total liabilities	(45,736)	20,403,463	563,174	40,272,991	6,362	5,693,099	100,364	10,162,936
Net assets								
Net assets without donor restrictions, controlling	(3,789,324)	11,583,102	(30,239,011)	(3,474,464)	(76,115)	22,739,021	1,423,429	12,568,919
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(3,789,324)	11,583,102	(30,239,011)	(3,474,464)	(76,115)	22,739,021	1,423,429	12,568,919
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(3,789,324)	11,583,102	(30,239,011)	(3,474,464)	(76,115)	22,739,021	1,423,429	12,568,919
Total liabilities and net assets	<u>\$ (3,835,060)</u>	<u>\$ 31,986,565</u>	<u>\$ (29,675,837)</u>	<u>\$ 36,798,527</u>	<u>\$ (69,753)</u>	<u>\$ 28,432,120</u>	<u>\$ 1,523,793</u>	<u>\$ 22,731,855</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Esperanza Crossing II LLC GP	Mercy Housing California 76, LP (Esperanza Crossing Phase II)	Mercy Transformation, LLC GP	Sunnydale Parcel Q Housing Partners, LP (Casala)	Candlestick Pointe 11a, LP (Candlestick)	20 North Cottonwood LLC (GP)	Mercy New Hope, LP (Woodland/180 West Beamer)	Mercy Housing California 74, LP (Britton Street)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 84,024	\$ -	\$ 670,767	\$ -	\$ -	\$ 75,303	\$ 1,125,083
Cash, tenant security deposits	-	29,110	-	34,743	-	-	49,653	69,387
Cash, restricted	-	121,893	-	900	4,575	-	1,812	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	8,453	-	22,862	-	-	4,668	12,170
Due from affiliates, net	1,857	-	30,327	-	-	-	-	59
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	14,920	-	61,420	387,500	-	39,396	44,956
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>1,857</u>	<u>258,400</u>	<u>30,327</u>	<u>790,692</u>	<u>392,075</u>	<u>-</u>	<u>170,832</u>	<u>1,251,655</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	1,713,183	-	1,644,910	-	-	2,883,622	2,786,651
Buildings	-	9,258,022	-	37,049,990	-	-	19,843,361	33,878,074
Furniture and equipment	-	181,882	-	798,647	-	-	611,910	494,119
Predevelopment project costs	-	-	-	-	2,248,776	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,336,696)	-	(3,533,159)	-	-	(4,245,150)	(7,684,132)
Net property and equipment	<u>-</u>	<u>8,816,391</u>	<u>-</u>	<u>35,960,388</u>	<u>2,248,776</u>	<u>-</u>	<u>19,093,743</u>	<u>29,474,712</u>
Other long-term assets								
Restricted property reserves	-	192,230	-	849,978	-	-	3,272,275	1,695,582
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	46,898	-	(240)	-	-	(263)	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	4,142,950	-	-
Right-of-use asset, net	-	-	-	438,764	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	16,117	-	557,999	-	-	68,642	53,692
Total long-term assets	<u>46,898</u>	<u>208,347</u>	<u>(240)</u>	<u>1,846,741</u>	<u>-</u>	<u>4,142,687</u>	<u>3,340,917</u>	<u>1,749,274</u>
Total assets	<u>\$ 48,755</u>	<u>\$ 9,283,138</u>	<u>\$ 30,087</u>	<u>\$ 38,597,821</u>	<u>\$ 2,640,851</u>	<u>\$ 4,142,687</u>	<u>\$ 22,605,492</u>	<u>\$ 32,475,641</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Esperanza Crossing II LLC GP	Mercy Housing California 76, LP (Esperanza Crossing Phase II)	Mercy Transformation, LLC GP	Sunnydale Parcel Q Housing Partners, LP (Casala)	Candlestick Pointe 11a, LP (Candlestick)	20 North Cottonwood LLC (GP)	Mercy New Hope, LP (Woodland/180 West Beamer)	Mercy Housing California 74, LP (Britton Street)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 57,862	\$ 1,850	\$ 82,758	\$ 5,397	\$ 1,850	\$ 63,438	\$ 92,961
Due to affiliates	63,758	87,788	(19,516)	1,221	24,999	5,338	53,615	64,936
Accrued interest	-	5,188	-	41,806	-	-	-	40,742
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	57,576	-	93,339	-	-	-	454,437
Notes payable, affiliates, current	-	-	-	-	3,408	-	-	-
Lease obligations, current	-	-	-	16,863	-	-	-	-
Deferred revenue, current	-	543	-	2,878	-	-	9,312	33,588
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	27,682	-	34,116	-	-	49,027	68,887
Total current liabilities	66,573	236,639	(17,666)	272,981	33,804	7,188	175,392	755,551
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	750,432	-	636,989	311,705	-	694,042	1,688,081
Accrued interest, affiliates	-	-	-	-	-	-	355,111	-
Notes payable, net, noncurrent	-	6,422,441	-	17,357,743	2,325,672	-	5,597,365	23,843,372
Notes payable, affiliates, noncurrent	-	50,000	-	-	-	-	4,925,259	5,005,485
Lease obligations, noncurrent	-	-	-	436,902	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	6,204
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	7,222,873	-	18,431,634	2,637,377	-	11,571,777	30,543,142
Total liabilities	66,573	7,459,512	(17,666)	18,704,615	2,671,181	7,188	11,747,169	31,298,693
Net assets								
Net assets without donor restrictions, controlling	(17,818)	1,823,626	47,753	19,893,206	(30,330)	4,135,499	10,858,323	1,176,948
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(17,818)	1,823,626	47,753	19,893,206	(30,330)	4,135,499	10,858,323	1,176,948
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(17,818)	1,823,626	47,753	19,893,206	(30,330)	4,135,499	10,858,323	1,176,948
Total liabilities and net assets	\$ 48,755	\$ 9,283,138	\$ 30,087	\$ 38,597,821	\$ 2,640,851	\$ 4,142,687	\$ 22,605,492	\$ 32,475,641

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Pico Robertson LLC GP	Mercy Housing California 73, LP (Howard and Irene Levine Senior Community)	Baldwin Rose LLC GP	Baldwin Rose, LP	Mercy Housing California 78, LP (Sister Lilian Murphy Community)	Mercy Housing California 75, LP (Dorothy Day)	Placentia Veterans Village, LLC GP	Placentia Veterans Village, LP
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 135,939	\$ -	\$ 1,652	\$ 1,710,821	\$ 850,106	\$ -	\$ 329,479
Cash, tenant security deposits	-	47,460	-	85,183	186,324	44,964	-	80,833
Cash, restricted	-	4,158	-	22,550	1,518,312	157,084	-	38,846
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	88,462	-	26,614	85,413	1,182	800	3,711
Due from affiliates, net	-	-	49,160	-	-	500	-	90,344
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	28,218	-	39,129	104,560	39,896	-	51,854
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	304,237	49,160	175,128	3,605,430	1,093,732	800	595,067
Long-term assets								
Property and equipment								
Land and land improvements	-	926,421	-	5,133,769	4,967,385	2,158,784	-	3,641,991
Buildings	-	25,159,556	-	25,959,312	108,137,374	31,160,772	-	17,364,487
Furniture and equipment	-	538,796	-	442,014	1,044,600	520,443	-	595,021
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,479,422)	-	(3,619,885)	(7,110,720)	(4,493,224)	-	(2,042,203)
Net property and equipment	-	24,145,351	-	27,915,210	107,038,639	29,346,775	-	19,559,296
Other long-term assets								
Restricted property reserves	-	288,877	-	450,826	1,226,014	1,122,360	-	1,006,790
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(367)	-	(155)	-	-	-	(82)	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	2,029,991	-	-	440,720	-	-	3,024,471
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	76,991	-	101,425	99,036	82,456	-	78,007
Total long-term assets	(367)	2,395,859	(155)	552,251	1,765,770	1,204,816	(82)	4,109,268
Total assets	\$ (367)	\$ 26,845,447	\$ 49,005	\$ 28,642,589	\$ 112,409,839	\$ 31,645,323	\$ 718	\$ 24,263,631

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Pico Robertson LLC GP	Mercy Housing California 73, LP (Howard and Irene Levine Senior Community)	Baldwin Rose LLC GP	Baldwin Rose, LP	Mercy Housing California 78, LP (Sister Lilian Murphy Community)	Mercy Housing California 75, LP (Dorothy Day)	Placentia Veterans Village, LLC GP	Placentia Veterans Village, LP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,850	\$ 68,905	\$ 1,850	\$ 265,181	\$ 159,795	\$ 186,285	\$ 1,850	\$ 37,529
Due to affiliates	12,624	326,245	46,823	463,704	470,390	87,128	11,220	25,407
Accrued interest	-	-	-	11,975	74,749	83,402	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	90,471	232,744	675,004	-	119,376
Notes payable, affiliates, current	-	32,666	-	-	-	-	-	-
Lease obligations, current	-	408,917	-	-	16,803	-	-	3,225,000
Deferred revenue, current	-	19,572	-	1,478	29,934	1,018	-	3,225
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	44,037	-	85,763	181,769	44,126	-	72,265
Total current liabilities	14,474	900,342	48,673	918,572	1,166,184	1,076,963	13,070	3,482,802
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	308,716	-	603,611	1,324,196	-	-	645,005
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	4,390,652	-	9,221,858	58,434,847	19,483,353	-	5,586,912
Notes payable, affiliates, noncurrent	-	3,800,000	-	-	5,000,000	-	-	-
Lease obligations, noncurrent	-	2,013,472	-	-	438,917	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	847,143	-	100,906	1,179,940	11,595	-	2,329
Total long-term liabilities	-	11,359,983	-	9,926,375	66,377,900	19,494,948	-	6,234,246
Total liabilities	14,474	12,260,325	48,673	10,844,947	67,544,084	20,571,911	13,070	9,717,048
Net assets								
Net assets without donor restrictions, controlling	(14,841)	14,585,122	332	17,797,642	44,865,755	11,073,412	(12,352)	14,546,583
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(14,841)	14,585,122	332	17,797,642	44,865,755	11,073,412	(12,352)	14,546,583
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(14,841)	14,585,122	332	17,797,642	44,865,755	11,073,412	(12,352)	14,546,583
Total liabilities and net assets	\$ (367)	\$ 26,845,447	\$ 49,005	\$ 28,642,589	\$ 112,409,839	\$ 31,645,323	\$ 718	\$ 24,263,631

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 82, LP (Star View Court)	1064 Mission LLC, GP	1064 Mission Homeless Services Center LLC	833 Bryant, LLC GP	833 Bryant, LP (Tahanan)	Villa de Vida GP LLC	Villa de Vida	1721 West Capitol LLC
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ 6,346	\$ -	\$ 295,983	\$ -
Cash, tenant security deposits	-	-	-	-	26,960	-	78,737	-
Cash, restricted	7,554	-	131,164	-	586,886	-	252,201	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	1,086,884	-	74,379	-	80,682	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	-	-	84,555	-	17,417	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>7,554</u>	<u>-</u>	<u>1,218,048</u>	<u>-</u>	<u>779,126</u>	<u>-</u>	<u>725,020</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	-	-	-	1,878,121	-	6,222,001	-
Buildings	-	-	-	-	52,723,581	-	18,839,725	-
Furniture and equipment	-	-	-	-	1,118,004	-	495,810	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	25,634,771	-	11,685,739	-	-	-	-	-
Accumulated depreciation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,211,567)</u>	<u>-</u>	<u>(1,140,531)</u>	<u>-</u>
Net property and equipment	<u>25,634,771</u>	<u>-</u>	<u>11,685,739</u>	<u>-</u>	<u>53,508,139</u>	<u>-</u>	<u>24,417,005</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	-	-	-	1,426,097	-	2,856,050	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(4,104)	-	5,398,925	-	(70)	-	2,063,321
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	450,430	-	-	-	13,378,143	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>42,200</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,536</u>	<u>-</u>	<u>94,305</u>	<u>-</u>
Total long-term assets	<u>492,630</u>	<u>(4,104)</u>	<u>-</u>	<u>5,398,925</u>	<u>14,829,776</u>	<u>(70)</u>	<u>2,950,355</u>	<u>2,063,321</u>
Total assets	<u>\$ 26,134,955</u>	<u>\$ (4,104)</u>	<u>\$ 12,903,787</u>	<u>\$ 5,398,925</u>	<u>\$ 69,117,041</u>	<u>\$ (70)</u>	<u>\$ 28,092,380</u>	<u>\$ 2,063,321</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 82, LP (Star View Court)	1064 Mission LLC, GP	1064 Mission Homeless Services Center LLC	833 Bryant, LLC GP	833 Bryant, LP (Tahanan)	Villa de Vida GP LLC	Villa de Vida	1721 West Capitol LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 7,035,981	\$ 1,850	\$ 1,028,327	\$ 1,539	\$ 294,069	\$ 1,850	\$ 111,607	\$ 1,850
Due to affiliates	213,964	6,125	150,781	7,749	194,314	(89,209)	-	12,688
Accrued interest	-	-	-	-	287,377	-	8,631	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	500,000	-	97,166	-
Notes payable, affiliates, current	3,537	-	38,940	-	-	-	-	-
Lease obligations, current	-	-	-	-	600,024	-	-	-
Deferred revenue, current	-	-	-	-	3,909	-	345	-
Other liabilities, current	-	-	-	-	25,749	-	-	-
Tenant security deposits	-	-	-	-	26,393	-	78,335	-
Total current liabilities	7,253,482	7,975	1,218,048	9,288	1,931,835	(87,359)	296,084	14,538
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	349,334	-	-	-	-	-	590,423	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	18,133,586	-	-	-	31,442,350	-	10,218,375	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	459,040	-	-	-	13,278,120	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	300,000	-
Total long-term liabilities	18,941,960	-	-	-	44,720,470	-	11,108,798	-
Total liabilities	26,195,442	7,975	1,218,048	9,288	46,652,305	(87,359)	11,404,882	14,538
Net assets								
Net assets without donor restrictions, controlling	(60,487)	(12,079)	11,685,739	5,389,637	22,464,736	87,289	16,687,498	2,048,783
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(60,487)	(12,079)	11,685,739	5,389,637	22,464,736	87,289	16,687,498	2,048,783
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(60,487)	(12,079)	11,685,739	5,389,637	22,464,736	87,289	16,687,498	2,048,783
Total liabilities and net assets	\$ 26,134,955	\$ (4,104)	\$ 12,903,787	\$ 5,398,925	\$ 69,117,041	\$ (70)	\$ 28,092,380	\$ 2,063,321

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 87, LP (West Capitol)	Mercy Housing California 84, LP (Bennett House)	1121 9th Street LLC GP	Mercy Housing California 90, LP (Capital Park)	Mercy Housing California 94 LLC GP	Mercy Housing California 94, LP (Burbank Boulevard Senior Housing)	Mercy Housing California 83, LP (Bermuda Gardens)	Sunnydale Block 6 Development CO LLC GP
Assets								
Current assets								
Cash and cash equivalents	\$ 1,906	\$ 398,512	\$ -	\$ -	\$ -	\$ -	\$ 911,394	\$ -
Cash, tenant security deposits	93,412	30,816	-	-	-	-	60,155	-
Cash, restricted	124,588	18,835	-	2,546,708	-	100	311,755	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	116,440	-	-	-	-	-	121,585	-
Due from affiliates, net	-	-	-	800	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	43,759	27,112	-	-	-	-	29,231	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>380,105</u>	<u>475,275</u>	<u>-</u>	<u>2,547,508</u>	<u>-</u>	<u>100</u>	<u>1,434,120</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	3,136,290	518,053	-	2,145,039	-	2,700,000	1,888,972	-
Buildings	28,552,714	16,377,243	-	7,911,772	-	-	23,658,395	-
Furniture and equipment	572,895	541,191	-	31,836	-	208,031	1,048,173	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	48,296,534	-	18,870,058	-	-
Accumulated depreciation	<u>(1,309,107)</u>	<u>(1,780,652)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,837,267)</u>	<u>-</u>
Net property and equipment	<u>30,952,792</u>	<u>15,655,835</u>	<u>-</u>	<u>58,385,181</u>	<u>-</u>	<u>21,778,089</u>	<u>24,758,273</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	557,640	537,309	-	10,425,339	-	-	682,738	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	98	-	(10,409)	-	-	(14,058)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>125,910</u>	<u>38,238</u>	<u>-</u>	<u>107,000</u>	<u>-</u>	<u>10,653</u>	<u>86,322</u>	<u>-</u>
Total long-term assets	<u>683,550</u>	<u>575,547</u>	<u>98</u>	<u>10,532,339</u>	<u>(10,409)</u>	<u>10,653</u>	<u>769,060</u>	<u>(14,058)</u>
Total assets	<u>\$ 32,016,447</u>	<u>\$ 16,706,657</u>	<u>\$ 98</u>	<u>\$ 71,465,028</u>	<u>\$ (10,409)</u>	<u>\$ 21,788,842</u>	<u>\$ 26,961,453</u>	<u>\$ (14,058)</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 87, LP (West Capitol)	Mercy Housing California 84, LP (Bennett House)	1121 9th Street LLC GP	Mercy Housing California 90, LP (Capital Park)	Mercy Housing California 94 LLC GP	Mercy Housing California 94, LP (Burbank Boulevard Senior Housing)	Mercy Housing California 83, LP (Bermuda Gardens)	Sunnydale Block 6 Development CO LLC GP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 488,608	\$ 50,177	\$ 1,850	\$ 8,118,697	\$ 1,850	\$ 11,576,619	\$ 129,517	\$ 880
Due to affiliates	712,932	68,225	3,364	1,309,583	2,868	1,238,201	340,655	2,098
Accrued interest	68,221	30,750	-	190,726	-	16,446	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	13,912,676	609,951	-	44,140,964	-	3,120,999	160,971	-
Notes payable, affiliates, current	-	-	-	-	-	284,905	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	12,333	8,844	-	-	-	-	14,103	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	89,565	30,204	-	-	-	-	58,510	-
Total current liabilities	<u>15,284,335</u>	<u>798,151</u>	<u>5,214</u>	<u>53,759,970</u>	<u>4,718</u>	<u>16,237,170</u>	<u>703,756</u>	<u>2,978</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	287,085	-	-	-	-	-	232,655	-
Accrued interest, affiliates	-	70,581	-	-	-	-	-	-
Notes payable, net, noncurrent	3,569,542	9,734,616	1,409	13,156,863	-	5,044,752	12,372,568	-
Notes payable, affiliates, noncurrent	850,000	972,007	-	1,340,000	-	-	1,500,000	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	2,345	-
Other liabilities, noncurrent	-	2,087,891	-	-	-	-	-	-
Total long-term liabilities	<u>4,706,627</u>	<u>12,865,095</u>	<u>1,409</u>	<u>14,496,863</u>	<u>-</u>	<u>5,044,752</u>	<u>14,107,568</u>	<u>-</u>
Total liabilities	<u>19,990,962</u>	<u>13,663,246</u>	<u>6,623</u>	<u>68,256,833</u>	<u>4,718</u>	<u>21,281,922</u>	<u>14,811,324</u>	<u>2,978</u>
Net assets								
Net assets without donor restrictions, controlling	12,025,485	3,043,411	(6,525)	3,208,195	(15,127)	506,920	12,150,129	(17,036)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	12,025,485	3,043,411	(6,525)	3,208,195	(15,127)	506,920	12,150,129	(17,036)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	<u>12,025,485</u>	<u>3,043,411</u>	<u>(6,525)</u>	<u>3,208,195</u>	<u>(15,127)</u>	<u>506,920</u>	<u>12,150,129</u>	<u>(17,036)</u>
Total liabilities and net assets	<u>\$ 32,016,447</u>	<u>\$ 16,706,657</u>	<u>\$ 98</u>	<u>\$ 71,465,028</u>	<u>\$ (10,409)</u>	<u>\$ 21,788,842</u>	<u>\$ 26,961,453</u>	<u>\$ (14,058)</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Sunnydale Block 6 Housing Partnership, LP (290 Malosi)	Mercy Housing California 95 LLC GP (Long Beach GP)	Mercy Housing California 95, LP (Long Beach)	600 7th Street GP	Mercy Housing California 97, LP (600 7th Street)	Mercy HPSY Block 56 LLC	Hunters Point Block 56, LP	Middlefield Junction LLC GP
Assets								
Current assets								
Cash and cash equivalents	\$ 1,795,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash, tenant security deposits	146,121	-	-	-	-	-	-	-
Cash, restricted	-	-	734,057	-	155,742	-	175,275	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	557,618	-	-	-	-	-	-	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	177,607	-	-	-	-	-	195,000	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>2,677,331</u>	<u>-</u>	<u>734,057</u>	<u>-</u>	<u>155,742</u>	<u>-</u>	<u>370,275</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	17,719,547	-	2,955,777	-	-	-	-	-
Buildings	110,980,396	-	-	-	-	-	-	-
Furniture and equipment	1,045,897	-	10,000	-	10,000	-	2,000	-
Predevelopment project costs	-	-	-	-	-	-	2,252,068	-
Construction in progress	-	-	17,958,135	-	23,149,568	-	-	-
Accumulated depreciation	(5,276,502)	-	-	-	-	-	-	-
Net property and equipment	<u>124,469,338</u>	<u>-</u>	<u>20,923,912</u>	<u>-</u>	<u>23,159,568</u>	<u>-</u>	<u>2,254,068</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	-	-	-	21,442	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(32,892)	-	(19,395)	-	(9,175)	-	(4)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	442,037	-	-	-	446,488	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>125,218</u>	<u>-</u>	<u>25,822</u>	<u>-</u>	<u>55,292</u>	<u>-</u>	<u>36,347</u>	<u>-</u>
Total long-term assets	<u>567,255</u>	<u>(32,892)</u>	<u>25,822</u>	<u>(19,395)</u>	<u>523,222</u>	<u>(9,175)</u>	<u>36,347</u>	<u>(4)</u>
Total assets	<u>\$ 127,713,924</u>	<u>\$ (32,892)</u>	<u>\$ 21,683,791</u>	<u>\$ (19,395)</u>	<u>\$ 23,838,532</u>	<u>\$ (9,175)</u>	<u>\$ 2,660,690</u>	<u>\$ (4)</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Sunnydale Block 6 Housing Partnership, LP (290 Malosi)	Mercy Housing California 95 LLC GP (Long Beach GP)	Mercy Housing California 95, LP (Long Beach)	600 7th Street GP	Mercy Housing California 97, LP (600 7th Street)	Mercy HPSY Block 56 LLC	Hunters Point Block 56, LP	Middlefield Junction LLC GP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,059,536	\$ 1,850	\$ 5,107,369	\$ 1,850	\$ 4,561,540	\$ 880	\$ 3,456	\$ 1,850
Due to affiliates	1,829,806	2,748	718,864	1,798	814,505	1,798	13,015	3,398
Accrued interest	407,377	-	11,436	-	238	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	96,151,039	-	-	-	-	-	-	-
Notes payable, affiliates, current	8,880	-	629,524	-	83,213	-	56,439	-
Lease obligations, current	46,250	-	-	-	6,250	-	-	-
Deferred revenue, current	73,273	-	-	-	-	-	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	145,621	-	-	-	-	-	-	-
Total current liabilities	<u>99,721,782</u>	<u>4,598</u>	<u>6,467,193</u>	<u>3,648</u>	<u>5,465,746</u>	<u>2,678</u>	<u>72,910</u>	<u>5,248</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	1,801,137	-	222,267	-	-	-	93,711	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	21,888,557	-	13,044,680	-	12,865,885	-	2,509,619	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	442,037	-	-	-	446,488	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	5,086,459	-	191,285	-	-	-	-	-
Total long-term liabilities	<u>29,218,190</u>	<u>-</u>	<u>13,458,232</u>	<u>-</u>	<u>13,312,373</u>	<u>-</u>	<u>2,603,330</u>	<u>-</u>
Total liabilities	<u>128,939,972</u>	<u>4,598</u>	<u>19,925,425</u>	<u>3,648</u>	<u>18,778,119</u>	<u>2,678</u>	<u>2,676,240</u>	<u>5,248</u>
Net assets								
Net assets without donor restrictions, controlling	(1,226,048)	(37,490)	1,758,366	(23,043)	5,060,413	(11,853)	(15,550)	(5,252)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	<u>(1,226,048)</u>	<u>(37,490)</u>	<u>1,758,366</u>	<u>(23,043)</u>	<u>5,060,413</u>	<u>(11,853)</u>	<u>(15,550)</u>	<u>(5,252)</u>
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	<u>(1,226,048)</u>	<u>(37,490)</u>	<u>1,758,366</u>	<u>(23,043)</u>	<u>5,060,413</u>	<u>(11,853)</u>	<u>(15,550)</u>	<u>(5,252)</u>
Total liabilities and net assets	<u>\$ 127,713,924</u>	<u>\$ (32,892)</u>	<u>\$ 21,683,791</u>	<u>\$ (19,395)</u>	<u>\$ 23,838,532</u>	<u>\$ (9,175)</u>	<u>\$ 2,660,690</u>	<u>\$ (4)</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 96, LP (Middlefield Junction)	Mercy Housing California 99 LLC	Mercy Housing California 99, LP (North Auburn)	Mercy Housing California 100 GP	Mercy Housing California 100, LP (Whittier)	7789 La Mancha Way LLC	Mercy Housing California 103 GP	Mercy Housing California 103, LP (Laguna Honda)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ 148,317	\$ -	\$ -	\$ 740,180	\$ -	\$ -
Cash, tenant security deposits	-	-	-	-	-	6,170	-	-
Cash, restricted	118,696	-	844,749	-	347,369	180,312	-	71,145
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	308,988	-	-	328,009	-	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	40,662	-	2,275,207	47,594	-	100,000
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	118,696	-	1,342,716	-	2,622,576	1,302,265	-	171,145
Long-term assets								
Property and equipment								
Land and land improvements	-	-	2,449,626	-	2,026,934	2,817,270	-	-
Buildings	-	-	33,000,941	-	-	14,942,008	-	-
Furniture and equipment	-	-	387,374	-	-	371,983	-	-
Predevelopment project costs	3,109,137	-	-	-	-	-	-	513,954
Construction in progress	-	-	-	-	13,285,143	82,575	-	-
Accumulated depreciation	-	-	(1,339,415)	-	-	(1,042,776)	-	-
Net property and equipment	3,109,137	-	34,498,526	-	15,312,077	17,171,060	-	513,954
Other long-term assets								
Restricted property reserves	-	-	-	-	-	3,023,337	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(124)	-	(342,382)	-	-	(1)	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	2,000	-	110,501	-	77,119	-	-	-
Total long-term assets	2,000	(124)	110,501	(342,382)	77,119	3,023,337	(1)	-
Total assets	\$ 3,229,833	\$ (124)	\$ 35,951,743	\$ (342,382)	\$ 18,011,772	\$ 21,496,662	\$ (1)	\$ 685,099

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 96, LP (Middlefield Junction)	Mercy Housing California 99 LLC	Mercy Housing California 99, LP (North Auburn)	Mercy Housing California 100 GP	Mercy Housing California 100, LP (Whittier)	7789 La Mancha Way LLC	Mercy Housing California 103 GP	Mercy Housing California 103, LP (Laguna Honda)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 5,699	\$ 1,850	\$ 167,548	\$ 1,850	\$ 3,323,162	\$ 137,773	\$ 1,850	\$ 8,739
Due to affiliates	24,548	4,448	1,633,207	1,898	655,350	37,863	864	3,546
Accrued interest	-	-	142,231	-	57,797	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	31,763,961	-	-	-	-	-
Notes payable, affiliates, current	282,088	-	-	-	818,329	12,464	-	64,501
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	27,770	-	-	646,904	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	34,698	-	-	5,194	-	-
Total current liabilities	312,335	6,298	33,769,415	3,748	4,854,638	840,198	2,714	76,786
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	21,774
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	2,957,068	-	933,526	-	12,794,115	2,058,457	-	596,089
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	1,353,448	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	2,957,068	-	933,526	-	12,794,115	3,411,905	-	617,863
Total liabilities	3,269,403	6,298	34,702,941	3,748	17,648,753	4,252,103	2,714	694,649
Net assets								
Net assets without donor restrictions, controlling	(39,570)	(6,422)	1,248,802	(346,130)	363,019	17,244,559	(2,715)	(9,550)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(39,570)	(6,422)	1,248,802	(346,130)	363,019	17,244,559	(2,715)	(9,550)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(39,570)	(6,422)	1,248,802	(346,130)	363,019	17,244,559	(2,715)	(9,550)
Total liabilities and net assets	\$ 3,229,833	\$ (124)	\$ 35,951,743	\$ (342,382)	\$ 18,011,772	\$ 21,496,662	\$ (1)	\$ 685,099

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	231 Grant Ave LLC (Palo Alto)	Mercy Kimball Development GP	Mercy Morgan Development GP	Richmond Hacienda GP	Richmond Hacienda, LP (Hacienda Heights)	MHCA 89 GP	Mercy Housing California 89 LLC (6th & San Julian)	Transbay 2 Family GP
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ 11,882	\$ -	\$ -	\$ -
Cash, tenant security deposits	-	-	-	-	-	-	-	-
Cash, restricted	379,162	-	-	-	271,489	-	213,265	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	55,914	-	-	-	128,120	-	-	-
Due from affiliates, net	-	2,851	30,358	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	-	-	-	-	263,664	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>435,076</u>	<u>2,851</u>	<u>30,358</u>	<u>-</u>	<u>411,491</u>	<u>-</u>	<u>476,929</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	-	-	-	4,087,938	-	6,452,430	-
Buildings	-	-	-	-	59,516,012	-	-	-
Furniture and equipment	-	-	-	-	1,685,645	-	26,857	-
Predevelopment project costs	2,745,470	-	-	-	-	-	-	-
Construction in progress	55,858	-	-	-	1,728,631	-	46,329,800	-
Accumulated depreciation	-	-	-	-	(105,816)	-	-	-
Net property and equipment	<u>2,801,328</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>66,912,410</u>	<u>-</u>	<u>52,809,087</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	-	-	-	673	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	1,415,704	1,620,594	50	-	98	-	(1)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	31,260	-	26,121	-
Total long-term assets	<u>-</u>	<u>1,415,704</u>	<u>1,620,594</u>	<u>50</u>	<u>31,933</u>	<u>98</u>	<u>26,121</u>	<u>(1)</u>
Total assets	<u>\$ 3,236,404</u>	<u>\$ 1,418,555</u>	<u>\$ 1,650,952</u>	<u>\$ 50</u>	<u>\$ 67,355,834</u>	<u>\$ 98</u>	<u>\$ 53,312,137</u>	<u>\$ (1)</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	231 Grant Ave LLC (Palo Alto)	Mercy Kimball Development GP	Mercy Morgan Development GP	Richmond Hacienda GP	Richmond Hacienda, LP (Hacienda Heights)	MHCA 89 GP	Mercy Housing California 89 LLC (6th & San Julian)	Transbay 2 Family GP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 667,073	\$ 1,850	\$ 1,850	\$ 1,850	\$ 9,172,658	\$ 1,850	\$ 8,592,510	\$ 1,850
Due to affiliates	2,629	-	-	2,539	881,876	964	4,665,698	2,464
Accrued interest	-	-	-	-	196,293	-	192,415	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	41,127,976	-	20,114,317	-
Notes payable, affiliates, current	253,962	-	-	-	33,581	-	2,605,768	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	-	-	6,506	-	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	-	-	-
Total current liabilities	923,664	1,850	1,850	4,389	51,418,890	2,814	36,170,708	4,314
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	172,740	-	140,024	-
Accrued interest, affiliates	-	-	-	-	250,145	-	-	-
Notes payable, net, noncurrent	500,000	-	-	-	4,069,205	-	14,549,608	-
Notes payable, affiliates, noncurrent	-	-	-	-	7,147,000	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	1,470,141	-	285,260	-
Total long-term liabilities	500,000	-	-	-	13,109,231	-	14,974,892	-
Total liabilities	1,423,664	1,850	1,850	4,389	64,528,121	2,814	51,145,600	4,314
Net assets								
Net assets without donor restrictions, controlling	1,812,740	1,416,705	1,649,102	(4,339)	2,827,713	(2,716)	2,166,537	(4,315)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	1,812,740	1,416,705	1,649,102	(4,339)	2,827,713	(2,716)	2,166,537	(4,315)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	1,812,740	1,416,705	1,649,102	(4,339)	2,827,713	(2,716)	2,166,537	(4,315)
Total liabilities and net assets	\$ 3,236,404	\$ 1,418,555	\$ 1,650,952	\$ 50	\$ 67,355,834	\$ 98	\$ 53,312,137	\$ (1)

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Transbay 2 Family	Mercy Housing California 105 LLC GP	Mercy Housing California 105 LLC (4995 Stockton)	Mercy Kelsey Civic Center LLC	Kelsey Civic Center L.P.	Sunnydale Block 7 LLC GP	Sunnydale Block 7 Housing Partners, LP	Mercy Housing California 104 GP
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash, tenant security deposits	-	-	-	-	-	-	-	-
Cash, restricted	145,341	-	115,879	-	298,186	-	93,138	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	5,000	-	180	-	-	-	-	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	357,500	-	-	-	528,000	-	330,000	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>507,841</u>	<u>-</u>	<u>116,059</u>	<u>-</u>	<u>826,186</u>	<u>-</u>	<u>423,138</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	-	4,810,791	-	-	-	-	-
Buildings	-	-	-	-	-	-	-	-
Furniture and equipment	-	-	-	-	1,592	-	-	-
Predevelopment project costs	1,246,025	-	-	-	2,491,290	-	531,469	-
Construction in progress	-	-	18,142,425	-	-	-	-	-
Accumulated depreciation	-	-	-	-	-	-	-	-
Net property and equipment	<u>1,246,025</u>	<u>-</u>	<u>22,953,216</u>	<u>-</u>	<u>2,492,882</u>	<u>-</u>	<u>531,469</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	-	-	-	-	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(8,536)	-	(1)	-	-	-	(1)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	140,743	-	3,200	-	-	-
Total long-term assets	<u>-</u>	<u>(8,536)</u>	<u>140,743</u>	<u>(1)</u>	<u>3,200</u>	<u>-</u>	<u>-</u>	<u>(1)</u>
Total assets	<u>\$ 1,753,866</u>	<u>\$ (8,536)</u>	<u>\$ 23,210,018</u>	<u>\$ (1)</u>	<u>\$ 3,322,268</u>	<u>\$ -</u>	<u>\$ 954,607</u>	<u>\$ (1)</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Transbay 2 Family	Mercy Housing California 105 LLC GP	Mercy Housing California 105 LLC (4995 Stockton)	Mercy Kelsey Civic Center LLC	Kelsey Civic Center L.P.	Sunnydale Block 7 LLC GP	Sunnydale Block 7 Housing Partners, LP	Mercy Housing California 104 GP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 116,262	\$ 3,325	\$ 4,725,375	\$ 2,815	\$ 1,106,072	\$ 880	\$ 301,944	\$ 1,850
Due to affiliates	6,518	1,866	854,909	864	4,432	864	1,221	-
Accrued interest	-	-	316	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	-	-	-
Notes payable, affiliates, current	49,213	-	3,822,934	-	221,311	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	-	-	-	-	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	-	-	-
Total current liabilities	171,993	5,191	9,403,534	3,679	1,331,815	1,744	303,165	1,850
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	25,674	-	315,295	-	42,344	-	14,211	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	1,562,259	-	12,471,175	-	1,958,738	-	646,453	-
Notes payable, affiliates, noncurrent	-	-	291,408	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	305,913	-	-	-	-	-
Total long-term liabilities	1,587,933	-	13,383,791	-	2,001,082	-	660,664	-
Total liabilities	1,759,926	5,191	22,787,325	3,679	3,332,897	1,744	963,829	1,850
Net assets								
Net assets without donor restrictions, controlling	(6,060)	(13,727)	422,693	(3,680)	(10,629)	(1,744)	(9,222)	(1,851)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(6,060)	(13,727)	422,693	(3,680)	(10,629)	(1,744)	(9,222)	(1,851)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(6,060)	(13,727)	422,693	(3,680)	(10,629)	(1,744)	(9,222)	(1,851)
Total liabilities and net assets	\$ 1,753,866	\$ (8,536)	\$ 23,210,018	\$ (1)	\$ 3,322,268	\$ -	\$ 954,607	\$ (1)

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 104 LP (2530 18th Street)	1939 Market GP	Mercy Housing California 109, LP (1939 Market)	1633 Valencia GP	Mercy Housing California 108, LP (1633 Valencia)	Mercy Housing California 107 LLC (Villa St Joseph GP)	Mercy Housing California 107, LP (Villa St. Joseph)	Mercy Housing California 98 LLC (Norwalk GP)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash, tenant security deposits	-	-	-	-	-	-	-	-
Cash, restricted	-	-	6,383	-	12,257	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	-	-	-	-	-	-
Due from affiliates, net	-	-	-	-	-	100	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	55,592	-	137,500	-	150,000	-	155,805	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>55,592</u>	<u>-</u>	<u>143,883</u>	<u>-</u>	<u>162,257</u>	<u>100</u>	<u>155,805</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	-	-	-	-	-	-	-
Buildings	-	-	-	-	-	-	5,830,000	-
Furniture and equipment	3,518	-	-	-	-	-	-	-
Predevelopment project costs	904,342	-	892,127	-	246,159	-	-	-
Construction in progress	-	-	-	-	-	-	3,105,088	-
Accumulated depreciation	-	-	-	-	-	-	-	-
Net property and equipment	<u>907,860</u>	<u>-</u>	<u>892,127</u>	<u>-</u>	<u>246,159</u>	<u>-</u>	<u>8,935,088</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	-	-	-	-	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(1)	-	(1)	-	99	-	30,099
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>-</u>	<u>(1)</u>	<u>-</u>	<u>(1)</u>	<u>-</u>	<u>99</u>	<u>-</u>	<u>30,099</u>
Total assets	<u>\$ 963,452</u>	<u>\$ (1)</u>	<u>\$ 1,036,010</u>	<u>\$ (1)</u>	<u>\$ 408,416</u>	<u>\$ 199</u>	<u>\$ 9,090,893</u>	<u>\$ 30,099</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California 104 LP (2530 18th Street)	1939 Market GP	Mercy Housing California 109, LP (1939 Market)	1633 Valencia GP	Mercy Housing California 108, LP (1633 Valencia)	Mercy Housing California 107 LLC (Villa St Joseph GP)	Mercy Housing California 107, LP (Villa St. Joseph)	Mercy Housing California 98 LLC (Norwalk GP)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 4,337	\$ 1,850	\$ 137,418	\$ 1,850	\$ 3,806	\$ -	\$ 5,445	\$ -
Due to affiliates	439	-	1,220	-	785	200	-	100
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	-	-	-
Notes payable, affiliates, current	41,371	-	4,948	-	12,313	-	864,816	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	-	-	-	-	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	-	-	-
Total current liabilities	46,147	1,850	143,586	1,850	16,904	200	870,261	100
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	17,776	-	12,058	-	6,137	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	905,530	-	885,356	-	390,742	-	6,452,498	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	222,259	-
Total long-term liabilities	923,306	-	897,414	-	396,879	-	6,674,757	-
Total liabilities	969,453	1,850	1,041,000	1,850	413,783	200	7,545,018	100
Net assets								
Net assets without donor restrictions, controlling	(6,001)	(1,851)	(4,990)	(1,851)	(5,367)	(1)	1,545,875	29,999
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(6,001)	(1,851)	(4,990)	(1,851)	(5,367)	(1)	1,545,875	29,999
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(6,001)	(1,851)	(4,990)	(1,851)	(5,367)	(1)	1,545,875	29,999
Total liabilities and net assets	\$ 963,452	\$ (1)	\$ 1,036,010	\$ (1)	\$ 408,416	\$ 199	\$ 9,090,893	\$ 30,099

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California, 98 L.P. (Veterans Village at San Antonio)	Eliminations	Consolidated Mercy Housing Calwest
Assets			
Current assets			
Cash and cash equivalents	\$ -	\$ -	\$ 19,828,362
Cash, tenant security deposits	-	-	3,167,399
Cash, restricted	1,010,811	-	14,605,071
Investments	-	-	-
Investments, restricted	-	-	-
Accounts receivable, net	-	-	6,236,879
Due from affiliates, net	-	(2,142,387)	1,584,925
Pledges receivable, net	-	-	-
Grants receivable	-	-	-
Loans and interest receivable, current	-	-	35,901
Loans and interest receivable, affiliates, current	-	-	-
Prepaid expenses and other assets	-	-	7,615,814
Inventory	-	-	-
Assets held for sale	-	-	-
Total current assets	<u>1,010,811</u>	<u>(2,142,387)</u>	<u>53,074,351</u>
Long-term assets			
Property and equipment			
Land and land improvements	-	-	185,031,714
Buildings	-	-	1,637,339,439
Furniture and equipment	-	-	38,793,793
Predevelopment project costs	-	-	17,180,817
Construction in progress	3,853,754	(3,667)	232,177,078
Accumulated depreciation	<u>-</u>	<u>-</u>	<u>(303,481,704)</u>
Net property and equipment	<u>3,853,754</u>	<u>(3,667)</u>	<u>1,807,041,137</u>
Other long-term assets			
Restricted property reserves	-	-	82,506,088
Long-term investments	-	-	-
Long-term investments, restricted	-	-	-
Due from affiliates	-	-	-
Pledges receivable, net	-	-	-
Investments in limited partnerships, net	-	50,083,023	(13,756,344)
Notes and interest receivable, net	-	(50,000)	-
Notes and interest receivable, affiliates	-	(20,229,355)	1,397,284
Right-of-use asset, net	-	-	53,230,450
Allowance for impaired assets	-	-	-
Other assets, net	<u>2,000</u>	<u>-</u>	<u>3,666,710</u>
Total long-term assets	<u>2,000</u>	<u>29,803,668</u>	<u>127,044,188</u>
Total assets	<u>\$ 4,866,565</u>	<u>\$ 27,657,614</u>	<u>\$ 1,987,159,676</u>

Mercy Housing Calwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California, 98 L.P. (Veterans Village at San Antonio)	Eliminations	Consolidated Mercy Housing Calwest
Liabilities			
Current liabilities			
Accounts payable and accrued expenses	\$ 9,041	\$ (611,388)	\$ 73,619,357
Due to affiliates	30,344	(2,240,833)	20,851,885
Accrued interest	-	-	3,366,626
Accrued interest, affiliates	-	-	-
Notes payable, current	-	-	257,623,530
Notes payable, affiliates, current	1,424	-	10,230,535
Lease obligations, current	-	-	5,456,697
Deferred revenue, current	-	-	2,596,648
Other liabilities, current	-	-	25,749
Tenant security deposits	-	-	3,144,433
Total current liabilities	<u>40,809</u>	<u>(2,852,221)</u>	<u>376,915,460</u>
Long-term liabilities			
Due to affiliates	-	-	-
Accrued interest	230	-	60,710,934
Accrued interest, affiliates	3,667	(1,330,399)	1,476,808
Notes payable, net, noncurrent	(49,196)	-	937,962,954
Notes payable, affiliates, noncurrent	3,000,000	(22,578,081)	43,790,431
Lease obligations, noncurrent	-	-	34,190,160
Deferred revenue, noncurrent	-	-	15,504,895
Other liabilities, noncurrent	-	-	15,982,669
Total long-term liabilities	<u>2,954,701</u>	<u>(23,908,480)</u>	<u>1,109,618,851</u>
Total liabilities	<u>2,995,510</u>	<u>(26,760,701)</u>	<u>1,486,534,311</u>
Net assets			
Net assets without donor restrictions, controlling	1,871,055	54,418,315	497,625,365
Net assets without donor restrictions, noncontrolling	-	-	-
Total net assets without donor restrictions	<u>1,871,055</u>	<u>54,418,315</u>	<u>497,625,365</u>
Net assets with donor restrictions	-	-	3,000,000
Total net assets	<u>1,871,055</u>	<u>54,418,315</u>	<u>500,625,365</u>
Total liabilities and net assets	<u>\$ 4,866,565</u>	<u>\$ 27,657,614</u>	<u>\$ 1,987,159,676</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Calwest	Mercy Housing Land Loan Fund	Mercy Housing California XXXIX, LP (Gleason Park)	Mercy Housing California XL, LP (Arlington Hotel)	Mercy Housing California XXXVIII, LP (East Leland Courts)	Mercy Housing California XLII, LP (Boulevard Court)	Mercy Housing California XLIV LP (1180 Fourth Street)	Third and LeConte Associates LP (Bayview Hill Gardens)
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ 748,044	\$ 2,022,447	\$ 864,583	\$ 409,142	\$ 2,191,486	\$ 1,539,905
Developer fees	-	-	-	-	-	-	-	-
Services fees	970,520	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	3,000,000	-	-	422,013	-	394,939	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	108,190	-	(34,240)	(119,530)	71	(84,535)	689	(19,150)
Other	6,731,619	-	45,358	147,784	124,850	246,673	969,012	76,940
Total revenues	10,810,329	-	759,162	2,472,714	989,504	966,219	3,161,187	1,597,695
Expenses and losses								
Compensation	-	-	238,561	648,468	151,256	439,067	389,593	396,462
Administrative	946,738	-	179,577	305,969	148,295	159,107	302,586	224,404
Professional services	899	-	98,004	130,628	64,911	102,346	118,270	81,899
Depreciation and amortization	-	-	813,726	1,344,985	908,435	557,519	1,723,709	1,180,350
Grants	-	-	-	-	-	-	-	-
Facility	-	-	366,928	735,569	386,127	362,506	1,793,773	985,582
Interest and fees	-	-	764	847,227	280,442	90,582	482,781	378,276
Bad debts	-	-	163	5,467	-	3,154	10,867	24,305
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	2,023,905	-	-	-	-	-	-	-
Total expenses and losses	2,971,542	-	1,697,723	4,018,313	1,939,466	1,714,281	4,821,579	3,271,278
Excess (deficiency) of revenues over expenses	7,838,787	-	(938,561)	(1,545,599)	(949,962)	(748,062)	(1,660,392)	(1,673,583)
Net assets at beginning of year	(50,552,178)	-	(8,330,315)	(17,276,443)	(2,524,589)	(3,447,199)	15,272,981	2,757,484
Other transfers to (from) net assets	(209,051)	14,500	-	-	-	-	-	(16,929)
Net assets at end of year	\$ (42,922,442)	\$ 14,500	\$ (9,268,876)	\$ (18,822,042)	\$ (3,474,551)	\$ (4,195,261)	\$ 13,612,589	\$ 1,066,972

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Caroline Severance LLC	Mercy Housing California XLIII, LP (Caroline Severance Manor)	7th & H GP, LLC	Mercy Housing California 47, LP (7th & H Street)	Madonna Senior Housing LLC	Mercy Housing California 53, LP (Madonna Residences)	Mercy Housing California 52, LP (School House Station-Vista Grande)	1100 Ocean Avenue Limited Partnership (1100 Ocean Avenue Apts.)
Revenues								
Rent - net of vacancies	\$ -	\$ 1,601,271	\$ -	\$ 1,312,301	\$ -	\$ 793,083	\$ 1,673,210	\$ 870,513
Developer fees	-	-	-	-	-	-	-	-
Services fees	20,727	-	19,572	-	15,268	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	1,298	-	(138,668)	-	(319,647)	6	14,021
Other	300,508	80,154	-	54,213	-	19,418	174,174	540,686
Total revenues	<u>321,235</u>	<u>1,682,723</u>	<u>19,572</u>	<u>1,227,846</u>	<u>15,268</u>	<u>492,854</u>	<u>1,847,390</u>	<u>1,425,220</u>
Expenses and losses								
Compensation	-	290,148	-	487,716	-	438,402	272,994	214,894
Administrative	11,019	183,603	20,372	225,813	15,800	146,131	192,131	157,485
Professional services	1,596	159,136	1,596	224,998	1,596	133,360	92,449	115,292
Depreciation and amortization	-	1,117,721	-	1,426,717	-	422,730	531,754	902,516
Grants	-	-	-	-	-	-	-	-
Facility	-	542,038	-	668,306	-	508,752	514,612	735,981
Interest and fees	-	604,751	-	92,261	-	147,234	469,472	302,847
Bad debts	-	19,660	-	69,360	-	19,807	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	388,712	-	-
(Earnings) loss on investment in limited partnership	123	-	197	-	171	-	-	-
Total expenses and losses	<u>12,738</u>	<u>2,917,057</u>	<u>22,165</u>	<u>3,195,171</u>	<u>17,567</u>	<u>2,205,128</u>	<u>2,073,412</u>	<u>2,429,015</u>
Excess (deficiency) of revenues over expenses	308,497	(1,234,334)	(2,593)	(1,967,325)	(2,299)	(1,712,274)	(226,022)	(1,003,795)
Net assets at beginning of year	(27,585)	3,020,091	14,165,425	20,106,497	(10,064)	1,386,545	3,186,590	8,801,322
Other transfers to (from) net assets	-	300,508	-	(14,830)	-	-	-	-
Net assets at end of year	<u>\$ 280,912</u>	<u>\$ 2,086,265</u>	<u>\$ 14,162,832</u>	<u>\$ 18,124,342</u>	<u>\$ (12,363)</u>	<u>\$ (325,729)</u>	<u>\$ 2,960,568</u>	<u>\$ 7,797,527</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	55 Laguna, LP (Open House Community at 55 Laguna)	Esparto Family Apartments, LLC	Mercy Housing California 54, LP (Esperanza Crossing)	Sunset Lane Apartments LLC	Mercy Housing California 55, LP (Trailside Terrace)	Mercy Housing California 56, LP (Jefferson Park Terrace)	Coastside Senior Housing Limited Partners, LP	El Monte Veterans Apartments LLC
Revenues								
Rent - net of vacancies	\$ 626,161	\$ -	\$ 483,195	\$ -	\$ 347,232	\$ 754,630	\$ 695,934	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	11,399	-	-	-	-	-	10,741
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	1,080	-	79	-	83	1,450	(1,320)	-
Other	15,784	-	16,825	-	69,745	44,655	67,845	-
Total revenues	643,025	11,399	500,099	-	417,060	800,735	762,459	10,741
Expenses and losses								
Compensation	185,221	-	69,921	-	63,121	189,310	180,386	-
Administrative	145,435	9,301	57,106	800	59,513	132,318	133,579	11,542
Professional services	61,877	1,596	35,124	1,616	33,814	20,652	21,299	1,596
Depreciation and amortization	1,037,036	-	365,797	-	323,251	651,513	537,045	-
Grants	26,335	-	-	-	-	-	-	-
Facility	270,313	-	193,407	-	191,157	302,305	268,389	-
Interest and fees	286,876	-	140,191	-	141,795	222,676	155,033	-
Bad debts	-	-	-	-	-	6,038	5,213	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	36	-	40	-	-	-	25
Total expenses and losses	2,013,093	10,933	861,546	2,456	812,651	1,524,812	1,300,944	13,163
Excess (deficiency) of revenues over expenses	(1,370,068)	466	(361,447)	(2,456)	(395,591)	(724,077)	(538,485)	(2,422)
Net assets at beginning of year	13,961,060	(26,630)	3,545,730	(25,441)	4,006,326	4,369,789	4,541,012	60,529
Other transfers to (from) net assets	-	-	-	-	-	207,058	-	-
Net assets at end of year	\$ 12,590,992	\$ (26,164)	\$ 3,184,283	\$ (27,897)	\$ 3,610,735	\$ 3,852,770	\$ 4,002,527	\$ 58,107

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	El Monte Veterans Apartments, LP	1028 Howard Street, LLC	Mercy Housing California 60, LP (Quinn Cottages)	Mercy Housing California XI, LP (Madison Place)	Mercy Eden House LLC	Eden House, L.P.	Transbay Block 6, LLC	Mercy Housing California 62, LP (280 Beale)
Revenues								
Rent - net of vacancies	\$ 521,552	\$ 625,348	\$ 378,509	\$ 189,701	\$ -	\$ 1,875,730	\$ -	\$ 906,561
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	114,852	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	63	38	(157,241)	36	-	(21,217)	-	3,900
Other	9,865	17,727	9,100	2,157,099	-	21,882	-	110,781
Total revenues	<u>531,480</u>	<u>643,113</u>	<u>230,368</u>	<u>2,346,836</u>	<u>-</u>	<u>1,876,395</u>	<u>114,852</u>	<u>1,021,242</u>
Expenses and losses								
Compensation	167,147	119,693	285,755	56,185	-	270,609	-	161,246
Administrative	91,577	54,067	64,079	21,735	248,622	279,975	79,233	260,045
Professional services	90,803	58,825	9,383	2,422	2,561	133,283	1,596	58,070
Depreciation and amortization	443,698	174,089	198,347	76,768	-	434,441	-	730,810
Grants	-	-	-	-	-	-	-	-
Facility	144,601	258,128	284,525	121,132	-	600,992	-	646,690
Interest and fees	74,808	62,932	121,397	109,252	-	272,992	-	473,422
Bad debts	9,356	-	-	2,026	-	64,799	-	5,749
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	284,403	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	18	-	131	-
Total expenses and losses	<u>1,021,990</u>	<u>727,734</u>	<u>963,486</u>	<u>673,923</u>	<u>251,201</u>	<u>2,057,091</u>	<u>80,960</u>	<u>2,336,032</u>
Excess (deficiency) of revenues over expenses	(490,510)	(84,621)	(733,118)	1,672,913	(251,201)	(180,696)	33,892	(1,314,790)
Net assets at beginning of year	4,650,765	(215,221)	1,631,010	(1,807,827)	863,763	5,784,184	507,404	5,308,373
Other transfers to (from) net assets	-	-	-	(1)	-	(247,822)	-	-
Net assets at end of year	<u>\$ 4,160,255</u>	<u>\$ (299,842)</u>	<u>\$ 897,892</u>	<u>\$ (134,915)</u>	<u>\$ 612,562</u>	<u>\$ 5,355,666</u>	<u>\$ 541,296</u>	<u>\$ 3,993,583</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Sunset Valley Duplexes, LLC	Mercy Housing California 63, LP (Sunset Valley)	345 Arguello, LP	Land Park Woods LLC GP	Mercy Housing California 68, LP (Land Park Woods)	1880 Pine, LP	Transbay Block 7, LLC	Mercy Housing California 64, LP (Transbay Block 7)
Revenues								
Rent - net of vacancies	\$ -	\$ 738,192	\$ 1,387,062	\$ -	\$ 647,016	\$ 2,131,336	\$ -	\$ 2,058,551
Developer fees	-	-	-	-	-	-	-	-
Services fees	8,500	-	-	-	-	-	159,493	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	(35,270)	(12,773)	-	(38,403)	(26,092)	-	33
Other	-	14,660	3,004	-	32,465	8,408	-	95,909
Total revenues	<u>8,500</u>	<u>717,582</u>	<u>1,377,293</u>	<u>-</u>	<u>641,078</u>	<u>2,113,652</u>	<u>159,493</u>	<u>2,154,493</u>
Expenses and losses								
Compensation	-	152,236	260,386	-	170,655	264,632	-	385,043
Administrative	9,300	143,299	209,249	800	83,593	295,355	161,413	232,561
Professional services	1,596	58,076	211,862	2,714	89,207	248,682	2,714	193,164
Depreciation and amortization	-	607,653	761,266	-	411,442	922,924	-	1,738,264
Grants	-	-	-	-	-	-	-	-
Facility	-	353,092	411,985	-	289,402	808,784	-	723,690
Interest and fees	-	159,421	491,266	-	144,245	769,109	-	648,086
Bad debts	-	-	511	-	568	11,881	-	6,302
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	76	-	-	55	-	-	177	-
Total expenses and losses	<u>10,972</u>	<u>1,473,777</u>	<u>2,346,525</u>	<u>3,569</u>	<u>1,189,112</u>	<u>3,321,367</u>	<u>164,304</u>	<u>3,927,110</u>
Excess (deficiency) of revenues over expenses	(2,472)	(756,195)	(969,232)	(3,569)	(548,034)	(1,207,715)	(4,811)	(1,772,617)
Net assets at beginning of year	476,379	10,317,023	8,616,365	104,096	4,533,533	9,345,789	454,765	23,083,111
Other transfers to (from) net assets	-	-	(62,535)	-	-	(121,317)	-	-
Net assets at end of year	<u>\$ 473,907</u>	<u>\$ 9,560,828</u>	<u>\$ 7,584,598</u>	<u>\$ 100,527</u>	<u>\$ 3,985,499</u>	<u>\$ 8,016,757</u>	<u>\$ 449,954</u>	<u>\$ 21,310,494</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Mather Veterans LLC	Mercy Housing California 61, LP (Mather Veterans Village)	Mercy Housing California 65, LLC	Mercy Housing California 65, LP (The Arbor at Hesperion)	Plaza Maria, LLC	Mercy Laguna LLC GP	Laguna Senior Housing, L.P. (95 Laguna Senior Housing)	JFK Tower, L.P.
Revenues								
Rent - net of vacancies	\$ 441	\$ 679,216	\$ -	\$ 896,351	\$ 1,055,491	\$ -	\$ 1,096,980	\$ 2,307,043
Developer fees	-	-	-	-	-	-	-	-
Services fees	39,333	-	82,687	-	-	64,581	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	(270,569)	-	(13,886)	-	-	2,991	(35,700)
Other	-	13,822	-	9,648	23,399	-	14,279	13,303
Total revenues	<u>39,774</u>	<u>422,469</u>	<u>82,687</u>	<u>892,113</u>	<u>1,078,890</u>	<u>64,581</u>	<u>1,114,250</u>	<u>2,284,646</u>
Expenses and losses								
Compensation	-	251,094	-	243,103	60,910	-	372,541	339,601
Administrative	5,477	127,592	30,081	153,555	104,930	44,224	158,025	186,962
Professional services	2,714	110,928	2,714	102,561	8,950	2,714	57,325	312,648
Depreciation and amortization	-	454,697	-	679,010	264,462	-	1,116,587	1,392,949
Grants	-	-	-	-	-	-	-	-
Facility	-	208,451	-	311,778	304,608	-	597,006	816,009
Interest and fees	-	92,418	-	467,614	262,197	-	596,717	869,239
Bad debts	-	8,073	-	2,187	6,052	-	-	4,680
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	71	-	107	-	-	91	-	-
Total expenses and losses	<u>8,262</u>	<u>1,253,253</u>	<u>32,902</u>	<u>1,959,808</u>	<u>1,012,109</u>	<u>47,029</u>	<u>2,898,201</u>	<u>3,922,088</u>
Excess (deficiency) of revenues over expenses	31,512	(830,784)	49,785	(1,067,695)	66,781	17,552	(1,783,951)	(1,637,442)
Net assets at beginning of year	103,474	12,802,455	35,134	6,875,542	(4,279,244)	122,668	20,989,133	14,711,405
Other transfers to (from) net assets	-	(6,114)	-	(4,815)	(100,000)	-	-	(5,938)
Net assets at end of year	<u>\$ 134,986</u>	<u>\$ 11,965,557</u>	<u>\$ 84,919</u>	<u>\$ 5,803,032</u>	<u>\$ (4,312,463)</u>	<u>\$ 140,220</u>	<u>\$ 19,205,182</u>	<u>\$ 13,068,025</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	2698 California LP	Mercy Housing California 66, LP (Colma Veterans Village)	455 Fell, LP (Parcel O)	Mercy Housing California 67, LP (Columbia Park)	Historic Live Oak (Odd Fellows)	Mercy Housing Camino GP, LLC	Mercy Housing La Cienega, LLC	New Dana Strand IV, LP (Camino Del Mar)
Revenues								
Rent - net of vacancies	\$ 893,707	\$ 2,065,554	\$ 1,477,140	\$ 1,087,346	\$ 112,097	\$ -	\$ -	\$ 2,561,779
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	16,883	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	(14,461)	-	-	126	32	-	-	940
Other	8,150	8,087	564,259	34,436	2,357	-	-	27,520
Total revenues	<u>887,396</u>	<u>2,073,641</u>	<u>2,041,399</u>	<u>1,121,908</u>	<u>114,486</u>	<u>16,883</u>	<u>-</u>	<u>2,590,239</u>
Expenses and losses								
Compensation	179,083	285,510	332,787	103,396	8,895	-	-	96,348
Administrative	127,673	154,403	166,885	96,025	33,288	17,683	800	286,982
Professional services	87,913	224,783	48,301	136,439	5,312	2,714	4,189	66,954
Depreciation and amortization	729,648	1,407,672	2,335,024	702,378	71,348	-	-	773,193
Grants	-	-	-	-	-	-	-	-
Facility	327,982	481,067	967,740	393,890	52,817	-	-	827,646
Interest and fees	388,909	877,578	435,544	296,690	397	-	-	820,879
Bad debts	-	-	93,947	-	(719)	-	-	116,739
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	4	32	-
Total expenses and losses	<u>1,841,208</u>	<u>3,431,013</u>	<u>4,380,228</u>	<u>1,728,818</u>	<u>171,338</u>	<u>20,401</u>	<u>5,021</u>	<u>2,988,741</u>
Excess (deficiency) of revenues over expenses	(953,812)	(1,357,372)	(2,338,829)	(606,910)	(56,852)	(3,518)	(5,021)	(398,502)
Net assets at beginning of year	7,681,446	9,757,687	22,028,977	1,149,183	323,344	(13,264)	(16,154)	11,716,413
Other transfers to (from) net assets	(5,544)	104,449	-	(94,382)	-	-	-	-
Net assets at end of year	<u>\$ 6,722,090</u>	<u>\$ 8,504,764</u>	<u>\$ 19,690,148</u>	<u>\$ 447,891</u>	<u>\$ 266,492</u>	<u>\$ (16,782)</u>	<u>\$ (21,175)</u>	<u>\$ 11,317,911</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	St Mary's Tower LLC	Mercy Housing California 71, LP (St Mary's Tower)	Francis of Assisi LLC	Mercy Housing California 69, LP (Francis of Assisi)	3001 24th Street LLC GP	Mercy Housing California 59, LP (Casa de la Mission)	623 Vernon, LLC GP	Mercy Housing California 48, LP (Lohse Apartments)
Revenues								
Rent - net of vacancies	\$ -	\$ 3,311,630	\$ -	\$ 4,696,843	\$ -	\$ 116,148	\$ -	\$ 586,243
Developer fees	-	-	-	-	-	-	-	-
Services fees	29,851	-	4,352	-	-	-	55,114	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	87	-	(102,425)	-	(2,624)	-	1,605
Other	-	11,027	-	13,244	-	808,087	-	34,096
Total revenues	<u>29,851</u>	<u>3,322,744</u>	<u>4,352</u>	<u>4,607,662</u>	<u>-</u>	<u>921,611</u>	<u>55,114</u>	<u>621,944</u>
Expenses and losses								
Compensation	-	421,402	-	738,718	-	399,333	-	177,412
Administrative	(29,051)	334,266	251,465	201,852	801	183,351	29,140	114,429
Professional services	2,714	194,826	2,714	191,823	2,714	20,582	2,714	30,918
Depreciation and amortization	-	1,050,081	-	1,113,256	-	930,908	-	1,058,804
Grants	-	-	100,000	-	-	-	-	-
Facility	345	548,425	-	1,096,571	(175)	375,136	-	241,346
Interest and fees	-	827,828	-	1,026,385	-	194,720	-	214,101
Bad debts	-	15,016	-	142	-	9,223	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	7	-	(24)	-	119	-	122	-
Total expenses and losses	<u>(25,985)</u>	<u>3,391,844</u>	<u>354,155</u>	<u>4,368,747</u>	<u>3,459</u>	<u>2,113,253</u>	<u>31,976</u>	<u>1,837,010</u>
Excess (deficiency) of revenues over expenses	55,836	(69,100)	(349,803)	238,915	(3,459)	(1,191,642)	23,138	(1,215,066)
Net assets at beginning of year	(3,845,160)	11,995,278	(29,642,895)	(3,467,066)	(72,656)	2,239,747	1,400,291	13,783,985
Other transfers to (from) net assets	-	(343,076)	(246,313)	(246,313)	-	21,690,916	-	-
Net assets at end of year	<u>\$ (3,789,324)</u>	<u>\$ 11,583,102</u>	<u>\$ (30,239,011)</u>	<u>\$ (3,474,464)</u>	<u>\$ (76,115)</u>	<u>\$ 22,739,021</u>	<u>\$ 1,423,429</u>	<u>\$ 12,568,919</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Esperanza Crossing II LLC GP	Mercy Housing California 76, LP (Esperanza Crossing Phase II)	Mercy Transformation, LLC GP	Sunnydale Parcel Q Housing Partners, LP (Casala)	Candlestick Pointe 11a, LP (Candlestick)	20 North Cottonwood LLC (GP)	Mercy New Hope, LP (Woodland/180 West Beamer)	Mercy Housing California 74, LP (Britton Street)
Revenues								
Rent - net of vacancies	\$ -	\$ 456,704	\$ -	\$ 1,714,854	\$ -	\$ -	\$ 851,274	\$ 2,568,801
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	164,026	-	-	10,671	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	2,109,695	-	-	171	(46,411)
Other	-	13,454	-	12,518	-	-	16,791	62,036
Total revenues	-	470,158	164,026	3,837,067	-	10,671	868,236	2,584,426
Expenses and losses								
Compensation	-	61,537	-	374,443	-	-	220,917	329,368
Administrative	801	48,234	126,347	174,667	47	3,554	202,187	186,484
Professional services	3,679	32,643	2,714	110,577	4,837	2,714	144,365	177,700
Depreciation and amortization	-	454,518	-	1,095,681	-	-	1,031,829	1,749,963
Grants	-	-	-	-	-	-	-	-
Facility	-	156,589	-	524,419	-	-	357,689	581,170
Interest and fees	-	215,071	-	781,320	-	-	310,098	848,150
Bad debts	-	5,356	-	25,412	-	-	3,581	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	50	-	(38)	-	-	72	-	-
Total expenses and losses	4,530	973,948	129,023	3,086,519	4,884	6,340	2,270,666	3,872,835
Excess (deficiency) of revenues over expenses	(4,530)	(503,790)	35,003	750,548	(4,884)	4,331	(1,402,430)	(1,288,409)
Net assets at beginning of year	(13,288)	2,327,416	12,750	19,440,544	(25,446)	4,131,168	12,260,753	2,517,069
Other transfers to (from) net assets	-	-	-	(297,886)	-	-	-	(51,712)
Net assets at end of year	<u>\$ (17,818)</u>	<u>\$ 1,823,626</u>	<u>\$ 47,753</u>	<u>\$ 19,893,206</u>	<u>\$ (30,330)</u>	<u>\$ 4,135,499</u>	<u>\$ 10,858,323</u>	<u>\$ 1,176,948</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Pico Robertson LLC GP	Mercy Housing California 73, LP (Howard and Irene Levine Senior Community)	Baldwin Rose LLC GP	Baldwin Rose, LP	Mercy Housing California 78, LP (Sister Lilian Murphy Community)	Mercy Housing California 75, LP (Dorothy Day)	Placentia Veterans Village, LLC GP	Placentia Veterans Village, LP
Revenues								
Rent - net of vacancies	\$ -	\$ 605,355	\$ -	\$ 982,952	\$ 3,553,472	\$ 3,651,208	\$ -	\$ 917,140
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	31,245	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	716	-	-	14	889	-	23
Other	-	(4,430)	-	57,187	42,835	39,371	-	17,595
Total revenues	-	601,641	31,245	1,040,139	3,596,321	3,691,468	-	934,758
Expenses and losses								
Compensation	-	184,165	-	244,077	393,804	717,727	-	110,198
Administrative	800	97,789	16,919	133,948	300,261	279,012	800	151,570
Professional services	2,714	38,084	2,714	95,550	235,708	23,163	2,714	156,147
Depreciation and amortization	-	1,085,447	-	1,201,621	3,976,487	1,271,756	-	840,375
Grants	-	-	-	-	-	-	-	-
Facility	-	232,664	-	369,831	1,106,092	411,689	-	270,217
Interest and fees	-	176,086	-	328,007	1,449,268	1,135,209	-	378,200
Bad debts	-	817	-	13,515	40,226	1,427	-	328
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	121	-	69	-	-	-	50	-
Total expenses and losses	3,635	1,815,052	19,702	2,386,549	7,501,846	3,839,983	3,564	1,907,035
Excess (deficiency) of revenues over expenses	(3,635)	(1,213,411)	11,543	(1,346,410)	(3,905,525)	(148,515)	(3,564)	(972,277)
Net assets at beginning of year	(11,206)	15,798,533	(11,211)	18,934,052	634,482	11,221,927	(8,788)	15,371,189
Other transfers to (from) net assets	-	-	-	210,000	48,136,798	-	-	147,671
Net assets at end of year	<u>\$ (14,841)</u>	<u>\$ 14,585,122</u>	<u>\$ 332</u>	<u>\$ 17,797,642</u>	<u>\$ 44,865,755</u>	<u>\$ 11,073,412</u>	<u>\$ (12,352)</u>	<u>\$ 14,546,583</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California 82, LP (Star View Court)	1064 Mission LLC, GP	1064 Mission Homeless Services Center LLC	833 Bryant, LLC GP	833 Bryant, LP (Tahanan)	Villa de Vida GP LLC	Villa de Vida	1721 West Capitol LLC
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ 309,747	\$ -	\$ 1,002,791	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	95,401	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	1,015,603	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	1,742	-	(445,635)	-
Other	-	-	-	5,405,858	1,487,399	-	65,194	505,673
Total revenues	-	-	1,015,603	5,405,858	1,798,888	95,401	622,350	505,673
Expenses and losses								
Compensation	-	-	-	-	634,097	-	92,041	-
Administrative	6,582	-	6,839	799	479,584	800	327,450	7,411
Professional services	4,337	4,613	4,509	2,714	143,168	2,714	111,999	2,714
Depreciation and amortization	-	-	-	-	1,970,099	-	706,155	-
Grants	-	-	-	-	-	-	-	-
Facility	-	-	-	-	1,246,857	-	161,351	-
Interest and fees	-	-	-	-	1,358,502	-	403,954	-
Bad debts	-	-	-	-	43,527	-	1,300	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	44	-	408	-	60	-	108
Total expenses and losses	10,919	4,657	11,348	3,921	5,875,834	3,574	1,804,250	10,233
Excess (deficiency) of revenues over expenses	(10,919)	(4,657)	1,004,255	5,401,937	(4,076,946)	91,827	(1,181,900)	495,440
Net assets at beginning of year	(14,130)	(7,422)	10,681,484	(12,300)	1,779,724	(4,538)	704,162	1,553,343
Other transfers to (from) net assets	(35,438)	-	-	-	24,761,958	-	17,165,236	-
Net assets at end of year	<u>\$ (60,487)</u>	<u>\$ (12,079)</u>	<u>\$ 11,685,739</u>	<u>\$ 5,389,637</u>	<u>\$ 22,464,736</u>	<u>\$ 87,289</u>	<u>\$ 16,687,498</u>	<u>\$ 2,048,783</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California 87, LP (West Capitol)	Mercy Housing California 84, LP (Bennett House)	1121 9th Street LLC GP	Mercy Housing California 90, LP (Capital Park)	Mercy Housing California 94 LLC GP	Mercy Housing California 94, LP (Burbank Boulevard Senior Housing)	Mercy Housing California 83, LP (Bermuda Gardens)	Sunnydale Block 6 Development CO LLC GP
Revenues								
Rent - net of vacancies	\$ 1,121,970	\$ 1,999,887	\$ -	\$ -	\$ -	\$ -	\$ 1,366,421	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	2	-	5,237	-	-	165	-
Other	24,790	12,900	1,981	-	-	-	46,806	-
Total revenues	1,146,760	2,012,789	1,981	5,237	-	-	1,413,392	-
Expenses and losses								
Compensation	442,830	240,187	-	-	-	-	93,157	-
Administrative	421,601	151,014	799	6,606	-	8,601	187,221	-
Professional services	170,588	117,944	2,714	4,509	2,714	17,659	114,090	1,744
Depreciation and amortization	1,128,314	787,575	-	-	-	-	1,107,044	-
Grants	-	-	-	-	-	-	-	-
Facility	399,319	244,740	-	-	-	-	280,737	-
Interest and fees	729,245	421,985	705	-	-	-	352,604	-
Bad debts	5,525	-	-	-	-	-	111,494	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	1	-	-	-	-	300
Total expenses and losses	3,297,422	1,963,445	4,219	11,115	2,714	26,260	2,246,347	2,044
Excess (deficiency) of revenues over expenses	(2,150,662)	49,344	(2,238)	(5,878)	(2,714)	(26,260)	(832,955)	(2,044)
Net assets at beginning of year	3,097,486	2,719,017	(4,287)	3,214,073	(12,413)	533,180	(3,283,501)	(14,992)
Other transfers to (from) net assets	11,078,661	275,050	-	-	-	-	16,266,585	-
Net assets at end of year	\$ 12,025,485	\$ 3,043,411	\$ (6,525)	\$ 3,208,195	\$ (15,127)	\$ 506,920	\$ 12,150,129	\$ (17,036)

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Sunnydale Block 6 Housing Partnership, LP (290 Malosi)	Mercy Housing California 95 LLC GP (Long Beach GP)	Mercy Housing California 95, LP (Long Beach)	600 7th Street GP	Mercy Housing California 97, LP (600 7th Street)	Mercy HPSY Block 56 LLC	Hunters Point Block 56, LP	Middlefield Junction LLC GP
Revenues								
Rent - net of vacancies	\$ 5,299,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	1,014	-	-	-
Other	23,915	-	-	-	-	-	-	-
Total revenues	5,323,580	-	-	-	1,014	-	-	-
Expenses and losses								
Compensation	344,328	-	-	-	-	-	-	-
Administrative	469,605	-	4,755	-	16,167	-	1,053	1,600
Professional services	264,999	2,714	13,937	2,714	4,792	1,744	4,509	2,714
Depreciation and amortization	4,710,532	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Facility	1,977,808	-	-	-	6,250	-	-	-
Interest and fees	3,535,252	-	45	-	-	-	-	-
Bad debts	21,661	-	-	-	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	2	-	3	-	3,282	-	1
Total expenses and losses	11,324,185	2,716	18,737	2,717	27,209	5,026	5,562	4,315
Excess (deficiency) of revenues over expenses	(6,000,605)	(2,716)	(18,737)	(2,717)	(26,195)	(5,026)	(5,562)	(4,315)
Net assets at beginning of year	4,717,907	28,110	(32,479)	(935)	(10,892)	(6,827)	(9,988)	(937)
Other transfers to (from) net assets	56,650	(62,884)	1,809,582	(19,391)	5,097,500	-	-	-
Net assets at end of year	\$ (1,226,048)	\$ (37,490)	\$ 1,758,366	\$ (23,043)	\$ 5,060,413	\$ (11,853)	\$ (15,550)	\$ (5,252)

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California 96, LP (Middlefield Junction)	Mercy Housing California 99 LLC	Mercy Housing California 99, LP (North Auburn)	Mercy Housing California 100 GP	Mercy Housing California 100, LP (Whittier)	7789 La Mancha Way LLC	Mercy Housing California 103 GP	Mercy Housing California 103, LP (Laguna Honda)
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ 785,803	\$ -	\$ 12,600	\$ 1,292,583	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	63,948	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	(5,353)	-	-
Other	-	-	9,623	-	-	1,068,255	-	-
Total revenues	-	-	795,426	-	12,600	2,419,433	-	-
Expenses and losses								
Compensation	-	-	191,404	-	-	433,969	-	-
Administrative	895	-	232,234	-	333,404	446,527	-	(1,220)
Professional services	4,899	2,715	137,538	2,714	5,145	167,192	2,714	4,591
Depreciation and amortization	-	-	1,296,843	-	-	609,477	-	-
Grants	-	-	-	-	71,400	-	-	-
Facility	-	-	216,695	-	-	474,962	-	-
Interest and fees	-	-	820,763	-	-	9,127	-	-
Bad debts	-	-	24,034	-	-	35,160	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	212	-	40	-	-	-	-
Total expenses and losses	5,794	2,927	2,919,511	2,754	409,949	2,176,414	2,714	3,371
Excess (deficiency) of revenues over expenses	(5,794)	(2,927)	(2,124,085)	(2,754)	(397,349)	243,019	(2,714)	(3,371)
Net assets at beginning of year	(33,776)	(3,495)	3,037,887	(929)	52,268	17,001,540	(1)	(6,179)
Other transfers to (from) net assets	-	-	335,000	(342,447)	708,100	-	-	-
Net assets at end of year	<u>\$ (39,570)</u>	<u>\$ (6,422)</u>	<u>\$ 1,248,802</u>	<u>\$ (346,130)</u>	<u>\$ 363,019</u>	<u>\$ 17,244,559</u>	<u>\$ (2,715)</u>	<u>\$ (9,550)</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	231 Grant Ave LLC (Palo Alto)	Mercy Kimball Development GP	Mercy Morgan Development GP	Richmond Hacienda GP	Richmond Hacienda, LP (Hacienda Heights)	MHCA 89 GP	Mercy Housing California 89 LLC (6th & San Julian)	Transbay 2 Family GP
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ 31,981	\$ -	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	1,262,395	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Other	-	-	-	-	30	-	-	-
Total revenues	<u>1,262,395</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,011</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenses and losses								
Compensation	-	-	-	-	-	-	1,942	-
Administrative	316	53,122	202,337	1,601	204,519	-	1,115	1,600
Professional services	4,399	3,664	2,714	2,714	14,122	2,715	8,736	2,714
Depreciation and amortization	-	-	-	-	107,647	-	-	-
Grants	-	-	-	-	-	-	-	-
Facility	-	-	-	-	32,089	-	-	-
Interest and fees	-	-	-	-	-	-	72	-
Bad debts	-	-	-	-	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	(22)	(104)	24	-	1	-	1
Total expenses and losses	<u>4,715</u>	<u>56,764</u>	<u>204,947</u>	<u>4,339</u>	<u>358,377</u>	<u>2,716</u>	<u>11,865</u>	<u>4,315</u>
Excess (deficiency) of revenues over expenses	<u>1,257,680</u>	<u>(56,764)</u>	<u>(204,947)</u>	<u>(4,339)</u>	<u>(326,366)</u>	<u>(2,716)</u>	<u>(11,865)</u>	<u>(4,315)</u>
Net assets at beginning of year	555,060	1,473,469	1,854,049	-	3,202,579	-	2,178,402	-
Other transfers to (from) net assets	-	-	-	-	(48,500)	-	-	-
Net assets at end of year	<u>\$ 1,812,740</u>	<u>\$ 1,416,705</u>	<u>\$ 1,649,102</u>	<u>\$ (4,339)</u>	<u>\$ 2,827,713</u>	<u>\$ (2,716)</u>	<u>\$ 2,166,537</u>	<u>\$ (4,315)</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Transbay 2 Family	Mercy Housing California 105 LLC GP	Mercy Housing California 105 LLC (4995 Stockton)	Mercy Kelsey Civic Center LLC	Kelsey Civic Center L.P.	Sunnydale Block 7 LLC GP	Sunnydale Block 7 Housing Partners, LP	Mercy Housing California 104 GP
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total revenues	-	-	-	-	-	-	-	-
Expenses and losses								
Compensation	-	-	-	-	-	-	-	-
Administrative	853	800	2,023	-	1,701	-	376	-
Professional services	4,337	4,189	4,337	3,680	4,399	1,744	4,337	1,850
Depreciation and amortization	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Facility	-	-	-	-	-	-	-	-
Interest and fees	-	-	-	-	-	-	-	-
Bad debts	-	-	-	-	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	1	-	-	-	-	-	1
Total expenses and losses	5,190	4,990	6,360	3,680	6,100	1,744	4,713	1,851
Excess (deficiency) of revenues over expenses	(5,190)	(4,990)	(6,360)	(3,680)	(6,100)	(1,744)	(4,713)	(1,851)
Net assets at beginning of year	(870)	(102)	(4,949)	-	(4,529)	-	-	-
Other transfers to (from) net assets	-	(8,635)	434,002	-	-	-	(4,509)	-
Net assets at end of year	<u>\$ (6,060)</u>	<u>\$ (13,727)</u>	<u>\$ 422,693</u>	<u>\$ (3,680)</u>	<u>\$ (10,629)</u>	<u>\$ (1,744)</u>	<u>\$ (9,222)</u>	<u>\$ (1,851)</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California 104 LP (2530 18th Street)	1939 Market GP	Mercy Housing California 109, LP (1939 Market)	1633 Valencia GP	Mercy Housing California 108, LP (1633 Valencia)	Mercy Housing California 107 LLC (Villa St Joseph GP)	Mercy Housing California 107, LP (Villa St. Joseph)	Mercy Housing California 98 LLC (Norwalk GP)
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	30,000
Total revenues	-	-	-	-	-	-	-	30,000
Expenses and losses								
Compensation	-	-	-	-	-	-	-	-
Administrative	1,664	-	481	-	776	-	10,450	-
Professional services	4,337	1,850	4,509	1,850	4,591	-	4,337	-
Depreciation and amortization	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Facility	-	-	-	-	-	-	-	-
Interest and fees	-	-	-	-	-	-	-	-
Bad debts	-	-	-	-	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	1	-	1	-	1	-	1
Total expenses and losses	6,001	1,851	4,990	1,851	5,367	1	14,787	1
Excess (deficiency) of revenues over expenses	(6,001)	(1,851)	(4,990)	(1,851)	(5,367)	(1)	(14,787)	29,999
Net assets at beginning of year	-	-	-	-	-	-	-	-
Other transfers to (from) net assets	-	-	-	-	-	-	1,560,662	-
Net assets at end of year	<u>\$ (6,001)</u>	<u>\$ (1,851)</u>	<u>\$ (4,990)</u>	<u>\$ (1,851)</u>	<u>\$ (5,367)</u>	<u>\$ (1)</u>	<u>\$ 1,545,875</u>	<u>\$ 29,999</u>

Mercy Housing Calwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California, 98 L.P. (Veterans Village at San Antonio)	Eliminations	Consolidated Mercy Housing Calwest
Revenues			
Rent - net of vacancies	\$ -	\$ -	\$ 79,861,912
Developer fees	-	-	-
Services fees	-	(1,845,582)	79,634
Philanthropy	-	-	-
Capital grants	-	-	6,158,898
Consulting	-	-	-
Interest	-	(108,190)	203,146
Other	-	-	<u>22,732,638</u>
Total revenues	<u>-</u>	<u>(1,953,772)</u>	<u>109,036,228</u>
Expenses and losses			
Compensation	-	-	16,069,431
Administrative	5,000	(761,577)	13,345,269
Professional services	4,399	-	6,762,584
Depreciation and amortization	-	-	59,555,886
Grants	-	-	197,735
Facility	-	-	30,070,576
Interest and fees	-	(234,667)	28,360,350
Bad debts	-	-	853,929
Provision for impaired assets	-	-	-
Project expenses	-	-	-
Shared services	-	-	-
(Gain) loss on sale of assets	-	-	673,115
(Earnings) loss on investment in limited partnership	-	476,235	<u>2,506,409</u>
Total expenses and losses	<u>9,399</u>	<u>(520,009)</u>	<u>158,395,284</u>
Excess (deficiency) of revenues over expenses	(9,399)	(1,433,763)	(49,359,056)
Net assets at beginning of year	-	66,750,804	411,238,189
Other transfers to (from) net assets	<u>1,880,454</u>	<u>(10,898,726)</u>	<u>138,746,232</u>
Net assets at end of year	<u>\$ 1,871,055</u>	<u>\$ 54,418,315</u>	<u>\$ 500,625,365</u>

Mercy Properties California
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties California	The Haven	Leland House	Osocales (McIntosh Mobile Homes)	Richmond Hills	Sycamore Center (Red Bluff)	Eliminations	Consolidated Mercy Properties California
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 5,767	\$ 267,957	\$ 81,522	\$ 169,596	\$ 146,894	\$ -	\$ 671,736
Cash, tenant security deposits	-	-	-	29,392	-	506	-	29,898
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	-	5,931	2,425	-	-	8,356
Due from affiliates, net	2,462,892	-	-	-	-	4,688	-	2,467,580
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	-	7,947	5,398	7,561	-	20,906
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>2,462,892</u>	<u>5,767</u>	<u>267,957</u>	<u>124,792</u>	<u>177,419</u>	<u>159,649</u>	<u>-</u>	<u>3,198,476</u>
Long-term assets								
Property and equipment								
Land and land improvements	3,700,000	-	-	607,873	368,530	58,366	-	4,734,769
Buildings	-	-	-	3,645,478	2,640,978	2,634,992	-	8,921,448
Furniture and equipment	-	-	-	11,660	32,811	15,819	-	60,290
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	-	(3,060,839)	(2,154,451)	(1,996,502)	-	(7,211,792)
Net property and equipment	<u>3,700,000</u>	<u>-</u>	<u>-</u>	<u>1,204,172</u>	<u>887,868</u>	<u>712,675</u>	<u>-</u>	<u>6,504,715</u>
Other long-term assets								
Restricted property reserves	-	-	-	364,783	70,773	240,215	-	675,771
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	60,000	-	-	-	-	-	-	60,000
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	22,000	-	-	-	-	-	-	22,000
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>82,000</u>	<u>-</u>	<u>-</u>	<u>364,783</u>	<u>70,773</u>	<u>240,215</u>	<u>-</u>	<u>757,771</u>
Total assets	<u>\$ 6,244,892</u>	<u>\$ 5,767</u>	<u>\$ 267,957</u>	<u>\$ 1,693,747</u>	<u>\$ 1,136,060</u>	<u>\$ 1,112,539</u>	<u>\$ -</u>	<u>\$ 10,460,962</u>

Mercy Properties California
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties California	The Haven	Leland House	Osocales (McIntosh Mobile Homes)	Richmond Hills	Sycamore Center (Red Bluff)	Eliminations	Consolidated Mercy Properties California
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ (417)	\$ 3,083	\$ 2,416	\$ 41,367	\$ 41,732	\$ 7,563	\$ (12,000)	\$ 83,744
Due to affiliates	12,000	-	-	-	158,523	-	-	170,523
Accrued interest	-	-	-	4,001	-	1,286	-	5,287
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	74,157	-	28,858	-	103,015
Notes payable, affiliates, current	83,451	-	-	-	114,540	-	-	197,991
Lease obligations, current	-	-	-	-	-	10,200	-	10,200
Deferred revenue, current	-	-	-	6,443	-	2,143	-	8,586
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	28,856	5,000	-	-	33,856
Total current liabilities	<u>95,034</u>	<u>3,083</u>	<u>2,416</u>	<u>154,824</u>	<u>319,795</u>	<u>50,050</u>	<u>(12,000)</u>	<u>613,202</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	548,559	-	-	-	548,559
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	60,000	-	-	1,880,663	-	290,009	-	2,230,672
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	<u>60,000</u>	<u>-</u>	<u>-</u>	<u>2,429,222</u>	<u>-</u>	<u>290,009</u>	<u>-</u>	<u>2,779,231</u>
Total liabilities	<u>155,034</u>	<u>3,083</u>	<u>2,416</u>	<u>2,584,046</u>	<u>319,795</u>	<u>340,059</u>	<u>(12,000)</u>	<u>3,392,433</u>
Net assets								
Net assets without donor restrictions, controlling	6,089,858	2,684	265,541	(890,299)	816,265	772,480	12,000	7,068,529
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	6,089,858	2,684	265,541	(890,299)	816,265	772,480	12,000	7,068,529
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	<u>6,089,858</u>	<u>2,684</u>	<u>265,541</u>	<u>(890,299)</u>	<u>816,265</u>	<u>772,480</u>	<u>12,000</u>	<u>7,068,529</u>
Total liabilities and net assets	<u>\$ 6,244,892</u>	<u>\$ 5,767</u>	<u>\$ 267,957</u>	<u>\$ 1,693,747</u>	<u>\$ 1,136,060</u>	<u>\$ 1,112,539</u>	<u>\$ -</u>	<u>\$ 10,460,962</u>

Mercy Properties California
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Properties California	The Haven	Leland House	Osocales (McIntosh Mobile Homes)	Richmond Hills	Sycamore Center (Red Bluff)	Eliminations	Consolidated Mercy Properties California
Revenues								
Rent - net of vacancies	\$ -	\$ 87,419	\$ -	\$ 499,824	\$ 56,723	\$ 154,332	\$ -	\$ 798,298
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	12,068	-	-	-	-	12,068
Consulting	-	-	-	-	-	-	-	-
Interest	-	15	442	332	(3,530)	184	-	(2,557)
Other	3,564,487	3,941	161,631	3,457	-	50,882	-	3,784,398
Total revenues	<u>3,564,487</u>	<u>91,375</u>	<u>174,141</u>	<u>503,613</u>	<u>53,193</u>	<u>205,398</u>	<u>-</u>	<u>4,592,207</u>
Expenses and losses								
Compensation	-	61,564	-	85,176	-	10,405	-	157,145
Administrative	1,189,071	9,799	51,113	47,366	16	13,137	(36,000)	1,274,502
Professional services	-	2,149	13,591	6,024	2,499	1,478	-	25,741
Depreciation and amortization	-	13,440	93,039	128,844	63,480	96,433	-	395,236
Grants	-	-	201,010	-	-	-	-	201,010
Facility	-	33,375	17,870	138,318	16,962	90,674	-	297,199
Interest and fees	-	25	24,405	92,498	5,575	15,747	-	138,250
Bad debts	-	-	4,874	3,079	-	15	-	7,968
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	306,420	(551,419)	-	-	-	-	(244,999)
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	<u>1,189,071</u>	<u>426,772</u>	<u>(145,517)</u>	<u>501,305</u>	<u>88,532</u>	<u>227,889</u>	<u>(36,000)</u>	<u>2,252,052</u>
Excess (deficiency) of revenues over expenses	<u>2,375,416</u>	<u>(335,397)</u>	<u>319,658</u>	<u>2,308</u>	<u>(35,339)</u>	<u>(22,491)</u>	<u>36,000</u>	<u>2,340,155</u>
Net assets at beginning of year	3,714,442	338,081	(54,117)	(892,607)	851,604	794,971	(24,000)	4,728,374
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ 6,089,858</u>	<u>\$ 2,684</u>	<u>\$ 265,541</u>	<u>\$ (890,299)</u>	<u>\$ 816,265</u>	<u>\$ 772,480</u>	<u>\$ 12,000</u>	<u>\$ 7,068,529</u>

San Juan Housing Corporation
Consolidating Statement of Financial Position
December 31, 2022

	San Juan Housing Corporation	Kennedy Estates Housing Associates (Kennedy Estates)	Tahoe Valley Townhomes Associates (Tahoe Valley Townhomes)	Eliminations	Consolidated San Juan Housing Corporation
Assets					
Current assets					
Cash and cash equivalents	\$ -	\$ 344,529	\$ 208,138	\$ -	\$ 552,667
Cash, tenant security deposits	-	66,651	72,845	-	139,496
Cash, restricted	-	-	-	-	-
Investments	-	-	-	-	-
Investments, restricted	-	-	-	-	-
Accounts receivable, net	-	12,544	7,864	-	20,408
Due from affiliates, net	550,948	-	-	(550,948)	-
Pledges receivable, net	-	-	-	-	-
Grants receivable	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-
Prepaid expenses and other assets	-	30,591	51,714	-	82,305
Inventory	-	-	-	-	-
Assets held for sale	-	-	-	-	-
Total current assets	<u>550,948</u>	<u>454,315</u>	<u>340,561</u>	<u>(550,948)</u>	<u>794,876</u>
Long-term assets					
Property and equipment					
Land and land improvements	-	809,872	924,352	-	1,734,224
Buildings	-	5,899,361	2,283,803	-	8,183,164
Furniture and equipment	-	187,593	3,631,483	-	3,819,076
Predevelopment project costs	-	-	-	-	-
Construction in progress	-	-	-	-	-
Accumulated depreciation	-	(5,590,981)	(5,436,753)	-	(11,027,734)
Net property and equipment	<u>-</u>	<u>1,305,845</u>	<u>1,402,885</u>	<u>-</u>	<u>2,708,730</u>
Other long-term assets					
Restricted property reserves	-	427,834	287,125	-	714,959
Long-term investments	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-
Due from affiliates	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-
Investments in limited partnerships, net	184,928	-	-	(184,928)	-
Notes and interest receivable, net	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-
Other assets, net	-	-	-	-	-
Total long-term assets	<u>184,928</u>	<u>427,834</u>	<u>287,125</u>	<u>(184,928)</u>	<u>714,959</u>
Total assets	<u>\$ 735,876</u>	<u>\$ 2,187,994</u>	<u>\$ 2,030,571</u>	<u>\$ (735,876)</u>	<u>\$ 4,218,565</u>

San Juan Housing Corporation
Consolidating Statement of Financial Position
December 31, 2022

	San Juan Housing Corporation	Kennedy Estates Housing Associates (Kennedy Estates)	Tahoe Valley Townhomes Associates (Tahoe Valley Townhomes)	Eliminations	Consolidated San Juan Housing Corporation
Liabilities					
Current liabilities					
Accounts payable and accrued expenses	\$ 119,632	\$ 68,221	\$ 45,898	\$ -	\$ 233,751
Due to affiliates	182,727	424,707	301,261	(725,968)	182,727
Accrued interest	-	6,121	5,670	-	11,791
Accrued interest, affiliates	-	-	-	-	-
Notes payable, current	-	33,827	127,365	-	161,192
Notes payable, affiliates, current	-	-	-	-	-
Lease obligations, current	-	-	-	-	-
Deferred revenue, current	-	4,902	6,082	-	10,984
Other liabilities, current	-	-	-	-	-
Tenant security deposits	-	66,144	71,559	-	137,703
Total current liabilities	<u>302,359</u>	<u>603,922</u>	<u>557,835</u>	<u>(725,968)</u>	<u>738,148</u>
Long-term liabilities					
Due to affiliates	-	-	-	-	-
Accrued interest	-	689,266	2,003,218	-	2,692,484
Accrued interest, affiliates	-	-	-	-	-
Notes payable, net, noncurrent	-	2,428,225	3,934,521	-	6,362,746
Notes payable, affiliates, noncurrent	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-
Deferred revenue, noncurrent	-	6,000	-	-	6,000
Other liabilities, noncurrent	-	-	-	-	-
Total long-term liabilities	<u>-</u>	<u>3,123,491</u>	<u>5,937,739</u>	<u>-</u>	<u>9,061,230</u>
Total liabilities	<u>302,359</u>	<u>3,727,413</u>	<u>6,495,574</u>	<u>(725,968)</u>	<u>9,799,378</u>
Net assets					
Net assets without donor restrictions, controlling	433,517	(1,539,419)	(4,465,003)	(9,908)	(5,580,813)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-
Total net assets without donor restrictions	<u>433,517</u>	<u>(1,539,419)</u>	<u>(4,465,003)</u>	<u>(9,908)</u>	<u>(5,580,813)</u>
Net assets with donor restrictions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>433,517</u>	<u>(1,539,419)</u>	<u>(4,465,003)</u>	<u>(9,908)</u>	<u>(5,580,813)</u>
Total liabilities and net assets	<u>\$ 735,876</u>	<u>\$ 2,187,994</u>	<u>\$ 2,030,571</u>	<u>\$ (735,876)</u>	<u>\$ 4,218,565</u>

San Juan Housing Corporation
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	San Juan Housing Corporation	Kennedy Estates Housing Associates (Kennedy Estates)	Tahoe Valley Townhomes Associates (Tahoe Valley Townhomes)	Eliminations	Consolidated San Juan Housing Corporation
Revenues					
Rent - net of vacancies	\$ -	\$ 844,152	\$ 795,886	\$ -	\$ 1,640,038
Developer fees	-	-	-	-	-
Services fees	94,498	-	-	(94,498)	-
Philanthropy	-	-	-	-	-
Capital grants	-	-	-	-	-
Consulting	-	-	-	-	-
Interest	-	2,830	2,281	-	5,111
Other	99,950	17,393	21,021	-	138,364
Total revenues	<u>194,448</u>	<u>864,375</u>	<u>819,188</u>	<u>(94,498)</u>	<u>1,783,513</u>
Expenses and losses					
Compensation	-	175,107	183,765	-	358,872
Administrative	58,322	139,234	92,629	(58,322)	231,863
Professional services	3,427	18,493	10,443	-	32,363
Depreciation and amortization	-	247,117	218,795	-	465,912
Grants	-	-	-	-	-
Facility	-	412,410	249,097	-	661,507
Interest and fees	-	115,682	158,812	-	274,494
Bad debts	-	5,007	-	-	5,007
Provision for impaired assets	-	-	-	-	-
Project expenses	-	-	-	-	-
Shared services	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-
(Earnings) loss on investment in limited partnership	34	-	-	(34)	-
Total expenses and losses	<u>61,783</u>	<u>1,113,050</u>	<u>913,541</u>	<u>(58,356)</u>	<u>2,030,018</u>
Excess (deficiency) of revenues over expenses	132,665	(248,675)	(94,353)	(36,142)	(246,505)
Net assets at beginning of year	300,852	(1,290,744)	(4,470,600)	126,184	(5,334,308)
Other transfers to (from) net assets	-	-	99,950	(99,950)	-
Net assets at end of year	<u>\$ 433,517</u>	<u>\$ (1,539,419)</u>	<u>\$ (4,465,003)</u>	<u>\$ (9,908)</u>	<u>\$ (5,580,813)</u>

Mercy Housing Northwest - Idaho, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Northwest-Idaho, Inc.	Eagle Senior Village, Inc.	Mercy Moscow, Inc. (Hawthorne)	Independence Hill, Inc.	Boise Senior 202 GP, LLC	Boise Senior 202 Owner, LP (12th Street Senior)	Eliminations	Consolidated Mercy Housing Northwest - Idaho, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ 300	\$ 26,062	\$ 10,560	\$ 13,601	\$ -	\$ 89,839	\$ -	\$ 140,362
Cash, tenant security deposits	-	6,901	21,405	4,110	-	15,401	-	47,817
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	3,213	35,973	64	-	4,366	-	43,616
Due from affiliates, net	1,486,205	-	-	-	25,388	-	(35,400)	1,476,193
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	1,296	5,094	13,468	4,187	-	18,647	-	42,692
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>1,487,801</u>	<u>41,270</u>	<u>81,406</u>	<u>21,962</u>	<u>25,388</u>	<u>128,253</u>	<u>(35,400)</u>	<u>1,750,680</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	131,776	355,032	11,670	-	1,222,013	-	1,720,491
Buildings	-	1,431,221	1,872,053	1,471,772	-	9,672,861	(103,912)	14,343,995
Furniture and equipment	-	12,033	395,680	28,109	-	331,651	-	767,473
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(948,344)	(2,141,667)	(922,682)	-	(4,383,737)	73,923	(8,322,507)
Net property and equipment	<u>-</u>	<u>626,686</u>	<u>481,098</u>	<u>588,869</u>	<u>-</u>	<u>6,842,788</u>	<u>(29,989)</u>	<u>8,509,452</u>
Other long-term assets								
Restricted property reserves	-	145,288	187,020	93,507	-	866,232	-	1,292,047
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	269	-	(269)	-
Notes and interest receivable, net	22,391	-	-	-	-	-	-	22,391
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	15,916	-	15,916
Total long-term assets	<u>22,391</u>	<u>145,288</u>	<u>187,020</u>	<u>93,507</u>	<u>269</u>	<u>882,148</u>	<u>(269)</u>	<u>1,330,354</u>
Total assets	<u>\$ 1,510,192</u>	<u>\$ 813,244</u>	<u>\$ 749,524</u>	<u>\$ 704,338</u>	<u>\$ 25,657</u>	<u>\$ 7,853,189</u>	<u>\$ (65,658)</u>	<u>\$ 11,590,486</u>

Mercy Housing Northwest - Idaho, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Northwest-Idaho, Inc.	Eagle Senior Village, Inc.	Mercy Moscow, Inc. (Hawthorne)	Independence Hill, Inc.	Boise Senior 202 GP, LLC	Boise Senior 202 Owner, LP (12th Street Senior)	Eliminations	Consolidated Mercy Housing Northwest - Idaho, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 8,281	\$ 22,597	\$ 70,247	\$ 23,356	\$ 3,422	\$ 203,719	\$ (25,387)	\$ 306,235
Due to affiliates	2,528,134	-	760	-	32,870	11,150	(10,013)	2,562,901
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	2,063	-	-	-	-	2,063
Notes payable, current	-	-	-	-	-	-	-	-
Notes payable, affiliates, current	-	-	412,564	-	-	-	-	412,564
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	2,004	24,495	5,658	-	3,962	(1,799)	34,320
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	6,335	20,910	2,915	-	15,155	-	45,315
Total current liabilities	2,536,415	30,936	531,039	31,929	36,292	233,986	(37,199)	3,363,398
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	59,747	-	59,747
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	260,000	-	290,000	-	578,746	-	1,128,746
Notes payable, affiliates, noncurrent	-	-	-	-	-	4,297,700	(4,297,700)	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	14,155	-	-	-	(14,155)	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	260,000	14,155	290,000	-	4,936,193	(4,311,855)	1,188,493
Total liabilities	2,536,415	290,936	545,194	321,929	36,292	5,170,179	(4,349,054)	4,551,891
Net assets								
Net assets without donor restrictions, controlling	(1,044,444)	522,308	204,330	382,409	(10,635)	2,683,010	4,283,396	7,020,374
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(1,044,444)	522,308	204,330	382,409	(10,635)	2,683,010	4,283,396	7,020,374
Net assets with donor restrictions	18,221	-	-	-	-	-	-	18,221
Total net assets	(1,026,223)	522,308	204,330	382,409	(10,635)	2,683,010	4,283,396	7,038,595
Total liabilities and net assets	\$ 1,510,192	\$ 813,244	\$ 749,524	\$ 704,338	\$ 25,657	\$ 7,853,189	\$ (65,658)	\$ 11,590,486

Mercy Housing Northwest - Idaho, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Northwest-Idaho, Inc.	Eagle Senior Village, Inc.	Mercy Moscow, Inc. (Hawthorne)	Independence Hill, Inc.	Boise Senior 202 GP, LLC	Boise Senior 202 Owner, LP (12th Street Senior)	Eliminations	Consolidated Mercy Housing Northwest - Idaho, Inc.
Revenues								
Rent - net of vacancies	\$ -	\$ 175,664	\$ 427,855	\$ 173,523	\$ -	\$ 444,837	\$ -	\$ 1,221,879
Developer fees	-	-	-	-	-	-	-	-
Services fees	45,682	-	-	-	4,735	-	(50,417)	-
Philanthropy	143,580	-	-	-	-	-	-	143,580
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	4,143	7	3	4	-	44	-	4,201
Other	-	57,950	6,916	1,113	-	5,524	(1,800)	69,703
Total revenues	193,405	233,621	434,774	174,640	4,735	450,405	(52,217)	1,439,363
Expenses and losses								
Compensation	46,952	30,202	125,692	51,608	-	161,037	-	415,491
Administrative	27,285	37,036	75,950	26,717	4,379	128,572	(4,374)	295,565
Professional services	2,136	25,519	8,914	8,379	1,744	38,645	(45,682)	39,655
Depreciation and amortization	-	53,542	95,593	60,680	-	398,573	(3,759)	604,629
Grants	-	-	-	-	-	-	-	-
Facility	19,704	54,114	213,932	72,148	-	170,643	-	530,541
Interest and fees	16,314	-	24,959	-	-	6,808	-	48,081
Bad debts	4,143	14	2,385	143	-	2,013	-	8,698
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	30,763	-	-	-	-	-	-	30,763
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	46	-	(46)	-
Total expenses and losses	147,297	200,427	547,425	219,675	6,169	906,291	(53,861)	1,973,423
Excess (deficiency) of revenues over expenses	46,108	33,194	(112,651)	(45,035)	(1,434)	(455,886)	1,644	(534,060)
Net assets at beginning of year	(1,072,331)	489,114	316,981	427,444	(9,201)	3,138,896	4,281,752	7,572,655
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ (1,026,223)	\$ 522,308	\$ 204,330	\$ 382,409	\$ (10,635)	\$ 2,683,010	\$ 4,283,396	\$ 7,038,595

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

					111th & Wentworth	111th and Wentworth Limited		
	Mercy Housing Lakefront	Lavergne Courts, LLC	Washington Courts, LLC	Whitmore Apartments, LLC	Apartments Corporation	Partnership (Wentworth Commons)	Belray Apartments Corporation	Belray Limited Partnership (Belray Apartments)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 37,589	\$ 61,572	\$ 179,491	\$ -	\$ 9,953	\$ -	\$ 250
Cash, tenant security deposits	-	32,111	22,496	11,172	-	17,620	-	9,711
Cash, restricted	-	250	250	-	-	-	-	229,107
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	85,882	291,666	83,316	24,455	-	46,596	-	58,043
Due from affiliates, net	41,747,692	3,175	-	43,761	-	1,068	23,694	-
Pledges receivable, net	896,877	-	-	-	-	-	-	-
Grants receivable	431,080	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	4,634,191	-	-	-	-	-	-	-
Prepaid expenses and other assets	105,451	55,770	40,834	19,235	-	14,410	-	18,728
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	47,901,173	420,561	208,468	278,114	-	89,647	23,694	315,839
Long-term assets								
Property and equipment								
Land and land improvements	174,915	220,491	100,724	54,100	-	823,255	-	182,045
Buildings	516,847	8,324,206	7,090,320	2,453,632	-	8,533,762	-	3,508,398
Furniture and equipment	309,387	241,664	102,686	39,623	-	517,949	-	134,518
Predevelopment project costs	2,198,795	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(507,752)	(5,052,668)	(3,485,227)	(1,554,124)	-	(6,414,924)	-	(3,427,232)
Net property and equipment	2,692,192	3,733,693	3,808,503	993,231	-	3,460,042	-	397,729
Other long-term assets								
Restricted property reserves	-	621,752	242,208	156,238	-	85,261	-	472,440
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	7,999,733	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	62,429	-	-	-	1,146,121	-	226,912	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	17,663,750	-	-	-	-	-	-	-
Right-of-use asset, net	1,125,218	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	26,851,130	621,752	242,208	156,238	1,146,121	85,261	226,912	472,440
Total assets	\$ 77,444,495	\$ 4,776,006	\$ 4,259,179	\$ 1,427,583	\$ 1,146,121	\$ 3,634,950	\$ 250,606	\$ 1,186,008

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Lakefront	Lavergne Courts, LLC	Washington Courts, LLC	Whitmore Apartments, LLC	111th & Wentworth Apartments Corporation	111th and Wentworth Limited Partnership (Wentworth Commons)	Belray Apartments Corporation	Belray Limited Partnership (Belray Apartments)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 1,017,110	\$ 392,206	\$ 301,757	\$ 134,169	\$ 2,815	\$ 171,580	\$ 2,815	\$ 88,689
Due to affiliates	29,673,567	-	12,843	17,777	70,068	264,185	96,195	108,141
Accrued interest	-	8,608	7,971	3,735	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	89,264	90,779	39,548	-	-	-	6,000
Notes payable, affiliates, current	3,623,736	-	-	-	-	-	-	-
Lease obligations, current	100,906	-	-	-	-	-	-	-
Deferred revenue, current	-	28,544	17,564	8,191	-	16,121	-	419
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	31,089	22,059	9,462	-	17,838	-	9,776
Total current liabilities	<u>34,415,319</u>	<u>549,711</u>	<u>452,973</u>	<u>212,882</u>	<u>72,883</u>	<u>469,724</u>	<u>99,010</u>	<u>213,025</u>
Long-term liabilities								
Due to affiliates	-	-	-	-	982,369	-	300,250	-
Accrued interest	-	14,443	42,809	-	-	-	-	-
Accrued interest, affiliates	-	50,107	259,797	14,576	-	-	-	-
Notes payable, net, noncurrent	6,873,396	3,833,536	3,794,816	977,276	-	(20,987)	-	3,194,566
Notes payable, affiliates, noncurrent	-	365,566	473,012	-	-	6,473,396	-	-
Lease obligations, noncurrent	1,122,611	-	-	-	-	-	-	-
Deferred revenue, noncurrent	39,999	-	-	-	-	2,066	-	2,835
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	<u>8,036,006</u>	<u>4,263,652</u>	<u>4,570,434</u>	<u>991,852</u>	<u>982,369</u>	<u>6,454,475</u>	<u>300,250</u>	<u>3,197,401</u>
Total liabilities	<u>42,451,325</u>	<u>4,813,363</u>	<u>5,023,407</u>	<u>1,204,734</u>	<u>1,055,252</u>	<u>6,924,199</u>	<u>399,260</u>	<u>3,410,426</u>
Net assets								
Net assets without donor restrictions, controlling	31,022,871	(37,357)	(764,228)	222,849	90,869	(3,289,249)	(148,654)	(2,224,418)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	<u>31,022,871</u>	<u>(37,357)</u>	<u>(764,228)</u>	<u>222,849</u>	<u>90,869</u>	<u>(3,289,249)</u>	<u>(148,654)</u>	<u>(2,224,418)</u>
Net assets with donor restrictions	<u>3,970,299</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>34,993,170</u>	<u>(37,357)</u>	<u>(764,228)</u>	<u>222,849</u>	<u>90,869</u>	<u>(3,289,249)</u>	<u>(148,654)</u>	<u>(2,224,418)</u>
Total liabilities and net assets	<u>\$ 77,444,495</u>	<u>\$ 4,776,006</u>	<u>\$ 4,259,179</u>	<u>\$ 1,427,583</u>	<u>\$ 1,146,121</u>	<u>\$ 3,634,950</u>	<u>\$ 250,606</u>	<u>\$ 1,186,008</u>

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Harold Washington Apartments Corporation	Magnolia Limited Partnership (Carlton Apartments)	Red Door Limited Partnership (Major Jenkins Apartments)	4707 Malden Limited Partnership (Miriam Apartments)	Roseland Apartments Corporation	Roseland Limited Partnership (Holland Apartments)	South Loop Apartments Corporation	South Loop Limited Partnership (South Loop Apartments)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ -	\$ 61,992	\$ -	\$ -	\$ 36,272	\$ -	\$ 16,315
Cash, tenant security deposits	-	-	-	-	-	11,318	-	1,303
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	-	-	-	25,098	-	43,815
Due from affiliates, net	-	-	-	-	-	-	172,929	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	-	-	-	-	19,398	-	47,645
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	-	61,992	-	-	92,086	172,929	109,078
Long-term assets								
Property and equipment								
Land and land improvements	-	-	-	-	-	319,126	-	881,175
Buildings	-	-	-	-	-	8,458,046	-	15,263,855
Furniture and equipment	-	-	-	-	-	425,521	-	547,855
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	-	-	-	(7,100,549)	-	(12,589,359)
Net property and equipment	-	-	-	-	-	2,102,144	-	4,103,526
Other long-term assets								
Restricted property reserves	-	-	-	-	-	400,363	-	2,367,881
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	259,675	-	-	-	351,999	-	262,249	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	259,675	-	-	-	351,999	400,363	262,249	2,367,881
Total assets	\$ 259,675	\$ -	\$ 61,992	\$ -	\$ 351,999	\$ 2,594,593	\$ 435,178	\$ 6,580,485

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Harold Washington Apartments Corporation	Magnolia Limited Partnership (Carlton Apartments)	Red Door Limited Partnership (Major Jenkins Apartments)	4707 Malden Limited Partnership (Miriam Apartments)	Roseland Apartments Corporation	Roseland Limited Partnership (Holland Apartments)	South Loop Apartments Corporation	South Loop Limited Partnership (South Loop Apartments)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ -	\$ -	\$ -	\$ 2,815	\$ 247,718	\$ 2,815	\$ 253,210
Due to affiliates	342,430	-	61,992	-	100,592	300,510	257,074	172,051
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	2,400	-	1,200
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	-	-	-	-	7,557	-	31,111
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	10,551	-	804
Total current liabilities	345,245	-	61,992	-	103,407	568,736	259,889	458,376
Long-term liabilities								
Due to affiliates	504,204	-	-	-	354,265	-	263,620	461,302
Accrued interest	-	-	-	-	-	-	-	4,050,382
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	-	-	4,321,310	-	8,359,648
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	1,080,500
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	3,281	-	8,384
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	504,204	-	-	-	354,265	4,324,591	263,620	13,960,216
Total liabilities	849,449	-	61,992	-	457,672	4,893,327	523,509	14,418,592
Net assets								
Net assets without donor restrictions, controlling	(589,774)	-	-	-	(105,673)	(2,298,734)	(88,331)	(7,838,107)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(589,774)	-	-	-	(105,673)	(2,298,734)	(88,331)	(7,838,107)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(589,774)	-	-	-	(105,673)	(2,298,734)	(88,331)	(7,838,107)
Total liabilities and net assets	\$ 259,675	\$ -	\$ 61,992	\$ -	\$ 351,999	\$ 2,594,593	\$ 435,178	\$ 6,580,485

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Winthrop Apartments Corporation	5042 Winthrop Limited Partnership (Delmar Apartments)	Near North Apartments Corporation, NFP	Near North Limited Partnership (Schiff Residences)	Malden Arms Corp. II, NFP	Malden Limited Partnership II (Malden Arms II)	Englewood Apartments, NFP	901 West 63rd Limited Partnership (Englewood Apartments)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 37,467	\$ -	\$ 250	\$ -	\$ 60,222	\$ -	\$ 71,787
Cash, tenant security deposits	-	20,224	-	12,001	-	20,775	-	12,054
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	42,607	-	39,972	17,000	177,574	-	27,005
Due from affiliates, net	100,979	30,000	97,470	-	256,502	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	37,704	-	30,667	-	22,330	-	34,650
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	100,979	168,002	97,470	82,890	273,502	280,901	-	145,496
Long-term assets								
Property and equipment								
Land and land improvements	-	125,000	-	4,283,412	-	670,314	-	1,432,081
Buildings	-	6,054,875	-	12,892,234	-	4,802,000	-	15,245,212
Furniture and equipment	-	454,960	-	523,281	-	229,662	-	368,721
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(6,257,033)	-	(8,267,583)	-	(2,754,797)	-	(7,499,385)
Net property and equipment	-	377,802	-	9,431,344	-	2,947,179	-	9,546,629
Other long-term assets								
Restricted property reserves	-	3,924	-	752,245	-	834,482	-	876,638
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(106,885)	-	5,444,864	-	512,603	-	2,599,226	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	1,105	-	13,388
Total long-term assets	(106,885)	3,924	5,444,864	752,245	512,603	835,587	2,599,226	890,026
Total assets	\$ (5,906)	\$ 549,728	\$ 5,542,334	\$ 10,266,479	\$ 786,105	\$ 4,063,667	\$ 2,599,226	\$ 10,582,151

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Winthrop Apartments Corporation	5042 Winthrop Limited Partnership (Delmar Apartments)	Near North Apartments Corporation, NFP	Near North Limited Partnership (Schiff Residences)	Malden Arms Corp. II, NFP	Malden Limited Partnership II (Malden Arms II)	Englewood Apartments, NFP	901 West 63rd Limited Partnership (Englewood Apartments)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 149,258	\$ 3,326	\$ 112,140	\$ 2,815	\$ 462,792	\$ 2,815	\$ 198,289
Due to affiliates	237,652	763,668	160,542	202,906	269,194	432,676	33,294	324,967
Accrued interest	-	-	-	-	-	-	-	1,254
Accrued interest, affiliates	-	-	-	-	-	-	-	95,327
Notes payable, current	-	-	-	26,200	-	1,200	-	45,852
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	34,444	-	9,794	-	15,463	-	24,213
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	19,501	-	11,499	-	22,254	-	11,661
Total current liabilities	240,467	966,871	163,868	362,539	272,009	934,385	36,109	701,563
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	502,677	-	-
Accrued interest, affiliates	-	-	-	984,621	16,852	215,529	-	-
Notes payable, net, noncurrent	-	4,712,472	-	3,022,462	-	2,407,695	-	1,456,648
Notes payable, affiliates, noncurrent	-	-	-	2,922,000	3,525	576,000	2,000,000	1,469,973
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	56,155	-	3,888	-	-	-	4,010
Other liabilities, noncurrent	-	-	-	-	-	-	-	152,598
Total long-term liabilities	-	4,768,627	-	6,932,971	20,377	3,701,901	2,000,000	3,083,229
Total liabilities	240,467	5,735,498	163,868	7,295,510	292,386	4,636,286	2,036,109	3,784,792
Net assets								
Net assets without donor restrictions, controlling	(246,373)	(5,185,770)	5,378,466	2,970,969	493,719	(572,619)	563,117	6,797,359
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(246,373)	(5,185,770)	5,378,466	2,970,969	493,719	(572,619)	563,117	6,797,359
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(246,373)	(5,185,770)	5,378,466	2,970,969	493,719	(572,619)	563,117	6,797,359
Total liabilities and net assets	<u>\$ (5,906)</u>	<u>\$ 549,728</u>	<u>\$ 5,542,334</u>	<u>\$ 10,266,479</u>	<u>\$ 786,105</u>	<u>\$ 4,063,667</u>	<u>\$ 2,599,226</u>	<u>\$ 10,582,151</u>

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Countryside Seniors Apartments, LP (Countryside Apartments)	Johnston Center MM, LLC	Johnston Center Re-Use, LLC	HWA-850 Eastwood GP Corp., NFP	HWA-850 Eastwood Limited Partnership	Belvidere Place Corp. I, NFP	Grayslake Senior Housing Limited Partnership
	Countryside Seniors, LLC						
Assets							
Current assets							
Cash and cash equivalents	\$ -	\$ 10,511	\$ -	\$ 18,948	\$ -	\$ 767	\$ 94,039
Cash, tenant security deposits	-	51,261	-	25,012	-	113,542	42,508
Cash, restricted	-	-	-	-	-	850	-
Investments	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-
Accounts receivable, net	-	25,904	-	11,770	-	240,075	4
Due from affiliates, net	55,000	1,750	-	4,720	147,604	5,275,870	250,967
Pledges receivable, net	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	33,874	-	32,455	-	27,727	52,103
Inventory	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-
Total current assets	55,000	123,300	-	92,905	147,604	5,658,831	250,967
Long-term assets							
Property and equipment							
Land and land improvements	-	2,605,589	-	492,159	-	4,575,852	2,113,338
Buildings	-	11,969,342	-	11,863,326	-	54,868,721	17,237,329
Furniture and equipment	-	234,156	-	380,050	-	220,348	355,817
Predevelopment project costs	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-
Accumulated depreciation	-	(6,369,834)	-	(5,750,264)	-	(23,703,651)	(5,658,253)
Net property and equipment	-	8,439,253	-	6,985,271	-	35,961,270	14,048,231
Other long-term assets							
Restricted property reserves	-	302,823	-	792,203	-	3,585,390	462,242
Long-term investments	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-
Investments in limited partnerships, net	2,515,415	-	(637)	-	7,379,005	-	(628)
Notes and interest receivable, net	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	512,058	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-
Other assets, net	-	20,880	-	26,039	-	33,028	73,022
Total long-term assets	3,027,473	323,703	(637)	818,242	7,379,005	3,618,418	(628)
Total assets	\$ 3,082,473	\$ 8,886,256	\$ (637)	\$ 7,896,418	\$ 7,526,609	\$ 45,238,519	\$ 250,339
							\$ 14,772,149

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Countryside Seniors Apartments, LP (Countryside Apartments)	Johnston Center MM, LLC	Johnston Center Re-Use, LLC	HWA-850 Eastwood GP Corp., NFP	HWA-850 Eastwood Limited Partnership	Belvidere Place Corp. I, NFP	Grayslake Senior Housing Limited Partnership
	Countryside Seniors, LLC						
Liabilities							
Current liabilities							
Accounts payable and accrued expenses	\$ 2,815	\$ 218,409	\$ 880	\$ 159,816	\$ 2,815	\$ 867,181	\$ 413,293
Due to affiliates	105,095	130,304	22,841	108,034	178,240	5,480,666	1,750
Accrued interest	-	6,501	-	-	-	458,602	9,111
Accrued interest, affiliates	-	-	-	-	-	-	-
Notes payable, current	-	27,995	-	-	-	760,000	17,356
Notes payable, affiliates, current	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-
Deferred revenue, current	-	2,324	-	16,405	-	30,471	8,109
Other liabilities, current	-	-	-	-	-	-	-
Tenant security deposits	-	50,758	-	25,466	-	118,497	41,636
Total current liabilities	107,910	436,291	23,721	309,721	181,055	7,715,417	491,255
Long-term liabilities							
Due to affiliates	-	-	-	-	-	-	-
Accrued interest	-	399,585	-	-	-	-	-
Accrued interest, affiliates	-	80,520	-	1,218,310	-	2,079,577	531,338
Notes payable, net, noncurrent	-	4,359,676	-	1,810,062	-	26,553,372	622,793
Notes payable, affiliates, noncurrent	-	611,978	-	2,403,500	4,381,647	4,263,520	250,926
Lease obligations, noncurrent	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	2,695	-	58,074	-	2,695	2,765
Other liabilities, noncurrent	-	-	-	-	-	3,697,755	914,407
Total long-term liabilities	-	5,454,454	-	5,489,946	4,381,647	36,596,919	2,322,229
Total liabilities	107,910	5,890,745	23,721	5,799,667	4,562,702	44,312,336	2,813,484
Net assets							
Net assets without donor restrictions, controlling	2,974,563	2,995,511	(24,358)	2,096,751	2,047,241	926,183	11,958,665
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-
Total net assets without donor restrictions	2,974,563	2,995,511	(24,358)	2,096,751	2,047,241	926,183	11,958,665
Net assets with donor restrictions	-	-	-	-	916,666	-	-
Total net assets	2,974,563	2,995,511	(24,358)	2,096,751	2,963,907	926,183	11,958,665
Total liabilities and net assets	\$ 3,082,473	\$ 8,886,256	\$ (637)	\$ 7,896,418	\$ 7,526,609	\$ 45,238,519	\$ 14,772,149

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	104th Street MM, LLC	104th Street Limited Partnership (Pullman Wheelworks)	MHL Holdings, LLC	MHL Keating MM, LLC	2000 Illinois Aurora MM, LLC	St. Catherine Residence, Inc.	SC Residence MM, LLC	SC Residence, LLC (McAuley Apartments)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 129,674	\$ -	\$ -	\$ -	\$ -	\$ 1,383	\$ 36,184
Cash, tenant security deposits	-	64,335	-	-	-	-	-	14,006
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	179,359	-	-	-	-	-	7,761
Due from affiliates, net	823,916	-	75,864	-	-	-	5,394	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	109,795	-	-	-	-	-	16,553
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	823,916	483,163	75,864	-	-	-	6,777	74,504
Long-term assets								
Property and equipment								
Land and land improvements	-	1,821,876	-	-	-	-	-	400,000
Buildings	-	23,768,150	-	-	-	-	-	4,372,053
Furniture and equipment	-	1,506,343	-	-	-	-	-	263,455
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(7,236,774)	-	-	-	-	-	(2,529,685)
Net property and equipment	-	19,859,595	-	-	-	-	-	2,505,823
Other long-term assets								
Restricted property reserves	-	2,151,105	-	-	-	-	-	119,167
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	127,851	-	(20,894,072)	-	-	600,537	(272)	-
Notes and interest receivable, net	-	-	-	-	-	75,000	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	826,833	662,439	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	29,935	-	-	-	-	-	1,298
Total long-term assets	127,851	2,181,040	(20,894,072)	-	-	1,502,370	662,167	120,465
Total assets	\$ 951,767	\$ 22,523,798	\$ (20,818,208)	\$ -	\$ -	\$ 1,502,370	\$ 668,944	\$ 2,700,792

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	104th Street MM, LLC	104th Street Limited Partnership (Pullman Wheelworks)	MHL Holdings, LLC	MHL Keating MM, LLC	2000 Illinois Aurora MM, LLC	St. Catherine Residence, Inc.	SC Residence MM, LLC	SC Residence, LLC (McAuley Apartments)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 271,166	\$ 990,789	\$ 880	\$ 2,815	\$ -	\$ -	\$ 880	\$ 75,129
Due to affiliates	585,176	1,263,989	28,350	25,687	-	-	-	11,730
Accrued interest	-	21,402	-	-	-	-	-	2,429
Accrued interest, affiliates	-	-	-	-	-	-	-	62,642
Notes payable, current	-	179,171	-	-	-	-	-	35,836
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	11,871	-	-	-	-	-	5,897
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	64,142	-	-	-	-	-	13,995
Total current liabilities	856,342	2,531,364	29,230	28,502	-	-	880	207,658
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	245,857	-	-	-	-	-	-
Accrued interest, affiliates	-	479,897	-	-	-	-	-	-
Notes payable, net, noncurrent	-	11,481,037	-	-	-	-	-	529,084
Notes payable, affiliates, noncurrent	-	1,737,819	-	-	-	-	-	1,711,523
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	1,760
Other liabilities, noncurrent	-	1,767,271	-	-	-	-	-	-
Total long-term liabilities	-	15,711,881	-	-	-	-	-	2,242,367
Total liabilities	856,342	18,243,245	29,230	28,502	-	-	880	2,450,025
Net assets								
Net assets without donor restrictions, controlling	95,425	4,280,553	(20,847,438)	(28,502)	-	1,500,370	668,064	250,767
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	95,425	4,280,553	(20,847,438)	(28,502)	-	1,500,370	668,064	250,767
Net assets with donor restrictions	-	-	-	-	-	2,000	-	-
Total net assets	95,425	4,280,553	(20,847,438)	(28,502)	-	1,502,370	668,064	250,767
Total liabilities and net assets	\$ 951,767	\$ 22,523,798	\$ (20,818,208)	\$ -	\$ -	\$ 1,502,370	\$ 668,944	\$ 2,700,792

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Roseland Place Inc., NFP	Roseland Place Limited Partnership	Mercy River West Commons Elgin LLC	Danville Veterans Housing MM, LLC	Danville Veterans Housing, LLC	Greenwich Park Apartments MM LLC GP	Greenwich Park Apartments, LLC	Mercy Sterling NFP
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 1,393	\$ 178,189	\$ -	\$ 22,132	\$ -	\$ 27,056	\$ -
Cash, tenant security deposits	-	15,873	-	-	-	-	16,662	-
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	12,580	33,534	-	9,455	-	7,751	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	56,670	25,840	-	30,031	-	27,141	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	86,516	237,563	-	61,618	-	78,610	-
Long-term assets								
Property and equipment								
Land and land improvements	-	1,580,513	1,375,966	-	1,467,205	-	1,254,195	-
Buildings	-	14,672,497	7,055,323	-	14,397,943	-	11,597,854	-
Furniture and equipment	-	560,553	107,985	-	489,690	-	235,572	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(5,643,387)	(1,675,496)	-	(4,198,728)	-	(3,222,497)	-
Net property and equipment	-	11,170,176	6,863,778	-	12,156,110	-	9,865,124	-
Other long-term assets								
Restricted property reserves	-	993,010	102,123	-	262,626	-	173,377	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	9,243,196	-	-	319,449	-	7,596	-	(15,523)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	1,079,506	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	13,213	-	-	348,451	-	57,275	-
Total long-term assets	10,322,702	1,006,223	102,123	319,449	611,077	7,596	230,652	(15,523)
Total assets	\$ 10,322,702	\$ 12,262,915	\$ 7,203,464	\$ 319,449	\$ 12,828,805	\$ 7,596	\$ 10,174,386	\$ (15,523)

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	Roseland Place Inc., NFP	Roseland Place Limited Partnership	Mercy River West Commons Elgin LLC	Danville Veterans Housing MM, LLC	Danville Veterans Housing, LLC	Greenwich Park Apartments MM LLC GP	Greenwich Park Apartments, LLC	Mercy Sterling NFP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 222,863	\$ 223,207	\$ 2,815	\$ 142,232	\$ 2,815	\$ 156,422	\$ 2,815
Due to affiliates	15,095	13,584	15,750	14,378	545,616	14,023	103,444	15,417
Accrued interest	-	-	23,329	-	-	-	16,792	-
Accrued interest, affiliates	-	-	-	-	-	-	2,635	-
Notes payable, current	-	-	-	-	15,000	-	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	2,579	597	-	5,682	-	9,777	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	14,747	-	-	-	-	16,450	-
Total current liabilities	17,910	253,773	262,883	17,193	708,530	16,838	305,520	18,232
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	1,724,718	-	-	321,654	-	-	-
Notes payable, net, noncurrent	-	(404,859)	8,467,013	-	849,079	-	6,472,287	-
Notes payable, affiliates, noncurrent	-	1,758,440	-	-	1,311,000	-	131,072	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	2,310	-	-	-	-	18,800	-
Other liabilities, noncurrent	-	-	-	-	738,064	-	596,527	-
Total long-term liabilities	-	3,080,609	8,467,013	-	3,219,797	-	7,218,686	-
Total liabilities	17,910	3,334,382	8,729,896	17,193	3,928,327	16,838	7,524,206	18,232
Net assets								
Net assets without donor restrictions, controlling	10,304,792	8,928,533	(1,526,432)	302,256	8,900,478	(9,242)	2,650,180	(33,755)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	10,304,792	8,928,533	(1,526,432)	302,256	8,900,478	(9,242)	2,650,180	(33,755)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	10,304,792	8,928,533	(1,526,432)	302,256	8,900,478	(9,242)	2,650,180	(33,755)
Total liabilities and net assets	<u>\$ 10,322,702</u>	<u>\$ 12,262,915</u>	<u>\$ 7,203,464</u>	<u>\$ 319,449</u>	<u>\$ 12,828,805</u>	<u>\$ 7,596</u>	<u>\$ 10,174,386</u>	<u>\$ (15,523)</u>

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	New Sterling Park MM LLC	New Sterling Park, LLC	Kankakee Station Street Senior Housing MM LLC GP	Kankakee Station Street Senior Housing LLC	Roseland Village	MHL Miriam Apartments GP LLC	Miriam Apartments, LP	MHL 1 Major Jenkins GP LLC
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 30,369	\$ -	\$ 965	\$ 979	\$ -	\$ 88,506	\$ -
Cash, tenant security deposits	-	94,303	-	12,753	3,627	-	8,258	-
Cash, restricted	-	13,691	-	-	-	-	78,336	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	335,152	-	13,719	29,994	-	40,497	-
Due from affiliates, net	33,775	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	118,387	-	25,505	3,660	-	28,814	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	33,775	591,902	-	52,942	38,260	-	244,411	-
Long-term assets								
Property and equipment								
Land and land improvements	-	1,894,280	-	1,633,443	360,000	-	193,350	-
Buildings	-	58,095,396	-	6,270,398	3,842,996	-	12,803,090	-
Furniture and equipment	-	435,534	-	13,884	26,768	-	386,838	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(13,773,199)	-	(533,895)	(1,587,419)	-	(1,510,641)	-
Net property and equipment	-	46,652,011	-	7,383,830	2,642,345	-	11,872,637	-
Other long-term assets								
Restricted property reserves	-	1,426,017	-	1,653,810	139,534	-	470,948	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(1,653)	-	1,987,126	-	-	1,833,456	-	(1,105,998)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	57,017	-	52,876	-	-	118,479	-
Total long-term assets	(1,653)	1,483,034	1,987,126	1,706,686	139,534	1,833,456	589,427	(1,105,998)
Total assets	\$ 32,122	\$ 48,726,947	\$ 1,987,126	\$ 9,143,458	\$ 2,820,139	\$ 1,833,456	\$ 12,706,475	\$ (1,105,998)

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	New Sterling Park MM LLC	New Sterling Park, LLC	Kankakee Station Street Senior Housing MM LLC GP	Kankakee Station Street Senior Housing LLC	Roseland Village	MHL Miriam Apartments GP LLC	Miriam Apartments, LP	MHL 1 Major Jenkins GP LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 424,565	\$ 2,815	\$ 231,274	\$ 62,639	\$ 880	\$ 93,774	\$ 2,815
Due to affiliates	48,060	260,266	13,255	578,431	-	102,521	-	3,684
Accrued interest	-	11,942	-	-	-	-	7,672	-
Accrued interest, affiliates	-	11,627	-	-	-	-	-	-
Notes payable, current	-	37,217	-	36,200	-	-	29,263	-
Notes payable, affiliates, current	-	1,665,167	-	336,434	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	10,516	-	5,473	1,050	-	81,637	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	88,728	-	11,590	3,068	-	7,756	-
Total current liabilities	50,875	2,510,028	16,070	1,199,402	66,757	103,401	220,102	6,499
Long-term liabilities								
Due to affiliates	-	5,564,883	-	-	-	-	-	-
Accrued interest	-	2,974,658	-	-	-	-	-	-
Accrued interest, affiliates	-	123,635	-	-	-	-	-	-
Notes payable, net, noncurrent	-	23,013,611	-	4,135,621	3,606,100	-	2,186,971	-
Notes payable, affiliates, noncurrent	-	1,403,765	1,293,080	326,422	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	4,525	-	-	-	-	-	-
Other liabilities, noncurrent	-	2,247,903	-	1,104,282	-	-	136,158	-
Total long-term liabilities	-	35,332,980	1,293,080	5,566,325	3,606,100	-	2,323,129	-
Total liabilities	50,875	37,843,008	1,309,150	6,765,727	3,672,857	103,401	2,543,231	6,499
Net assets								
Net assets without donor restrictions, controlling	(18,753)	10,883,939	677,976	2,377,731	(852,718)	1,730,055	10,163,244	(1,112,497)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(18,753)	10,883,939	677,976	2,377,731	(852,718)	1,730,055	10,163,244	(1,112,497)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(18,753)	10,883,939	677,976	2,377,731	(852,718)	1,730,055	10,163,244	(1,112,497)
Total liabilities and net assets	\$ 32,122	\$ 48,726,947	\$ 1,987,126	\$ 9,143,458	\$ 2,820,139	\$ 1,833,456	\$ 12,706,475	\$ (1,105,998)

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	MHL 1 Major Jenkins, LP	Carlton Apartments MM, LLC	Carlton Apartments Supportive Housing LLC	Eliminations	Consolidated Mercy Housing Lakefront
Assets					
Current assets					
Cash and cash equivalents	\$ 330,041	\$ -	\$ 397,617	\$ -	\$ 1,941,913
Cash, tenant security deposits	23,069	-	6,170	-	662,164
Cash, restricted	309,947	-	57,031	-	689,462
Investments	-	-	-	-	-
Investments, restricted	-	-	-	-	-
Accounts receivable, net	8,785	-	16,369	(62,661)	1,873,077
Due from affiliates, net	64,162	-	-	(11,492,580)	37,723,712
Pledges receivable, net	-	-	-	-	896,877
Grants receivable	-	-	-	-	431,080
Loans and interest receivable, current	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	(4,561,662)	72,529
Prepaid expenses and other assets	37,627	-	-	-	1,073,004
Inventory	-	-	-	-	-
Assets held for sale	-	-	-	-	-
Total current assets	<u>773,631</u>	<u>-</u>	<u>477,187</u>	<u>(16,116,903)</u>	<u>45,363,818</u>
Long-term assets					
Property and equipment					
Land and land improvements	118,250	-	196,736	(1,202,791)	30,146,599
Buildings	17,075,014	-	12,253,155	(20,563,864)	354,722,110
Furniture and equipment	956,972	-	835,847	-	10,905,639
Predevelopment project costs	-	-	-	-	2,198,795
Construction in progress	-	-	-	(31,297)	(31,297)
Accumulated depreciation	<u>(1,383,696)</u>	<u>-</u>	<u>(229,877)</u>	<u>6,442,031</u>	<u>(143,475,898)</u>
Net property and equipment	<u>16,766,540</u>	<u>-</u>	<u>13,055,861</u>	<u>(15,355,921)</u>	<u>254,465,948</u>
Other long-term assets					
Restricted property reserves	804,551	-	151,042	-	20,403,400
Long-term investments	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-
Due from affiliates	-	-	-	(7,999,733)	-
Pledges receivable, net	-	-	-	-	-
Investments in limited partnerships, net	-	(178,731)	-	(15,188,077)	(2,612,767)
Notes and interest receivable, net	-	-	-	-	75,000
Notes and interest receivable, affiliates	-	-	-	(20,744,586)	-
Right-of-use asset, net	-	-	-	-	1,125,218
Allowance for impaired assets	-	-	-	-	-
Other assets, net	<u>160,594</u>	<u>-</u>	<u>189,272</u>	<u>-</u>	<u>1,195,872</u>
Total long-term assets	<u>965,145</u>	<u>(178,731)</u>	<u>340,314</u>	<u>(43,932,396)</u>	<u>20,186,723</u>
Total assets	<u>\$ 18,505,316</u>	<u>\$ (178,731)</u>	<u>\$ 13,873,362</u>	<u>\$ (75,405,220)</u>	<u>\$ 320,016,489</u>

Mercy Housing Lakefront
Consolidating Statement of Financial Position
December 31, 2022

	MHL 1 Major Jenkins, LP	Carlton Apartments MM, LLC	Carlton Apartments Supportive Housing LLC	Eliminations	Consolidated Mercy Housing Lakefront
Liabilities					
Current liabilities					
Accounts payable and accrued expenses	\$ 191,638	\$ 880	\$ 479,063	\$ (420,414)	\$ 8,393,175
Due to affiliates	1,213,760	2,412	620,115	(13,823,321)	31,879,785
Accrued interest	59,420	-	232,231	-	870,999
Accrued interest, affiliates	-	-	-	(160,603)	11,628
Notes payable, current	6,359,573	-	7,323,424	-	15,123,478
Notes payable, affiliates, current	573,043	-	515,464	(2,508,744)	4,205,100
Lease obligations, current	-	-	-	-	100,906
Deferred revenue, current	2,320	-	16,094	(7,600)	396,623
Other liabilities, current	-	-	-	-	-
Tenant security deposits	22,718	-	5,568	-	651,613
Total current liabilities	8,422,472	3,292	9,191,959	(16,920,682)	61,633,307
Long-term liabilities					
Due to affiliates	-	-	-	(2,866,011)	5,564,882
Accrued interest	-	-	-	-	8,230,411
Accrued interest, affiliates	59,373	-	10,974	(8,166,145)	5,333
Notes payable, net, noncurrent	7,811,412	-	(112,872)	-	144,313,225
Notes payable, affiliates, noncurrent	2,409,606	-	2,548,245	(41,906,515)	-
Lease obligations, noncurrent	-	-	-	-	1,122,611
Deferred revenue, noncurrent	6,426	-	2,205	(30,400)	192,473
Other liabilities, noncurrent	468,750	-	382,449	(11,622,965)	583,199
Total long-term liabilities	10,755,567	-	2,831,001	(64,592,036)	160,012,134
Total liabilities	19,178,039	3,292	12,022,960	(81,512,718)	221,645,441
Net assets					
Net assets without donor restrictions, controlling	(672,723)	(182,023)	1,850,402	6,107,498	93,482,083
Net assets without donor restrictions, noncontrolling	-	-	-	-	-
Total net assets without donor restrictions	(672,723)	(182,023)	1,850,402	6,107,498	93,482,083
Net assets with donor restrictions	-	-	-	-	4,888,965
Total net assets	(672,723)	(182,023)	1,850,402	6,107,498	98,371,048
Total liabilities and net assets	\$ 18,505,316	\$ (178,731)	\$ 13,873,362	\$ (75,405,220)	\$ 320,016,489

**Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022**

	Mercy Housing Lakefront	Lavergne Courts, LLC	Washington Courts, LLC	Whitmore Apartments, LLC	111th & Wentworth Apartments Corporation	111th and Wentworth Limited Partnership (Wentworth Commons)	Belray Apartments Corporation	Belray Limited Partnership (Belray Apartments)
Revenues								
Rent - net of vacancies	\$ -	\$ 2,239,464	\$ 1,466,590	\$ 886,930	\$ -	\$ 551,193	\$ -	\$ 531,026
Developer fees	919,146	-	-	-	-	-	-	-
Services fees	3,340,622	-	-	-	-	-	5,127	-
Philanthropy	6,097,120	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	821,660	1,806	792	329	-	(575)	-	(16,410)
Other	2,699,409	3,564	8,524	1,918	164,584	90,303	-	20,453
Total revenues	13,877,957	2,244,834	1,475,906	889,177	164,584	640,921	5,127	535,069
Expenses and losses								
Compensation	5,511,446	408,579	367,364	131,136	-	153,577	-	171,802
Administrative	643,025	193,879	103,471	113,522	-	68,141	5,127	87,318
Professional services	455,503	124,373	143,351	43,463	3,601	18,384	3,679	31,263
Depreciation and amortization	50,689	327,180	249,055	88,768	-	283,867	-	124,517
Grants	1,836,924	-	-	-	-	-	-	-
Facility	305,203	877,725	562,991	382,369	-	512,641	-	425,460
Interest and fees	444	184,798	153,456	63,928	-	1,585	-	16
Bad debts	288,244	366,051	140,321	4,422	-	3,445	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	145,695	-	-	-	-	-	-	-
Shared services	1,989,006	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	424,064	-	-	-	40	-	3,053	-
Total expenses and losses	11,650,243	2,482,585	1,720,009	827,608	3,641	1,041,640	11,859	840,376
Excess (deficiency) of revenues over expenses	2,227,714	(237,751)	(244,103)	61,569	160,943	(400,719)	(6,732)	(305,307)
Net assets at beginning of year	32,765,456	253,766	(520,125)	211,170	(70,074)	(3,053,114)	(141,922)	(1,919,111)
Other transfers to (from) net assets	-	(53,372)	-	(49,890)	-	164,584	-	-
Net assets at end of year	\$ 34,993,170	\$ (37,357)	\$ (764,228)	\$ 222,849	\$ 90,869	\$ (3,289,249)	\$ (148,654)	\$ (2,224,418)

**Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022**

	Harold Washington Apartments Corporation	Magnolia Limited Partnership (Carlton Apartments)	Red Door Limited Partnership (Major Jenkins Apartments)	4707 Malden Limited Partnership (Miriam Apartments)	Roseland Apartments Corporation	Roseland Limited Partnership (Holland Apartments)	South Loop Apartments Corporation	South Loop Limited Partnership (South Loop Apartments)
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552,130	\$ -	\$ 959,061
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	45,002	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	4,907	-	(78,093)
Other	-	14,165	-	132,968	-	73,198	-	84,643
Total revenues	-	14,165	-	132,968	-	630,235	45,002	965,611
Expenses and losses								
Compensation	-	-	-	-	-	256,472	-	390,940
Administrative	-	-	-	-	-	82,879	45,022	230,154
Professional services	3,680	-	-	-	3,679	40,963	3,679	126,008
Depreciation and amortization	-	-	-	-	-	309,532	-	577,633
Grants	-	-	-	-	-	-	-	-
Facility	-	86	-	-	-	424,294	-	657,829
Interest and fees	-	-	-	-	-	1,214	-	177,522
Bad debts	-	-	-	-	-	6,251	-	48,761
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	(298,952)	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	252,162	-	-	-	491	-	124	-
Total expenses and losses	255,842	(298,866)	-	-	4,170	1,121,605	48,825	2,208,847
Excess (deficiency) of revenues over expenses	(255,842)	313,031	-	132,968	(4,170)	(491,370)	(3,823)	(1,243,236)
Net assets at beginning of year	(333,932)	(313,031)	-	(132,968)	(101,503)	(1,807,364)	(84,508)	(6,594,871)
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ (589,774)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (105,673)</u>	<u>\$ (2,298,734)</u>	<u>\$ (88,331)</u>	<u>\$ (7,838,107)</u>

**Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022**

	Winthrop Apartments Corporation	5042 Winthrop Limited Partnership (Delmar Apartments)	Near North Apartments Corporation, NFP	Near North Limited Partnership (Schiff Residences)	Malden Arms Corp. II, NFP	Malden Limited Partnership II (Malden Arms II)	Englewood Apartments, NFP	901 West 63rd Limited Partnership (Englewood Apartments)
Revenues								
Rent - net of vacancies	\$ -	\$ 836,529	\$ -	\$ 904,579	\$ -	\$ 532,088	\$ -	\$ 845,356
Developer fees	-	-	-	-	-	-	-	-
Services fees	14,417	-	29,212	-	20,000	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	50,603	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	47	-	8,633	-	6,860	-	11,256
Other	-	46,478	34,463	7,828	-	19,537	-	5,116
Total revenues	<u>14,417</u>	<u>933,657</u>	<u>63,675</u>	<u>921,040</u>	<u>20,000</u>	<u>558,485</u>	<u>-</u>	<u>861,728</u>
Expenses and losses								
Compensation	-	327,032	-	276,734	-	213,434	-	296,034
Administrative	14,417	197,794	29,723	142,498	20,000	97,134	-	97,214
Professional services	3,679	19,544	3,690	58,375	3,114	20,631	3,679	36,738
Depreciation and amortization	-	53,757	-	513,266	-	212,692	-	602,213
Grants	-	-	-	-	-	-	-	-
Facility	-	526,042	-	486,668	-	374,712	-	520,441
Interest and fees	-	314	-	60,431	-	51,561	-	62,928
Bad debts	-	9,553	-	9,859	-	21,077	-	4,915
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	2,004	-	63	-	43	-	76	-
Total expenses and losses	<u>20,100</u>	<u>1,134,036</u>	<u>33,476</u>	<u>1,547,831</u>	<u>23,157</u>	<u>991,241</u>	<u>3,755</u>	<u>1,620,483</u>
Excess (deficiency) of revenues over expenses	(5,683)	(200,379)	30,199	(626,791)	(3,157)	(432,756)	(3,755)	(758,755)
Net assets at beginning of year	(240,690)	(4,985,391)	5,348,267	3,563,297	496,876	(139,863)	566,872	7,556,114
Other transfers to (from) net assets	-	-	-	34,463	-	-	-	-
Net assets at end of year	<u>\$ (246,373)</u>	<u>\$ (5,185,770)</u>	<u>\$ 5,378,466</u>	<u>\$ 2,970,969</u>	<u>\$ 493,719</u>	<u>\$ (572,619)</u>	<u>\$ 563,117</u>	<u>\$ 6,797,359</u>

**Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022**

	Countryside Seniors, LLC	Countryside Seniors Apartments, LP (Countryside Apartments)	Johnston Center MM, LLC	Johnston Center Re-Use, LLC	HWA-850 Eastwood GP Corp., NFP	HWA-850 Eastwood Limited Partnership	Belvidere Place Corp. I, NFP	Grayslake Senior Housing Limited Partnership
Revenues								
Rent - net of vacancies	\$ -	\$ 661,187	\$ -	\$ 707,751	\$ -	\$ 5,012,769	\$ -	\$ 713,719
Developer fees	-	-	-	-	-	-	-	-
Services fees	5,000	-	-	-	15,000	-	26,460	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	1,647	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	1,094	-	42	-	8,669	-	47
Other	-	42,538	-	35,306	-	184,986	-	14,176
Total revenues	<u>5,000</u>	<u>704,819</u>	<u>-</u>	<u>744,746</u>	<u>15,000</u>	<u>5,206,424</u>	<u>26,460</u>	<u>727,942</u>
Expenses and losses								
Compensation	-	177,227	-	227,862	-	921,406	-	162,414
Administrative	5,000	108,098	-	98,753	15,000	363,320	26,460	111,309
Professional services	3,699	13,796	1,743	43,809	3,679	31,486	3,679	10,558
Depreciation and amortization	-	506,457	-	456,594	-	2,021,404	-	544,348
Grants	-	-	-	-	-	-	-	-
Facility	-	324,600	-	495,905	-	2,031,847	-	369,483
Interest and fees	-	124,638	-	101,138	-	1,323,414	-	157,062
Bad debts	-	5	-	9,151	-	84,325	-	275
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	55	-	69	-	157	-	63	-
Total expenses and losses	<u>8,754</u>	<u>1,254,821</u>	<u>1,812</u>	<u>1,433,212</u>	<u>18,836</u>	<u>6,777,202</u>	<u>30,202</u>	<u>1,355,449</u>
Excess (deficiency) of revenues over expenses	(3,754)	(550,002)	(1,812)	(688,466)	(3,836)	(1,570,778)	(3,742)	(627,507)
Net assets at beginning of year	2,978,317	3,545,513	(22,546)	2,785,217	2,967,743	2,496,961	(27,843)	12,586,172
Other transfers to (from) net assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net assets at end of year	<u>\$ 2,974,563</u>	<u>\$ 2,995,511</u>	<u>\$ (24,358)</u>	<u>\$ 2,096,751</u>	<u>\$ 2,963,907</u>	<u>\$ 926,183</u>	<u>\$ (31,585)</u>	<u>\$ 11,958,665</u>

Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	104th Street MM, LLC	104th Street Limited Partnership (Pullman Wheelworks)	MHL Holdings, LLC	MHL Keating MM, LLC	2000 Illinois Aurora MM, LLC	St. Catherine Residence, Inc.	SC Residence MM, LLC	SC Residence, LLC (McAuley Apartments)
Revenues								
Rent - net of vacancies	\$ -	\$ 2,673,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433,207
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	4,050	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	(18,325)	-	-	-	38,472	38,802	6
Other	-	65,523	-	-	-	6,215	-	10,243
Total revenues	-	2,720,997	4,050	-	-	44,687	38,802	443,456
Expenses and losses								
Compensation	-	663,391	-	-	-	-	-	134,334
Administrative	-	223,707	4,051	-	-	-	-	46,723
Professional services	5,580	38,129	1,744	3,679	653	-	1,743	9,844
Depreciation and amortization	-	819,719	-	-	-	-	-	158,956
Grants	-	-	-	-	-	-	-	-
Facility	-	1,086,720	-	-	-	-	-	147,080
Interest and fees	-	411,671	-	-	-	-	-	112,513
Bad debts	-	91,750	-	-	2,365	-	38,802	2,378
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	18,808	-	-
(Earnings) loss on investment in limited partnership	61	-	2,404,153	-	-	-	17	-
Total expenses and losses	5,641	3,335,087	2,409,948	3,679	3,018	18,808	40,562	611,828
Excess (deficiency) of revenues over expenses	(5,641)	(614,090)	(2,405,898)	(3,679)	(3,018)	25,879	(1,760)	(168,372)
Net assets at beginning of year	101,066	4,894,643	(18,441,540)	(24,823)	3,018	1,476,491	669,824	419,139
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ 95,425</u>	<u>\$ 4,280,553</u>	<u>\$ (20,847,438)</u>	<u>\$ (28,502)</u>	<u>\$ -</u>	<u>\$ 1,502,370</u>	<u>\$ 668,064</u>	<u>\$ 250,767</u>

Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Roseland Place Inc., NFP	Roseland Place Limited Partnership	Mercy River West Commons Elgin LLC	Danville Veterans Housing MM, LLC	Danville Veterans Housing, LLC	Greenwich Park Apartments MM LLC GP	Greenwich Park Apartments, LLC	Mercy Sterling NFP
Revenues								
Rent - net of vacancies	\$ -	\$ 713,371	\$ 1,229,235	\$ -	\$ 501,733	\$ -	\$ 688,836	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	61,985	75	1,477	-	(317)	-	290	-
Other	-	3,656	25,004	-	7,844	-	10,791	-
Total revenues	<u>61,985</u>	<u>717,102</u>	<u>1,255,716</u>	<u>-</u>	<u>509,260</u>	<u>-</u>	<u>699,917</u>	<u>-</u>
Expenses and losses								
Compensation	-	288,527	164,576	-	204,864	-	122,772	-
Administrative	-	108,648	109,594	-	63,938	-	90,636	-
Professional services	3,679	10,530	13,116	3,679	9,706	3,679	9,326	3,679
Depreciation and amortization	-	448,076	199,230	-	705,568	-	506,981	-
Grants	-	-	-	-	-	-	-	-
Facility	-	411,992	607,847	-	316,341	-	307,734	-
Interest and fees	-	146,257	305,621	-	47,681	-	239,249	-
Bad debts	61,985	153	23,067	-	4,496	-	3,050	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	70	-	-	84	-	58	-	2,005
Total expenses and losses	<u>65,734</u>	<u>1,414,183</u>	<u>1,423,051</u>	<u>3,763</u>	<u>1,352,594</u>	<u>3,737</u>	<u>1,279,748</u>	<u>5,684</u>
Excess (deficiency) of revenues over expenses	(3,749)	(697,081)	(167,335)	(3,763)	(843,334)	(3,737)	(579,831)	(5,684)
Net assets at beginning of year	10,308,541	9,625,614	(1,359,097)	306,019	9,743,812	(5,505)	3,230,011	(28,071)
Other transfers to (from) net assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net assets at end of year	<u>\$ 10,304,792</u>	<u>\$ 8,928,533</u>	<u>\$ (1,526,432)</u>	<u>\$ 302,256</u>	<u>\$ 8,900,478</u>	<u>\$ (9,242)</u>	<u>\$ 2,650,180</u>	<u>\$ (33,755)</u>

**Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022**

	New Sterling Park MM LLC	New Sterling Park, LLC	Kankakee Station Street Senior Housing MM LLC GP	Kankakee Station Street Senior Housing LLC	Roseland Village	MHL Miriam Apartments GP LLC	Miriam Apartments, LP	MHL 1 Major Jenkins GP LLC
Revenues								
Rent - net of vacancies	\$ -	\$ 1,303,340	\$ -	\$ 635,917	\$ 141,347	\$ -	\$ 775,227	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	11,593	-	-	-	-	15,300	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	2,808	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	568	-	8,177	7	-	47	-
Other	-	614,953	-	4,720	50	-	5,518	-
Total revenues	<u>11,593</u>	<u>1,918,861</u>	<u>-</u>	<u>648,814</u>	<u>141,404</u>	<u>15,300</u>	<u>783,600</u>	<u>-</u>
Expenses and losses								
Compensation	-	442,373	-	169,995	43,508	-	160,351	-
Administrative	11,592	158,595	-	65,972	14,014	15,305	98,295	-
Professional services	3,679	19,300	3,679	13,968	11,541	1,744	21,385	3,679
Depreciation and amortization	-	2,201,998	-	548,315	141,010	-	518,743	-
Grants	-	-	-	-	-	-	-	-
Facility	-	1,121,514	-	395,132	78,888	-	320,339	-
Interest and fees	-	679,443	-	79,870	-	-	98,300	-
Bad debts	-	92,582	-	11,565	-	-	44,268	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	252	-	64	-	-	43	-	102
Total expenses and losses	<u>15,523</u>	<u>4,715,805</u>	<u>3,743</u>	<u>1,284,817</u>	<u>288,961</u>	<u>17,092</u>	<u>1,261,681</u>	<u>3,781</u>
Excess (deficiency) of revenues over expenses	(3,930)	(2,796,944)	(3,743)	(636,003)	(147,557)	(1,792)	(478,081)	(3,781)
Net assets at beginning of year	(14,823)	13,680,883	681,719	3,013,734	(705,161)	1,731,847	10,531,167	(1,108,716)
Other transfers to (from) net assets	-	-	-	-	-	-	110,158	-
Net assets at end of year	<u>\$ (18,753)</u>	<u>\$ 10,883,939</u>	<u>\$ 677,976</u>	<u>\$ 2,377,731</u>	<u>\$ (852,718)</u>	<u>\$ 1,730,055</u>	<u>\$ 10,163,244</u>	<u>\$ (1,112,497)</u>

Mercy Housing Lakefront
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHL 1 Major Jenkins, LP	Carlton Apartments MM, LLC	Carlton Apartments Supportive Housing LLC	Eliminations	Consolidated Mercy Housing Lakefront
Revenues					
Rent - net of vacancies	\$ 1,711,093	\$ -	\$ 846,162	\$ (1,249,211)	\$ 27,804,428
Developer fees	-	-	-	(182,203)	736,943
Services fees	-	-	-	(869,873)	2,661,910
Philanthropy	-	-	-	-	6,097,120
Capital grants	-	-	-	(50,603)	4,455
Consulting	-	-	-	-	-
Interest	183	-	-	(941,833)	(39,322)
Other	14,135	-	1,256	(1,409,264)	3,044,801
Total revenues	<u>1,725,411</u>	<u>-</u>	<u>847,418</u>	<u>(4,702,987)</u>	<u>40,310,335</u>
Expenses and losses					
Compensation	359,535	-	199,667	-	12,947,352
Administrative	433,548	-	210,644	(361,785)	4,192,735
Professional services	46,272	3,192	12,192	(513,232)	1,009,690
Depreciation and amortization	900,080	-	231,292	(682,984)	13,618,956
Grants	-	-	-	(1,618,205)	218,719
Facility	477,256	-	125,550	(16,336)	14,658,353
Interest and fees	634,583	-	141,836	(968,978)	4,392,495
Bad debts	11,232	-	5,334	(331,177)	1,058,505
Provision for impaired assets	-	-	-	-	-
Project expenses	-	-	-	-	145,695
Shared services	-	-	-	-	1,989,006
(Gain) loss on sale of assets	-	-	-	295,459	15,315
(Earnings) loss on investment in limited partnership	-	8	-	(2,919,848)	169,533
Total expenses and losses	<u>2,862,506</u>	<u>3,200</u>	<u>926,515</u>	<u>(7,117,086)</u>	<u>54,416,354</u>
Excess (deficiency) of revenues over expenses	(1,137,095)	(3,200)	(79,097)	2,414,099	(14,106,019)
Net assets at beginning of year	364,372	(178,823)	1,929,499	3,789,184	112,266,909
Other transfers to (from) net assets	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>(95,785)</u>	<u>210,158</u>
Net assets at end of year	<u>\$ (672,723)</u>	<u>\$ (182,023)</u>	<u>\$ 1,850,402</u>	<u>\$ 6,107,498</u>	<u>\$ 98,371,048</u>

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing South East	Mercy Place Belmont, Inc.	Mercy Housing Pembroke, Inc. (McFadden Place)	Mercy Housing Georgia Holdings, LLC (1826 Florance Street)	Marshside Village, Inc.	Allegre Point Senior Residences, Inc.	MHSE Adamsville Green Senior Partners, LLC	Adamsville Green Limited Partnership
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 83,157	\$ -	\$ 4,594	\$ 17,639	\$ 55,184	\$ -	\$ 169,347
Cash, tenant security deposits	-	14,493	-	-	12,941	19,964	-	10,691
Cash, restricted	226,628	-	-	-	-	25,811	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	45,157	3,595	-	-	2,393	436	-	21,637
Due from affiliates, net	2,577,645	804	-	-	-	-	25,690	-
Pledges receivable, net	48,156	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	9,240,565	-	-	-	-	-	-	-
Prepaid expenses and other assets	52,448	11,356	-	351	10,380	17,410	-	25,187
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	12,190,599	113,405	-	4,945	43,353	118,805	25,690	226,862
Long-term assets								
Property and equipment								
Land and land improvements	-	24,650	-	15,789	241,500	324,260	-	2,076,465
Buildings	-	3,321,035	-	297,827	3,549,362	6,042,333	-	7,663,940
Furniture and equipment	113,667	60,348	-	4,596	150,446	112,202	-	1,105,020
Predevelopment project costs	1,011,615	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(87,619)	(2,210,294)	-	(192,251)	(2,126,703)	(3,214,541)	-	(4,128,271)
Net property and equipment	1,037,663	1,195,739	-	125,961	1,814,605	3,264,254	-	6,717,154
Other long-term assets								
Restricted property reserves	-	98,672	-	-	138,711	119,476	-	578,143
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	800,000	-	-	-	-	-	-	-
Due from affiliates	2,895,331	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	2,190,652	-	-	-	-	-	(87,947)	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	9,553,390	-	-	-	-	-	-	-
Right-of-use asset, net	158,156	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	26,973
Total long-term assets	15,597,529	98,672	-	-	138,711	119,476	(87,947)	605,116
Total assets	\$ 28,825,791	\$ 1,407,816	\$ -	\$ 130,906	\$ 1,996,669	\$ 3,502,535	\$ (62,257)	\$ 7,549,132

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing South East	Mercy Place Belmont, Inc.	Mercy Housing Pembroke, Inc. (McFadden Place)	Mercy Housing Georgia Holdings, LLC (1826 Florence Street)	Marshside Village, Inc.	Allegre Point Senior Residences, Inc.	MHSE Adamsville Green Senior Partners, LLC	Adamsville Green Limited Partnership
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 303,888	\$ 22,594	\$ -	\$ 3,084	\$ 23,424	\$ 43,974	\$ 2,815	\$ 92,565
Due to affiliates	23,061,273	54,562	-	-	-	5,308	25,563	20,221
Accrued interest	-	-	-	236	-	-	-	499
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	8,227	-	-	-	42,384
Notes payable, affiliates, current	3,686,860	-	-	249,058	-	-	-	-
Lease obligations, current	91,576	-	-	-	-	-	-	-
Deferred revenue, current	-	436	-	-	94	1,786	-	2,274
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	13,973	-	-	12,441	19,463	-	10,312
Total current liabilities	27,143,597	91,565	-	260,605	35,959	70,531	28,378	168,255
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	47,739
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	69,119	-	(27,175)	-	2,715,485
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	80,778	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	1,507	-	2,295
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	80,778	-	-	69,119	-	(25,668)	-	2,765,519
Total liabilities	27,224,375	91,565	-	329,724	35,959	44,863	28,378	2,933,774
Net assets								
Net assets without donor restrictions, controlling	302,177	1,316,251	-	(198,818)	1,960,710	3,457,672	(90,635)	4,615,358
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	302,177	1,316,251	-	(198,818)	1,960,710	3,457,672	(90,635)	4,615,358
Net assets with donor restrictions	1,299,239	-	-	-	-	-	-	-
Total net assets	1,601,416	1,316,251	-	(198,818)	1,960,710	3,457,672	(90,635)	4,615,358
Total liabilities and net assets	\$ 28,825,791	\$ 1,407,816	\$ -	\$ 130,906	\$ 1,996,669	\$ 3,502,535	\$ (62,257)	\$ 7,549,132

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Dublin Manor, Inc.	McAuley Manor, Inc.	Mercy Manor, Inc.	Riverview - St. Mary's Inc. (St. Mary's Riverview I)	St. Mary's Villa at Riverview II, Inc. (St. Mary's Riverview II)	St. Mary's Villa, Inc.	Sacred Heart Village I, Inc.	Sacred Heart Village II, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ 24,035	\$ 44,811	\$ 15,026	\$ 16,333	\$ 17,828	\$ 427	\$ 5,475	\$ 24,857
Cash, tenant security deposits	11,408	10,263	9,412	13,394	11,497	17,494	16,882	19,414
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	436	-	885	9,976	10,746	13,016	2,230	1,549
Due from affiliates, net	-	1,455	-	-	-	-	-	2
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	9,146	10,924	10,181	10,824	10,816	11,413	14,430	14,183
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>45,025</u>	<u>67,453</u>	<u>35,504</u>	<u>50,527</u>	<u>50,887</u>	<u>42,350</u>	<u>39,017</u>	<u>60,005</u>
Long-term assets								
Property and equipment								
Land and land improvements	80,000	108,170	55,000	75,000	84,000	109,340	135,461	304,262
Buildings	2,297,813	1,789,800	1,778,427	2,458,368	2,626,214	2,457,566	2,856,011	3,221,794
Furniture and equipment	26,135	38,215	43,901	38,257	33,865	63,271	59,232	86,983
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(1,081,044)</u>	<u>(1,029,294)</u>	<u>(1,058,717)</u>	<u>(1,418,336)</u>	<u>(1,419,744)</u>	<u>(1,521,422)</u>	<u>(1,936,930)</u>	<u>(1,825,467)</u>
Net property and equipment	<u>1,322,904</u>	<u>906,891</u>	<u>818,611</u>	<u>1,153,289</u>	<u>1,324,335</u>	<u>1,108,755</u>	<u>1,113,774</u>	<u>1,787,572</u>
Other long-term assets								
Restricted property reserves	238,346	193,306	181,755	298,892	290,853	322,089	203,345	255,504
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>238,346</u>	<u>193,306</u>	<u>181,755</u>	<u>298,892</u>	<u>290,853</u>	<u>322,089</u>	<u>203,345</u>	<u>255,504</u>
Total assets	<u>\$ 1,606,275</u>	<u>\$ 1,167,650</u>	<u>\$ 1,035,870</u>	<u>\$ 1,502,708</u>	<u>\$ 1,666,075</u>	<u>\$ 1,473,194</u>	<u>\$ 1,356,136</u>	<u>\$ 2,103,081</u>

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Dublin Manor, Inc.	McAuley Manor, Inc.	Mercy Manor, Inc.	Riverview - St. Mary's Inc. (St. Mary's Riverview I)	St. Mary's Villa at Riverview II, Inc. (St. Mary's Riverview II)	St. Mary's Villa, Inc.	Sacred Heart Village I, Inc.	Sacred Heart Village II, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 19,809	\$ 31,987	\$ 19,353	\$ 98,213	\$ 75,374	\$ 153,940	\$ 68,353	\$ 38,301
Due to affiliates	9	-	1,455	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	-	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	2,129	1,004	709	646	1,107	3,523	1,934	1,233
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	10,948	9,763	9,192	13,435	11,572	16,083	16,582	19,271
Total current liabilities	32,895	42,754	30,709	112,294	88,053	173,546	86,869	58,805
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	-	-	-	-	-	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	-	-	-	-	-	-	-
Total liabilities	32,895	42,754	30,709	112,294	88,053	173,546	86,869	58,805
Net assets								
Net assets without donor restrictions, controlling	1,573,380	1,124,896	1,005,161	1,390,414	1,578,022	1,299,648	1,269,267	2,044,276
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	1,573,380	1,124,896	1,005,161	1,390,414	1,578,022	1,299,648	1,269,267	2,044,276
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	1,573,380	1,124,896	1,005,161	1,390,414	1,578,022	1,299,648	1,269,267	2,044,276
Total liabilities and net assets	\$ 1,606,275	\$ 1,167,650	\$ 1,035,870	\$ 1,502,708	\$ 1,666,075	\$ 1,473,194	\$ 1,356,136	\$ 2,103,081

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Sacred Heart Village III, Inc.	St. Theresa Village, Inc.	Siena Springs (Siena Springs I)	Siena Springs II	Charles Meadows Corporation	Charles Crest Corporation (Charles Crest I)	Charles Crest II, Corporation	Savannah Gardens Senior Residences, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ 5,225	\$ 51,785	\$ 39,625	\$ 56,973	\$ 9,907	\$ 19,350	\$ 69,377	\$ 464
Cash, tenant security deposits	17,378	17,008	13,758	9,390	8,239	18,370	15,336	12,809
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	2,900	6,081	9,216	1,281	1,257	400	3,999	6,145
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	15,959	11,269	13,064	9,322	9,185	17,774	12,011	11,261
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>41,462</u>	<u>86,143</u>	<u>75,663</u>	<u>76,966</u>	<u>28,588</u>	<u>55,894</u>	<u>100,723</u>	<u>30,679</u>
Long-term assets								
Property and equipment								
Land and land improvements	234,725	150,904	65,459	45,918	30,834	320,690	96,822	573,978
Buildings	3,174,493	2,950,627	2,290,864	2,323,246	1,263,936	1,677,868	2,955,132	3,208,983
Furniture and equipment	67,164	15,884	132,122	97,078	23,000	704,442	50,967	320,227
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(1,736,035)</u>	<u>(1,882,075)</u>	<u>(2,157,172)</u>	<u>(1,238,599)</u>	<u>(997,466)</u>	<u>(1,907,543)</u>	<u>(2,172,241)</u>	<u>(1,605,842)</u>
Net property and equipment	<u>1,740,347</u>	<u>1,235,340</u>	<u>331,273</u>	<u>1,227,643</u>	<u>320,304</u>	<u>795,457</u>	<u>930,680</u>	<u>2,497,346</u>
Other long-term assets								
Restricted property reserves	189,078	191,469	367,974	355,913	183,334	736,768	269,308	273,874
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>189,078</u>	<u>191,469</u>	<u>367,974</u>	<u>355,913</u>	<u>183,334</u>	<u>736,768</u>	<u>269,308</u>	<u>273,874</u>
Total assets	<u>\$ 1,970,887</u>	<u>\$ 1,512,952</u>	<u>\$ 774,910</u>	<u>\$ 1,660,522</u>	<u>\$ 532,226</u>	<u>\$ 1,588,119</u>	<u>\$ 1,300,711</u>	<u>\$ 2,801,899</u>

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Sacred Heart Village III, Inc.	St. Theresa Village, Inc.	Siena Springs (Siena Springs I)	Siena Springs II	Charles Meadows Corporation	Charles Crest Corporation (Charles Crest I)	Charles Crest II, Corporation	Savannah Gardens Senior Residences, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 38,016	\$ 145,685	\$ 130,913	\$ 76,781	\$ 57,781	\$ 85,431	\$ 87,515	\$ 130,502
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	3,741	-	-	4,550	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	42,622	-	-	45,951	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	7,792	1,296	3,857	1,690	2,605	1,868	3,738	2,726
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	16,964	16,510	13,266	8,587	6,925	18,062	14,348	12,313
Total current liabilities	62,772	163,491	194,399	87,058	67,311	155,862	105,601	145,541
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	-	1,204,302	18,000	-	2,166,082	-	(5,571)
Notes payable, affiliates, noncurrent	-	-	-	-	-	170,303	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	115	120	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	-	1,204,302	18,000	-	2,336,500	120	(5,571)
Total liabilities	62,772	163,491	1,398,701	105,058	67,311	2,492,362	105,721	139,970
Net assets								
Net assets without donor restrictions, controlling	1,908,115	1,349,461	(623,791)	1,555,464	464,915	(904,243)	1,194,990	2,661,929
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	1,908,115	1,349,461	(623,791)	1,555,464	464,915	(904,243)	1,194,990	2,661,929
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	1,908,115	1,349,461	(623,791)	1,555,464	464,915	(904,243)	1,194,990	2,661,929
Total liabilities and net assets	\$ 1,970,887	\$ 1,512,952	\$ 774,910	\$ 1,660,522	\$ 532,226	\$ 1,588,119	\$ 1,300,711	\$ 2,801,899

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	MHSE Mauldin Center MM, LLC GP	MHSE Mauldin Center Apartment, LLC (Olli Place)	Thrive Sweet Auburn PCCI MHSE 17 GP	Thrive Sweet Auburn PCCI MHSE 17, LP	MHSE Belvedere MM, LLC	MHSE Belvedere, LLC	Clairmont Fam MHSE HADC GP	Clairmont Fam MHSE HADC, LP (Clairmont Family)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 195,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash, tenant security deposits	-	13,600	-	-	-	-	-	-
Cash, restricted	-	6,300	-	853,190	-	-	-	13,107
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	17,328	-	-	-	-	-	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	12,641	-	-	-	-	-	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	245,661	-	853,190	-	-	-	13,107
Long-term assets								
Property and equipment								
Land and land improvements	-	1,491,059	-	1,719,254	-	1,291,406	-	5,144,825
Buildings	-	6,742,831	-	-	-	-	-	-
Furniture and equipment	-	277,060	-	-	-	-	-	-
Predevelopment project costs	-	-	-	-	-	187,654	-	567,554
Construction in progress	-	-	-	23,952,665	-	-	-	-
Accumulated depreciation	-	(285,930)	-	-	-	-	-	-
Net property and equipment	-	8,225,020	-	25,671,919	-	1,479,060	-	5,712,379
Other long-term assets								
Restricted property reserves	-	145,562	-	-	-	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(19,233)	-	(15,302)	-	521,030	-	22,140	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	104,583	-	11,250	-	15,500	-	93,766
Total long-term assets	(19,233)	250,145	(15,302)	11,250	521,030	15,500	22,140	93,766
Total assets	<u>\$ (19,233)</u>	<u>\$ 8,720,826</u>	<u>\$ (15,302)</u>	<u>\$ 26,536,359</u>	<u>\$ 521,030</u>	<u>\$ 1,494,560</u>	<u>\$ 22,140</u>	<u>\$ 5,819,252</u>

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	MHSE Mauldin Center MM, LLC GP	MHSE Mauldin Center Apartment, LLC (Olii Place)	Thrive Sweet Auburn PCCI MHSE 17 GP	Thrive Sweet Auburn PCCI MHSE 17, LP	MHSE Belvedere MM, LLC	MHSE Belvedere, LLC	Clairmont Fam MHSE HADC GP	Clairmont Fam MHSE HADC, LP (Clairmont Family)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 30,252	\$ 3,325	\$ 3,645,101	\$ 2,815	\$ 6,596	\$ 880	\$ 147,456
Due to affiliates	889	64,754	3,698	756,255	864	2,339	864	2,360
Accrued interest	-	3,871	-	29,609	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	25,274	-	5,670,882	-	-	-	-
Notes payable, affiliates, current	-	-	-	5,493	-	964,595	-	1,735,282
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	2,676	-	-	-	-	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	13,600	-	-	-	-	-	-
Total current liabilities	3,704	140,427	7,023	10,107,340	3,679	973,530	1,744	1,885,098
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	5,835	-	40,506	-	-	-	-
Accrued interest, affiliates	-	7,719	-	54,892	-	-	-	19,568
Notes payable, net, noncurrent	-	1,792,151	-	3,760,094	-	-	-	(24,664)
Notes payable, affiliates, noncurrent	-	387,653	-	4,435,000	-	-	-	1,725,206
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	2,193,358	-	8,290,492	-	-	-	1,720,110
Total liabilities	3,704	2,333,785	7,023	18,397,832	3,679	973,530	1,744	3,605,208
Net assets								
Net assets without donor restrictions, controlling	(22,937)	6,387,041	(22,325)	8,138,527	517,351	521,030	20,396	2,214,044
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(22,937)	6,387,041	(22,325)	8,138,527	517,351	521,030	20,396	2,214,044
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(22,937)	6,387,041	(22,325)	8,138,527	517,351	521,030	20,396	2,214,044
Total liabilities and net assets	\$ (19,233)	\$ 8,720,826	\$ (15,302)	\$ 26,536,359	\$ 521,030	\$ 1,494,560	\$ 22,140	\$ 5,819,252

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Community Housing Georgia, Inc.		Eliminations	Consolidated Mercy Housing South East	
Assets					
Current assets					
Cash and cash equivalents	\$	1,423,397	\$	-	\$ 2,350,608
Cash, tenant security deposits		471,713		-	765,454
Cash, restricted		425,396		-	1,550,432
Investments		-		-	-
Investments, restricted		-		-	-
Accounts receivable, net		673,799		(833)	833,629
Due from affiliates, net		22,211		(1,685,632)	942,175
Pledges receivable, net		-		-	48,156
Grants receivable		-		-	-
Loans and interest receivable, current		-		-	-
Loans and interest receivable, affiliates, current		-		(8,895,882)	344,683
Prepaid expenses and other assets		607,334		-	928,869
Inventory		-		-	-
Assets held for sale		23,544,456		-	23,544,456
		<u>27,168,306</u>		<u>(10,582,347)</u>	<u>31,308,462</u>
Total current assets					
		<u>27,168,306</u>		<u>(10,582,347)</u>	<u>31,308,462</u>
Long-term assets					
Property and equipment					
Land and land improvements		26,150,180		-	40,949,951
Buildings		150,754,289		(9,967,775)	207,734,984
Furniture and equipment		5,492,095		-	9,116,177
Predevelopment project costs		-		-	1,766,823
Construction in progress		-		(17,075)	23,935,590
Accumulated depreciation		(64,462,665)		3,646,205	(98,049,996)
		<u>117,933,899</u>		<u>(6,338,645)</u>	<u>185,453,529</u>
Net property and equipment					
		<u>117,933,899</u>		<u>(6,338,645)</u>	<u>185,453,529</u>
Other long-term assets					
Restricted property reserves		6,075,012		-	11,707,384
Long-term investments		-		-	-
Long-term investments, restricted		-		-	800,000
Due from affiliates		-		(2,895,331)	-
Pledges receivable, net		-		-	-
Investments in limited partnerships, net		-		(2,611,340)	-
Notes and interest receivable, net		-		-	-
Notes and interest receivable, affiliates		-		(9,465,296)	88,094
Right-of-use asset, net		1,109,401		-	1,267,557
Allowance for impaired assets		-		-	-
Other assets, net		685,584		-	937,656
		<u>7,869,997</u>		<u>(14,971,967)</u>	<u>14,800,691</u>
Total long-term assets					
		<u>7,869,997</u>		<u>(14,971,967)</u>	<u>14,800,691</u>
Total assets	\$	<u>152,972,202</u>	\$	<u>(31,892,959)</u>	\$ <u>231,562,682</u>

Mercy Housing South East
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Community Housing Georgia, Inc.	Eliminations	Consolidated Mercy Housing South East
Liabilities			
Current liabilities			
Accounts payable and accrued expenses	\$ 7,968,170	\$ (21,905)	\$ 13,535,803
Due to affiliates	12,183,831	(8,056,951)	28,127,294
Accrued interest	108,745	(3)	151,248
Accrued interest, affiliates	-	-	-
Notes payable, current	3,518,681	(70)	9,353,951
Notes payable, affiliates, current	3,060,580	(6,015,007)	3,686,861
Lease obligations, current	4,954	-	96,530
Deferred revenue, current	294,685	-	339,808
Other liabilities, current	-	-	-
Tenant security deposits	433,941	-	717,551
Total current liabilities	27,573,587	(14,093,936)	56,009,046
Long-term liabilities			
Due to affiliates	-	-	-
Accrued interest	544,259	-	638,339
Accrued interest, affiliates	34,388	(47,661)	68,906
Notes payable, net, noncurrent	51,945,688	(17,833)	63,595,678
Notes payable, affiliates, noncurrent	7,180,268	(9,574,971)	4,323,459
Lease obligations, noncurrent	1,523,341	-	1,604,119
Deferred revenue, noncurrent	1,949,278	-	1,953,315
Other liabilities, noncurrent	7,846,940	(7,760,033)	86,907
Total long-term liabilities	71,024,162	(17,400,498)	72,270,723
Total liabilities	98,597,749	(31,494,434)	128,279,769
Net assets			
Net assets without donor restrictions, controlling	54,334,411	(398,525)	101,943,632
Net assets without donor restrictions, noncontrolling	-	-	-
Total net assets without donor restrictions	54,334,411	(398,525)	101,943,632
Net assets with donor restrictions	40,042	-	1,339,281
Total net assets	54,374,453	(398,525)	103,282,913
Total liabilities and net assets	\$ 152,972,202	\$ (31,892,959)	\$ 231,562,682

Mercy Housing South East
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing South East	Mercy Place Belmont, Inc.	Mercy Housing Pembroke, Inc. (McFadden Place)	Mercy Housing Georgia Holdings, LLC (1826 Florance Street)	Marshside Village, Inc.	Allegre Point Senior Residences, Inc.	MHSE Adamsville Green Senior Partners, LLC	Adamsville Green Limited Partnership
Revenues								
Rent - net of vacancies	\$ -	\$ 341,738	\$ -	\$ -	\$ 444,030	\$ 492,655	\$ -	\$ 933,981
Developer fees	1,139,054	-	-	-	-	-	-	-
Services fees	642,273	-	-	-	-	-	10,306	-
Philanthropy	2,302,235	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	77,888	603	1	-	-	(755)	-	790
Other	75,000	1,818	1,998	-	1,144	3,530	-	4,555
Total revenues	4,236,450	344,159	1,999	-	445,174	495,430	10,306	939,326
Expenses and losses								
Compensation	2,082,339	109,020	-	-	209,223	132,732	-	215,937
Administrative	393,366	66,142	250	16	83,346	95,816	10,306	116,306
Professional services	85,703	8,777	-	3,770	17,952	10,878	3,679	84,109
Depreciation and amortization	7,814	128,260	-	11,163	139,187	224,821	-	268,387
Grants	104,916	-	-	-	-	-	-	-
Facility	82,182	98,171	749	1,543	126,279	195,414	-	375,043
Interest and fees	303,870	-	-	14,200	698	1,103	-	101,370
Bad debts	55,296	-	-	-	2,605	587	-	577
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	785,149	-	-	-	-	-	-	-
(Gain) loss on sale of assets	(8,229)	-	8,229	-	-	-	-	-
(Earnings) loss on investment in limited partnership	5,654	-	-	-	-	-	20	-
Total expenses and losses	3,898,060	410,370	9,228	30,692	579,290	661,351	14,005	1,161,729
Excess (deficiency) of revenues over expenses	338,390	(66,211)	(7,229)	(30,692)	(134,116)	(165,921)	(3,699)	(222,403)
Net assets at beginning of year	1,263,026	1,382,462	7,229	(168,126)	2,094,826	3,623,593	(86,936)	4,837,761
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ 1,601,416	\$ 1,316,251	\$ -	\$ (198,818)	\$ 1,960,710	\$ 3,457,672	\$ (90,635)	\$ 4,615,358

Mercy Housing South East
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Dublin Manor, Inc.	McAuley Manor, Inc.	Mercy Manor, Inc.	Riverview - St. Mary's Inc. (St. Mary's Riverview I)	St. Mary's Villa at Riverview II, Inc. (St. Mary's Riverview II)	St. Mary's Villa, Inc.	Sacred Heart Village I, Inc.	Sacred Heart Village II, Inc.
Revenues								
Rent - net of vacancies	\$ 270,087	\$ 312,896	\$ 260,381	\$ 355,335	\$ 329,710	\$ 405,901	\$ 443,429	\$ 440,998
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	12	12	9	1,655	1,643	1,829	11	12
Other	2,290	2,339	1,779	3,080	3,294	5,196	5,171	10,334
Total revenues	272,389	315,247	262,169	360,070	334,647	412,926	448,611	451,344
Expenses and losses								
Compensation	90,686	103,029	80,224	113,883	110,243	164,257	164,455	126,500
Administrative	35,913	36,624	37,551	44,992	40,434	90,042	79,865	75,309
Professional services	9,093	9,093	9,093	9,987	9,380	9,893	13,678	11,480
Depreciation and amortization	59,347	44,477	44,787	59,033	66,850	60,952	85,819	90,886
Grants	-	-	-	-	-	-	-	-
Facility	100,844	94,868	96,616	142,119	129,766	160,481	189,921	185,175
Interest and fees	1	1	1	15	122	1	-	-
Bad debts	-	-	-	2,634	116	394	125	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	73,641	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	295,884	288,092	268,272	372,663	356,911	559,661	533,863	489,350
Excess (deficiency) of revenues over expenses	(23,495)	27,155	(6,103)	(12,593)	(22,264)	(146,735)	(85,252)	(38,006)
Net assets at beginning of year	1,596,875	1,097,741	1,011,264	1,403,007	1,600,286	1,446,383	1,354,519	2,082,282
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ 1,573,380	\$ 1,124,896	\$ 1,005,161	\$ 1,390,414	\$ 1,578,022	\$ 1,299,648	\$ 1,269,267	\$ 2,044,276

Mercy Housing South East
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Sacred Heart Village III, Inc.	St. Theresa Village, Inc.	Siena Springs (Siena Springs I)	Siena Springs II	Charles Meadows Corporation	Charles Crest Corporation (Charles Crest I)	Charles Crest II, Corporation	Savannah Gardens Senior Residences, Inc.
Revenues								
Rent - net of vacancies	\$ 487,017	\$ 478,623	\$ 493,215	\$ 323,592	\$ 286,827	\$ 496,174	\$ 473,024	\$ 302,053
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	9	9	327	18	9	1,036	1,566	15
Other	3,030	1,963	2,998	3,581	3,171	3,865	25,344	2,517
Total revenues	490,056	480,595	496,540	327,191	290,007	501,075	499,934	304,585
Expenses and losses								
Compensation	160,143	199,123	127,188	119,067	100,345	114,001	164,320	127,622
Administrative	81,223	61,851	48,308	47,796	42,925	49,019	64,666	96,562
Professional services	9,831	10,974	9,468	9,595	9,969	8,441	10,159	8,269
Depreciation and amortization	97,120	78,358	60,761	67,168	33,342	86,357	74,456	134,651
Grants	-	-	-	-	-	-	-	-
Facility	202,595	188,182	212,543	162,310	138,199	220,887	207,717	168,094
Interest and fees	-	-	45,572	-	-	58,689	2	187
Bad debts	7,404	1,154	-	148	436	1,143	802	4,064
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	558,316	539,642	503,840	406,084	325,216	538,537	522,122	539,449
Excess (deficiency) of revenues over expenses	(68,260)	(59,047)	(7,300)	(78,893)	(35,209)	(37,462)	(22,188)	(234,864)
Net assets at beginning of year	1,976,375	1,408,508	(616,491)	1,634,357	500,124	(866,781)	1,217,178	2,896,793
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ 1,908,115	\$ 1,349,461	\$ (623,791)	\$ 1,555,464	\$ 464,915	\$ (904,243)	\$ 1,194,990	\$ 2,661,929

Mercy Housing South East
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHSE Mauldin Center MM, LLC GP	MHSE Mauldin Center Apartment, LLC (Ollie Place)	Thrive Sweet Auburn PCCI MHSE 17 GP	Thrive Sweet Auburn PCCI MHSE 17, LP	MHSE Belvedere MM, LLC	MHSE Belvedere, LLC	Clairmont Fam MHSE HADC GP	Clairmont Fam MHSE HADC, LP (Clairmont Family)
Revenues								
Rent - net of vacancies	\$ -	\$ 306,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Other	-	3,910	-	-	-	-	-	-
Total revenues	-	310,186	-	-	-	-	-	-
Expenses and losses								
Compensation	-	23,216	-	-	-	-	-	-
Administrative	25	47,212	-	22,266	-	27	-	48
Professional services	3,679	9,119	6,089	4,337	3,679	4,399	1,745	4,399
Depreciation and amortization	-	292,082	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Facility	-	59,966	-	-	-	-	-	-
Interest and fees	-	110,994	-	15	-	-	-	-
Bad debts	-	6,348	-	-	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	24	-	3	-	4,426	-	44	-
Total expenses and losses	3,728	548,937	6,092	26,618	8,105	4,426	1,789	4,447
Excess (deficiency) of revenues over expenses	(3,728)	(238,751)	(6,092)	(26,618)	(8,105)	(4,426)	(1,789)	(4,447)
Net assets at beginning of year	(19,209)	1,962,785	(16,233)	3,151,787	525,456	525,456	22,185	2,218,491
Other transfers to (from) net assets	-	4,663,007	-	5,013,358	-	-	-	-
Net assets at end of year	<u>\$ (22,937)</u>	<u>\$ 6,387,041</u>	<u>\$ (22,325)</u>	<u>\$ 8,138,527</u>	<u>\$ 517,351</u>	<u>\$ 521,030</u>	<u>\$ 20,396</u>	<u>\$ 2,214,044</u>

Mercy Housing South East
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Consolidated Mercy Community Housing Georgia, Inc.	Eliminations	Consolidated Mercy Housing South East
Revenues			
Rent - net of vacancies	\$ 16,957,199	\$ (104,916)	\$ 25,530,225
Developer fees	-	(157,159)	981,895
Services fees	-	(545,131)	107,448
Philanthropy	-	-	2,302,235
Capital grants	-	-	-
Consulting	-	-	-
Interest	1,505,336	(44,170)	1,547,865
Other	800,644	(30,000)	942,551
Total revenues	19,263,179	(881,376)	31,412,219
Expenses and losses			
Compensation	3,770,668	-	8,608,221
Administrative	2,339,947	(97,816)	4,010,337
Professional services	691,837	(454,890)	647,664
Depreciation and amortization	7,328,625	(253,059)	9,291,644
Grants	-	(104,916)	-
Facility	9,321,257	-	12,860,921
Interest and fees	2,304,036	(41,260)	2,899,617
Bad debts	231,134	(39,380)	275,587
Provision for impaired assets	-	-	-
Project expenses	-	-	-
Shared services	-	-	785,149
(Gain) loss on sale of assets	1,502,742	-	1,576,383
(Earnings) loss on investment in limited partnership	-	(10,171)	-
Total expenses and losses	27,490,246	(1,001,492)	40,955,523
Excess (deficiency) of revenues over expenses	(8,227,067)	120,116	(9,543,304)
Net assets at beginning of year	57,874,624	(518,641)	98,422,956
Other transfers to (from) net assets	4,726,896	-	14,403,261
Net assets at end of year	\$ 54,374,453	\$ (398,525)	\$ 103,282,913

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Community Housing Georgia, Inc.	Mercy Housing Georgia I, L.L.P. (Heritage Place Apts.)	Mercy Housing Georgia IV, L.P. (Heritage Row/Corner)	Mercy Housing Georgia V, L.P. (Chamblee Senior)	Mercy Housing Georgia VI, L.P. (The Atrium at College Town)	MCHG Partners, Inc.	Acquisition Properties Georgia I, LP (Magnolia Village)	Mercy Housing Georgia X, L.P. (Savannah Gardens I)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 149,862	\$ 31,108	\$ 111,290	\$ 98,380	\$ -	\$ 34,429	\$ 23,130
Cash, tenant security deposits	-	23,022	18,163	7,901	12,501	-	19,963	37,745
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	18,035	16,858	8,194	31,655	-	11,136	14,622
Due from affiliates, net	298,275	-	-	-	-	402,477	-	1,684
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	25,090	18,184	17,028	58,282	-	22,111	31,575
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	298,275	216,009	84,313	144,413	200,818	402,477	87,639	108,756
Long-term assets								
Property and equipment								
Land and land improvements	-	535,412	990,170	743,196	158,306	-	723,647	2,777,550
Buildings	-	2,358,199	8,275,747	5,517,972	16,218,357	-	6,620,184	10,066,327
Furniture and equipment	-	127,358	98,271	220,742	507,109	-	405,415	880,768
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,808,572)	(5,654,877)	(3,963,524)	(8,901,545)	-	(3,324,284)	(5,980,926)
Net property and equipment	-	212,397	3,709,311	2,518,386	7,982,227	-	4,424,962	7,743,719
Other long-term assets								
Restricted property reserves	-	128,613	20,461	138,888	522,220	-	398,374	421,637
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	1,502,511	-	-	-	-	221,936	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	350,000	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	11,507	-	-	53,862
Total long-term assets	1,852,511	128,613	20,461	138,888	533,727	221,936	398,374	475,499
Total assets	\$ 2,150,786	\$ 557,019	\$ 3,814,085	\$ 2,801,687	\$ 8,716,772	\$ 624,413	\$ 4,910,975	\$ 8,327,974

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Community Housing Georgia, Inc.	Mercy Housing Georgia I, L.L.P. (Heritage Place Apts.)	Mercy Housing Georgia IV, L.P. (Heritage Row/Corner)	Mercy Housing Georgia V, L.P. (Chamblee Senior)	Mercy Housing Georgia VI, L.P. (The Atrium at College Town)	MCHG Partners, Inc.	Acquisition Properties Georgia I, LP (Magnolia Village)	Mercy Housing Georgia X, L.P. (Savannah Gardens I)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,820	\$ 202,170	\$ 134,604	\$ 53,000	\$ 201,326	\$ 2,815	\$ 189,937	\$ 884,657
Due to affiliates	274,250	1,970,703	627,561	109,733	-	529,411	403,138	4,679
Accrued interest	-	-	2,689	4,778	11,662	-	-	5,279
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	57,904	25,756	55,281	-	-	209,157
Notes payable, affiliates, current	-	-	137,223	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	2,821	7,280	4,109	15,811	-	12,944	5,109
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	24,017	17,014	7,200	11,250	-	19,471	38,445
Total current liabilities	277,070	2,199,711	984,275	204,576	295,330	532,226	625,490	1,147,326
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	253,719	-	-	61,764
Accrued interest, affiliates	-	-	-	4,587	-	-	-	-
Notes payable, net, noncurrent	350,000	-	592,869	681,679	7,374,373	-	-	3,428,990
Notes payable, affiliates, noncurrent	-	-	-	56,107	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	2,052	-	-	644,611
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	350,000	-	592,869	742,373	7,630,144	-	-	4,135,365
Total liabilities	627,070	2,199,711	1,577,144	946,949	7,925,474	532,226	625,490	5,282,691
Net assets								
Net assets without donor restrictions, controlling	1,483,674	(1,642,692)	2,236,941	1,854,738	791,298	92,187	4,285,485	3,045,283
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	1,483,674	(1,642,692)	2,236,941	1,854,738	791,298	92,187	4,285,485	3,045,283
Net assets with donor restrictions	40,042	-	-	-	-	-	-	-
Total net assets	1,523,716	(1,642,692)	2,236,941	1,854,738	791,298	92,187	4,285,485	3,045,283
Total liabilities and net assets	\$ 2,150,786	\$ 557,019	\$ 3,814,085	\$ 2,801,687	\$ 8,716,772	\$ 624,413	\$ 4,910,975	\$ 8,327,974

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Lithonia Park View, Inc.	Mercy Housing Georgia VIII L.P. (Terraces at Park View)	MPI Highland Place, LLC	MPI Highland Place Apartments, LP (The Hills at Fairington Apartments)	Antioch II, LLC	Antioch Villas, L.P.	Mercy Housing Georgia XI GP, LLC	Mercy Housing Georgia XI, LP (Etowah Terrace)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 10,219	\$ -	\$ 91,307	\$ -	\$ 8,444	\$ -	\$ 218,794
Cash, tenant security deposits	-	17,054	-	112,635	-	20,787	-	15,419
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	24,205	-	250,809	-	4,366	-	16,683
Due from affiliates, net	-	-	-	-	297,500	-	-	14,065
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	28,609	-	124,600	-	30,747	-	26,243
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	23,544,456	-	-	-	-
Total current assets	-	80,087	-	24,123,807	297,500	64,344	-	291,204
Long-term assets								
Property and equipment								
Land and land improvements	-	2,630,109	-	-	-	2,689,193	-	1,096,699
Buildings	-	7,579,605	-	-	-	9,782,257	-	8,346,241
Furniture and equipment	-	186,212	-	-	-	609,293	-	132,528
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(5,115,203)	-	-	-	(4,442,664)	-	(3,711,675)
Net property and equipment	-	5,280,723	-	-	-	8,638,079	-	5,863,793
Other long-term assets								
Restricted property reserves	-	226,584	-	990,405	-	535,487	-	172,705
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(10,393)	-	861,960	-	(272)	-	254,399	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	1,106,255	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	13,239	-	56,298	-	40,808	-	35,989
Total long-term assets	(10,393)	1,346,078	861,960	1,046,703	(272)	576,295	254,399	208,694
Total assets	\$ (10,393)	\$ 6,706,888	\$ 861,960	\$ 25,170,510	\$ 297,228	\$ 9,278,718	\$ 254,399	\$ 6,363,691

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Lithonia Park View, Inc.	Mercy Housing Georgia VIII L.P. (Terraces at Park View)	MPI Highland Place, LLC	MPI Highland Place Apartments, LP (The Hills at Fairington Apartments)	Antioch II, LLC	Antioch Villas, L.P.	Mercy Housing Georgia XI GP, LLC	Mercy Housing Georgia XI, LP (Etowah Terrace)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 128,587	\$ 2,815	\$ 2,647,154	\$ 2,815	\$ 189,750	\$ 2,815	\$ 81,705
Due to affiliates	30,283	42,353	33,689	3,853,891	327,144	298,575	24,501	24,350
Accrued interest	-	5,673	-	-	-	19,780	-	983
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	123,628	-	-	-	68,406	-	34,364
Notes payable, affiliates, current	-	-	-	2,899,304	-	24,053	-	-
Lease obligations, current	-	4,854	-	-	-	-	-	-
Deferred revenue, current	-	4,099	-	94,275	-	28,348	-	8,450
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	15,750	-	83,328	-	20,943	-	14,919
Total current liabilities	33,098	324,944	36,504	9,577,952	329,959	649,855	27,316	164,771
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	49,042	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	1,724,998	-	12,810,459	-	4,125,620	-	1,134,955
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	310,600
Lease obligations, noncurrent	-	1,520,195	-	-	-	-	-	-
Deferred revenue, noncurrent	-	2,340	-	13,417	-	483,952	-	-
Other liabilities, noncurrent	-	-	-	5,089,572	-	147,330	-	108,456
Total long-term liabilities	-	3,247,533	-	17,913,448	-	4,805,944	-	1,554,011
Total liabilities	33,098	3,572,477	36,504	27,491,400	329,959	5,455,799	27,316	1,718,782
Net assets								
Net assets without donor restrictions, controlling	(43,491)	3,134,411	825,456	(2,320,890)	(32,731)	3,822,919	227,083	4,644,909
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(43,491)	3,134,411	825,456	(2,320,890)	(32,731)	3,822,919	227,083	4,644,909
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(43,491)	3,134,411	825,456	(2,320,890)	(32,731)	3,822,919	227,083	4,644,909
Total liabilities and net assets	\$ (10,393)	\$ 6,706,888	\$ 861,960	\$ 25,170,510	\$ 297,228	\$ 9,278,718	\$ 254,399	\$ 6,363,691

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	MHSE Arbors, LLC	The Arbors at Ellington, Ltd.	MHSE Savannah Gardens Phase III GP, LLC	Mercy Housing Georgia 12, LP (Savannah Gardens Phase III)	MHSE Reynoldstown Senior GP, LLC	MHSE Reynoldstown Senior, LP	MHSE Savannah Gardens Phase IV GP, LLC	Mercy Housing Georgia 13, LP (Savannah Gardens Phase IV)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 53,155	\$ -	\$ 7,552	\$ -	\$ 17,257	\$ -	\$ 21,332
Cash, tenant security deposits	-	9,048	-	31,362	-	24,545	-	33,071
Cash, restricted	-	-	-	199	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	4,322	-	12,020	-	21,077	-	15,697
Due from affiliates, net	-	-	84,354	1,774	-	-	48,000	1,360
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	10,472	-	25,800	-	20,981	-	43,070
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	-	76,997	84,354	78,707	-	83,860	48,000	114,530
Long-term assets								
Property and equipment								
Land and land improvements	-	1,538,810	-	1,952,981	-	1,222,654	-	2,560,422
Buildings	-	3,546,273	-	8,980,849	-	7,611,783	-	11,839,459
Furniture and equipment	-	307,389	-	205,473	-	203,855	-	692,666
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,537,571)	-	(4,196,613)	-	(1,434,005)	-	(4,767,176)
Net property and equipment	-	2,854,901	-	6,942,690	-	7,604,287	-	10,325,371
Other long-term assets								
Restricted property reserves	-	262,502	-	454,534	-	263,540	-	565,217
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	486,989	-	(58,487)	-	1,268,932	-	73,087	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	15,796	-	44,801	-	59,451	-	77,826
Total long-term assets	486,989	278,298	(58,487)	499,335	1,268,932	322,991	73,087	643,043
Total assets	\$ 486,989	\$ 3,210,196	\$ 25,867	\$ 7,520,732	\$ 1,268,932	\$ 8,011,138	\$ 121,087	\$ 11,082,944

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	MHSE Arbors, LLC	The Arbors at Ellington, Ltd.	MHSE Savannah Gardens Phase III GP, LLC	Mercy Housing Georgia 12, LP (Savannah Gardens Phase III)	MHSE Reynoldstown Senior GP, LLC	MHSE Reynoldstown Senior, LP	MHSE Savannah Gardens Phase IV GP, LLC	Mercy Housing Georgia 13, LP (Savannah Gardens Phase IV)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 50,841	\$ 2,816	\$ 126,796	\$ 3,325	\$ 226,983	\$ 2,815	\$ 695,242
Due to affiliates	24,925	6,551	106,487	84,354	485,226	-	70,949	48,671
Accrued interest	-	1,555	-	12,019	-	601	-	11,329
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	21,470	-	53,168	-	22,585	-	91,562
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	5,670	-	4,987	-	23,910	-	2,817
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	9,048	-	30,636	-	23,168	-	32,228
Total current liabilities	27,740	95,135	109,303	311,960	488,551	297,247	73,764	881,849
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	35,827	-	72,892	-	21,520	-	-
Accrued interest, affiliates	-	-	-	-	-	22,752	-	-
Notes payable, net, noncurrent	-	2,383,836	-	2,590,914	-	342,992	-	4,868,691
Notes payable, affiliates, noncurrent	-	-	-	-	-	5,910,438	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	2,977	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	225,236	-	1,343,087
Total long-term liabilities	-	2,419,663	-	2,666,783	-	6,522,938	-	6,211,778
Total liabilities	27,740	2,514,798	109,303	2,978,743	488,551	6,820,185	73,764	7,093,627
Net assets								
Net assets without donor restrictions, controlling	459,249	695,398	(83,436)	4,541,989	780,381	1,190,953	47,323	3,989,317
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	459,249	695,398	(83,436)	4,541,989	780,381	1,190,953	47,323	3,989,317
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	459,249	695,398	(83,436)	4,541,989	780,381	1,190,953	47,323	3,989,317
Total liabilities and net assets	\$ 486,989	\$ 3,210,196	\$ 25,867	\$ 7,520,732	\$ 1,268,932	\$ 8,011,138	\$ 121,087	\$ 11,082,944

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	MHSE Savannah Gardens Phase V GP, LLC	Mercy Housing Georgia 14, LP (Savannah Gardens Phase V)	MHSE Renaissance Apartments, LLC	MHSE Mercy Park GP, LLC	MHSE Mercy Park, LP (Mercy Park Chamblee)	MHSE 16 Savannah Gardens 6 GP, LLC	MHSE 16 Savannah Gardens 6, LP	Eliminations
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 25,356	\$ 906	\$ -	\$ 184,018	\$ -	\$ 336,858	\$ -
Cash, tenant security deposits	-	23,776	24,340	-	14,881	-	25,500	-
Cash, restricted	-	-	-	-	-	-	425,197	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	20,592	16,883	-	5,200	-	181,445	-
Due from affiliates, net	54,914	69	-	26,191	-	-	1,545	(1,209,997)
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	22,055	27,601	-	43,935	-	30,951	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	54,914	91,848	69,730	26,191	248,034	-	1,001,496	(1,209,997)
Long-term assets								
Property and equipment								
Land and land improvements	-	1,788,716	679,035	-	1,999,879	-	2,063,401	-
Buildings	-	8,680,776	8,052,829	-	12,379,753	-	14,897,678	-
Furniture and equipment	-	380,800	46,482	-	337,587	-	150,147	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(3,109,353)	(1,255,189)	-	(2,710,105)	-	(549,383)	-
Net property and equipment	-	7,740,939	7,523,157	-	12,007,114	-	16,561,843	-
Other long-term assets								
Restricted property reserves	-	511,082	78,094	-	384,669	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(41,009)	-	-	(188)	-	38	-	(4,559,503)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	(350,000)
Right-of-use asset, net	-	-	-	-	-	-	3,146	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	32,258	-	-	87,890	-	155,859	-
Total long-term assets	(41,009)	543,340	78,094	(188)	472,559	38	159,005	(4,909,503)
Total assets	\$ 13,905	\$ 8,376,127	\$ 7,670,981	\$ 26,003	\$ 12,727,707	\$ 38	\$ 17,722,344	\$ (6,119,500)

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	MHSE Savannah Gardens Phase V GP, LLC	Mercy Housing Georgia 14, LP (Savannah Gardens Phase V)	MHSE Renaissance Apartments, LLC	MHSE Mercy Park GP, LLC	MHSE Mercy Park, LP (Mercy Park Chamblee)	MHSE 16 Savannah Gardens 6 GP, LLC	MHSE 16 Savannah Gardens 6, LP	Eliminations
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 137,350	\$ 207,442	\$ 2,815	\$ 124,665	\$ 880	\$ 1,710,104	\$ (59,319)
Due to affiliates	48,000	5,884	3,264,541	14,291	14,065	1,898	664,351	(1,210,623)
Accrued interest	-	6,897	10,680	-	1,612	-	13,208	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	23,701	124,153	-	82,822	-	2,524,724	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	100	-
Deferred revenue, current	-	3,161	50,504	-	12,029	-	8,361	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	22,597	24,905	-	13,882	-	25,140	-
Total current liabilities	50,815	199,590	3,682,225	17,106	249,075	2,778	4,945,988	(1,269,942)
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	49,495	-	-	-	-	-	-
Accrued interest, affiliates	-	-	11,634	-	-	-	-	(4,585)
Notes payable, net, noncurrent	-	1,640,625	3,819,066	-	1,788,115	-	2,287,506	-
Notes payable, affiliates, noncurrent	-	-	459,230	-	500,000	-	350,000	(406,107)
Lease obligations, noncurrent	-	-	-	-	-	-	3,146	-
Deferred revenue, noncurrent	-	-	799,929	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	456,889	-	476,370	-
Total long-term liabilities	-	1,690,120	5,089,859	-	2,745,004	-	3,117,022	(410,692)
Total liabilities	50,815	1,889,710	8,772,084	17,106	2,994,079	2,778	8,063,010	(1,680,634)
Net assets								
Net assets without donor restrictions, controlling	(36,910)	6,486,417	(1,101,103)	8,897	9,733,628	(2,740)	9,659,334	(4,438,866)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(36,910)	6,486,417	(1,101,103)	8,897	9,733,628	(2,740)	9,659,334	(4,438,866)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(36,910)	6,486,417	(1,101,103)	8,897	9,733,628	(2,740)	9,659,334	(4,438,866)
Total liabilities and net assets	\$ 13,905	\$ 8,376,127	\$ 7,670,981	\$ 26,003	\$ 12,727,707	\$ 38	\$ 17,722,344	\$ (6,119,500)

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Community Housing Georgia, Inc.
Assets	
Current assets	
Cash and cash equivalents	\$ 1,423,397
Cash, tenant security deposits	471,713
Cash, restricted	425,396
Investments	-
Investments, restricted	-
Accounts receivable, net	673,799
Due from affiliates, net	22,211
Pledges receivable, net	-
Grants receivable	-
Loans and interest receivable, current	-
Loans and interest receivable, affiliates, current	-
Prepaid expenses and other assets	607,334
Inventory	-
Assets held for sale	<u>23,544,456</u>
Total current assets	<u>27,168,306</u>
Long-term assets	
Property and equipment	
Land and land improvements	26,150,180
Buildings	150,754,289
Furniture and equipment	5,492,095
Predevelopment project costs	-
Construction in progress	-
Accumulated depreciation	<u>(64,462,665)</u>
Net property and equipment	<u>117,933,899</u>
Other long-term assets	
Restricted property reserves	6,075,012
Long-term investments	-
Long-term investments, restricted	-
Due from affiliates	-
Pledges receivable, net	-
Investments in limited partnerships, net	-
Notes and interest receivable, net	-
Notes and interest receivable, affiliates	-
Right-of-use asset, net	1,109,401
Allowance for impaired assets	-
Other assets, net	<u>685,584</u>
Total long-term assets	<u>7,869,997</u>
Total assets	<u><u>\$ 152,972,202</u></u>

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Community Housing Georgia, Inc.
Liabilities	
Current liabilities	
Accounts payable and accrued expenses	\$ 7,968,170
Due to affiliates	12,183,831
Accrued interest	108,745
Accrued interest, affiliates	-
Notes payable, current	3,518,681
Notes payable, affiliates, current	3,060,580
Lease obligations, current	4,954
Deferred revenue, current	294,685
Other liabilities, current	-
Tenant security deposits	<u>433,941</u>
Total current liabilities	<u>27,573,587</u>
Long-term liabilities	
Due to affiliates	-
Accrued interest	544,259
Accrued interest, affiliates	34,388
Notes payable, net, noncurrent	51,945,688
Notes payable, affiliates, noncurrent	7,180,268
Lease obligations, noncurrent	1,523,341
Deferred revenue, noncurrent	1,949,278
Other liabilities, noncurrent	<u>7,846,940</u>
Total long-term liabilities	<u>71,024,162</u>
Total liabilities	<u>98,597,749</u>
Net assets	
Net assets without donor restrictions, controlling	54,334,411
Net assets without donor restrictions, noncontrolling	<u>-</u>
Total net assets without donor restrictions	54,334,411
Net assets with donor restrictions	<u>40,042</u>
Total net assets	<u>54,374,453</u>
Total liabilities and net assets	<u>\$ 152,972,202</u>

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Community Housing Georgia, Inc.	Mercy Housing Georgia I, L.L.L.P. (Heritage Place Apts.)	Mercy Housing Georgia IV, L.P. (Heritage Row/Corner)	Mercy Housing Georgia V, L.P. (Chamblee Senior)	Mercy Housing Georgia VI, L.P. (The Atrium at College Town)	MCHG Partners, Inc.	Acquisition Properties Georgia I, LP (Magnolia Village)	Mercy Housing Georgia X, L.P. (Savannah Gardens I)
Revenues								
Rent - net of vacancies	\$ -	\$ 647,151	\$ 519,598	\$ 630,107	\$ 2,159,050	\$ -	\$ 624,827	\$ 974,451
Developer fees	-	-	-	-	-	-	-	-
Services fees	83,542	-	-	-	-	32,842	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	281	44	353	13	54	-	(1,487)	100
Other	-	38,355	36,734	4,153	2,813	-	7,217	111,044
Total revenues	83,823	685,550	556,685	634,273	2,161,917	32,842	630,557	1,085,595
Expenses and losses								
Compensation	11,914	197,004	131,301	134,716	433,584	-	242,464	202,373
Administrative	83,566	102,981	69,315	87,561	293,779	43,497	131,247	127,868
Professional services	3,679	14,987	16,348	9,512	217,508	3,679	11,265	59,956
Depreciation and amortization	-	303,118	315,073	266,984	622,789	-	200,438	479,675
Grants	-	-	-	-	-	-	-	-
Facility	-	216,380	177,661	213,200	1,073,172	-	297,816	517,606
Interest and fees	-	22,825	35,050	61,383	205,342	-	2,539	87,265
Bad debts	281	33,742	42,217	-	38,943	-	1,102	15,682
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	(760,391)	-	-	-	-	(168,498)	-	-
Total expenses and losses	(660,951)	891,037	786,965	773,356	2,885,117	(121,322)	886,871	1,490,425
Excess (deficiency) of revenues over expenses	744,774	(205,487)	(230,280)	(139,083)	(723,200)	154,164	(256,314)	(404,830)
Net assets at beginning of year	778,942	(1,437,205)	2,467,221	1,993,821	1,582,838	(61,977)	4,541,799	3,450,113
Other transfers to (from) net assets	-	-	-	-	(68,340)	-	-	-
Net assets at end of year	\$ 1,523,716	\$ (1,642,692)	\$ 2,236,941	\$ 1,854,738	\$ 791,298	\$ 92,187	\$ 4,285,485	\$ 3,045,283

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Lithonia Park View, Inc.	Mercy Housing Georgia VIII L.P. (Terraces at Park View)	MPI Highland Place, LLC	MPI Highland Place Apartments, LP (The Hills at Fairington Apartments)	Antioch II, LLC	Antioch Villas, L.P.	Mercy Housing Georgia XI GP, LLC	Mercy Housing Georgia XI, LP (Etowah Terrace)
Revenues								
Rent - net of vacancies	\$ -	\$ 820,636	\$ -	\$ 3,592,140	\$ -	\$ 1,065,256	\$ -	\$ 527,089
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	30,000	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	51	-	1,205,830	-	1,680	-	911
Other	-	14,243	-	29,955	-	62,492	253,750	6,370
Total revenues	-	834,930	-	4,827,925	30,000	1,129,428	253,750	534,370
Expenses and losses								
Compensation	-	197,308	-	953,524	-	199,997	-	124,708
Administrative	10,252	94,983	-	327,721	30,000	138,040	-	83,710
Professional services	3,679	12,297	5,680	23,406	3,679	49,445	3,680	11,340
Depreciation and amortization	-	388,745	-	790,676	-	376,763	-	353,768
Grants	-	-	-	-	-	-	-	-
Facility	-	874,942	-	3,001,568	-	414,540	-	271,827
Interest and fees	-	76,819	-	682,435	-	262,613	-	12,985
Bad debts	-	37,413	-	22,254	-	45	-	790
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	37	-	97	-	28	-	32	-
Total expenses and losses	13,968	1,682,507	5,777	5,801,584	33,707	1,441,443	3,712	859,128
Excess (deficiency) of revenues over expenses	(13,968)	(847,577)	(5,777)	(973,659)	(3,707)	(312,015)	250,038	(324,758)
Net assets at beginning of year	(29,523)	3,984,321	831,233	(1,347,231)	(29,024)	4,134,934	(22,955)	4,715,917
Other transfers to (from) net assets	-	(2,333)	-	-	-	-	-	253,750
Net assets at end of year	<u>\$ (43,491)</u>	<u>\$ 3,134,411</u>	<u>\$ 825,456</u>	<u>\$ (2,320,890)</u>	<u>\$ (32,731)</u>	<u>\$ 3,822,919</u>	<u>\$ 227,083</u>	<u>\$ 4,644,909</u>

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHSE Arbors, LLC	The Arbors at Ellington, Ltd.	MHSE Savannah Gardens Phase III GP, LLC	Mercy Housing Georgia 12, LP (Savannah Gardens Phase III)	MHSE Reynoldstown Senior GP, LLC	MHSE Reynoldstown Senior, LP	MHSE Savannah Gardens Phase IV GP, LLC	Mercy Housing Georgia 13, LP (Savannah Gardens Phase IV)
Revenues								
Rent - net of vacancies	\$ -	\$ 325,563	\$ -	\$ 891,083	\$ -	\$ 464,192	\$ -	\$ 1,053,520
Developer fees	-	-	-	-	-	-	-	-
Services fees	40,000	-	10,000	-	-	-	6,000	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	15	-	126	-	15	-	186
Other	-	2,598	-	28,355	-	36,198	-	23,500
Total revenues	<u>40,000</u>	<u>328,176</u>	<u>10,000</u>	<u>919,564</u>	<u>-</u>	<u>500,405</u>	<u>6,000</u>	<u>1,077,206</u>
Expenses and losses								
Compensation	-	36,176	-	139,233	-	84,243	-	177,555
Administrative	40,235	73,457	10,000	112,386	-	81,454	6,000	151,272
Professional services	3,679	7,277	3,679	41,382	4,188	13,769	3,679	33,990
Depreciation and amortization	-	215,548	-	403,427	-	295,073	-	536,601
Grants	-	-	-	-	-	-	-	-
Facility	-	167,491	-	342,193	-	292,449	-	487,770
Interest and fees	-	38,725	-	174,518	-	55,299	-	137,608
Bad debts	-	-	-	13,139	-	5,020	-	3,221
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	1,722,242	-	-
(Earnings) loss on investment in limited partnership	11	-	31	-	205	-	45	-
Total expenses and losses	<u>43,925</u>	<u>538,674</u>	<u>13,710</u>	<u>1,226,278</u>	<u>4,393</u>	<u>2,549,549</u>	<u>9,724</u>	<u>1,528,017</u>
Excess (deficiency) of revenues over expenses	(3,925)	(210,498)	(3,710)	(306,714)	(4,393)	(2,049,144)	(3,724)	(450,811)
Net assets at beginning of year	463,174	905,896	(79,726)	4,848,703	784,774	3,240,097	51,047	4,440,128
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ 459,249</u>	<u>\$ 695,398</u>	<u>\$ (83,436)</u>	<u>\$ 4,541,989</u>	<u>\$ 780,381</u>	<u>\$ 1,190,953</u>	<u>\$ 47,323</u>	<u>\$ 3,989,317</u>

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHSE Savannah Gardens Phase V GP, LLC	Mercy Housing Georgia 14, LP (Savannah Gardens Phase V)	MHSE Renaissance Apartments, LLC	MHSE Mercy Park GP, LLC	MHSE Mercy Park, LP (Mercy Park Chamblee)	MHSE 16 Savannah Gardens 6 GP, LLC	MHSE 16 Savannah Gardens 6, LP	Eliminations
Revenues								
Rent - net of vacancies	\$ -	\$ 667,687	\$ 781,937	\$ -	\$ 712,463	\$ -	\$ 500,449	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	6,000	-	-	5,508	-	-	-	(213,892)
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	287,065	498	-	9,882	-	-	(281)
Other	-	19,010	67,467	-	30,903	-	25,487	-
Total revenues	<u>6,000</u>	<u>973,762</u>	<u>849,902</u>	<u>5,508</u>	<u>753,248</u>	<u>-</u>	<u>525,936</u>	<u>(214,173)</u>
Expenses and losses								
Compensation	-	111,125	258,719	-	133,484	-	1,240	-
Administrative	6,000	85,676	103,042	-	88,084	-	171,026	(213,205)
Professional services	3,679	54,068	9,362	3,678	39,166	1,744	18,357	-
Depreciation and amortization	-	398,818	253,837	-	564,669	-	562,623	-
Grants	-	-	-	-	-	-	-	-
Facility	-	288,184	277,066	-	302,786	-	104,606	-
Interest and fees	-	105,636	147,350	-	23,363	-	172,560	(279)
Bad debts	-	12,008	-	-	269	-	5,289	(281)
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	(219,500)	-	-	-	-	-
(Earnings) loss on investment in limited partnership	8	-	-	40	-	51	-	928,304
Total expenses and losses	<u>9,687</u>	<u>1,055,515</u>	<u>829,876</u>	<u>3,718</u>	<u>1,151,821</u>	<u>1,795</u>	<u>1,035,701</u>	<u>714,539</u>
Excess (deficiency) of revenues over expenses	(3,687)	(81,753)	20,026	1,790	(398,573)	(1,795)	(509,765)	(928,712)
Net assets at beginning of year	(33,223)	6,568,170	(1,121,129)	7,107	10,132,201	(945)	5,373,630	(3,258,504)
Other transfers to (from) net assets	-	-	-	-	-	-	4,795,469	(251,650)
Net assets at end of year	<u>\$ (36,910)</u>	<u>\$ 6,486,417</u>	<u>\$ (1,101,103)</u>	<u>\$ 8,897</u>	<u>\$ 9,733,628</u>	<u>\$ (2,740)</u>	<u>\$ 9,659,334</u>	<u>\$ (4,438,866)</u>

Mercy Community Housing Georgia, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Consolidated Mercy Community Housing Georgia, Inc.
Revenues	
Rent - net of vacancies	\$ 16,957,199
Developer fees	-
Services fees	-
Philanthropy	-
Capital grants	-
Consulting	-
Interest	1,505,336
Other	<u>800,644</u>
Total revenues	<u>19,263,179</u>
Expenses and losses	
Compensation	3,770,668
Administrative	2,339,947
Professional services	691,837
Depreciation and amortization	7,328,625
Grants	-
Facility	9,321,257
Interest and fees	2,304,036
Bad debts	231,134
Provision for impaired assets	-
Project expenses	-
Shared services	-
(Gain) loss on sale of assets	1,502,742
(Earnings) loss on investment in limited partnership	<u>-</u>
Total expenses and losses	<u>27,490,246</u>
Excess (deficiency) of revenues over expenses	(8,227,067)
Net assets at beginning of year	57,874,624
Other transfers to (from) net assets	<u>4,726,896</u>
Net assets at end of year	<u>\$ 54,374,453</u>

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Northwest	Intercommunity Housing Ferndale	Sterling Senior Housing	Appian Way Manager LLC	Appian Way Mercy, LLC (Appian Way Apartments)	New Tacoma Phase I GP LLC	New Tacoma Phase I Owner, LP (New Tacoma Phase I)	New Tacoma Phase II Mercy LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 14,630	\$ 17,443	\$ 639	\$ -	\$ 192,762	\$ -	\$ 412	\$ 43,262
Cash, tenant security deposits	-	9,552	6,464	-	60,554	-	19,049	13,396
Cash, restricted	1,986,174	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	510,027	7,829	341	-	8,962	73	7,553	2,210
Due from affiliates, net	22,390,115	-	23,899	-	-	237,754	760	127
Pledges receivable, net	231,183	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	517,153	-	-	-	-	-	-	-
Prepaid expenses and other assets	14,031	7,257	5,770	-	56,900	-	25,858	13,944
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	25,663,313	42,081	37,113	-	319,178	237,827	53,632	72,939
Long-term assets								
Property and equipment								
Land and land improvements	-	180,288	303,978	-	2,037,817	-	2,899,031	1,069,626
Buildings	-	2,574,571	2,230,592	-	21,591,007	-	16,166,674	9,196,653
Furniture and equipment	39,343	74,101	7,629	-	1,040,442	-	445,104	186,219
Predevelopment project costs	765,768	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(5,431)	(1,734,193)	(1,351,446)	-	(12,431,828)	-	(8,444,347)	(2,541,062)
Net property and equipment	799,680	1,094,767	1,190,753	-	12,237,438	-	11,066,462	7,911,436
Other long-term assets								
Restricted property reserves	341,030	329,410	30,042	-	766,474	-	576,990	162,364
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	150,000	-	-	-	-	-	-	-
Due from affiliates	2,880,765	-	-	-	-	-	-	-
Pledges receivable, net	200,000	-	-	-	-	-	-	-
Investments in limited partnerships, net	1,649,788	-	-	293,998	-	1,493,357	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	43,612,202	-	-	-	-	8,216,406	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	8,916	-	-	22,904
Total long-term assets	48,833,785	329,410	30,042	293,998	775,390	9,709,763	576,990	185,268
Total assets	\$ 75,296,778	\$ 1,466,258	\$ 1,257,908	\$ 293,998	\$ 13,332,006	\$ 9,947,590	\$ 11,697,084	\$ 8,169,643

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Northwest	Intercommunity Housing Ferndale	Sterling Senior Housing	Appian Way Manager LLC	Appian Way Mercy, LLC (Appian Way Apartments)	New Tacoma Phase I GP LLC	New Tacoma Phase I Owner, LP (New Tacoma Phase I)	New Tacoma Phase II Mercy LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 566,074	\$ 29,869	\$ 22,302	\$ 880	\$ 130,579	\$ 880	\$ 134,045	\$ 234,090
Due to affiliates	5,259,899	-	3,095	13,094	37,500	124,692	134,378	1,064
Accrued interest	-	2,517	-	-	22,295	-	1,923	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	10,032	18,026	-	-	181,141	-	10,468	-
Notes payable, affiliates, current	792,908	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	102,566	2,799	1,609	-	3,679	-	8,832	2,075
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	9,054	6,060	-	60,054	-	18,093	12,270
Total current liabilities	6,731,479	62,265	33,066	13,974	435,248	125,572	307,739	249,499
Long-term liabilities								
Due to affiliates	-	-	-	-	26,198	-	-	-
Accrued interest	-	-	-	-	-	-	-	402,944
Accrued interest, affiliates	-	-	-	-	937,613	-	-	-
Notes payable, net, noncurrent	522,031	836,955	-	-	8,502,995	-	5,071,011	2,245,878
Notes payable, affiliates, noncurrent	-	-	79,106	-	4,385,089	-	8,216,406	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	1,547,009	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	23,957
Total long-term liabilities	2,069,040	836,955	79,106	-	13,851,895	-	13,287,417	2,672,779
Total liabilities	8,800,519	899,220	112,172	13,974	14,287,143	125,572	13,595,156	2,922,278
Net assets								
Net assets without donor restrictions, controlling	57,633,224	567,038	1,145,736	280,024	(955,137)	9,822,018	(1,898,072)	5,247,365
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	57,633,224	567,038	1,145,736	280,024	(955,137)	9,822,018	(1,898,072)	5,247,365
Net assets with donor restrictions	8,863,035	-	-	-	-	-	-	-
Total net assets	66,496,259	567,038	1,145,736	280,024	(955,137)	9,822,018	(1,898,072)	5,247,365
Total liabilities and net assets	\$ 75,296,778	\$ 1,466,258	\$ 1,257,908	\$ 293,998	\$ 13,332,006	\$ 9,947,590	\$ 11,697,084	\$ 8,169,643

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	New Tacoma Condominium Association	Evergreen Vista 1 GP LLC	Evergreen Vista 1 Owner, LP	Rainier Vista Block 43 GP, LLC	Rainier Vista Block 43 Owner, LP (Columbia City Station Apts)	Cobble Knoll I Mercy LLC	Allegre Mercy Redevelopment LLLP	Villa Kathleen Redevelopment LLLP
Assets								
Current assets								
Cash and cash equivalents	\$ 24,895	\$ -	\$ 24,769	\$ -	\$ 256,346	\$ -	\$ 38,461	\$ 158,802
Cash, tenant security deposits	-	-	58,643	-	20,054	-	41,554	46,544
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	149	-	172,808	-	14,994	-	23,824	20,904
Due from affiliates, net	868	-	-	92,575	1,277	269,866	-	11,173
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	26,263	-	26,880	-	15,313	-	20,705	20,224
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	52,175	-	283,100	92,575	307,984	269,866	124,544	257,647
Long-term assets								
Property and equipment								
Land and land improvements	-	-	1,113,248	-	2,144,069	-	757,244	1,293,329
Buildings	-	-	11,683,403	-	9,577,600	-	10,530,838	9,074,076
Furniture and equipment	-	-	406,003	-	271,228	-	279,058	345,222
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	(5,327,804)	-	(4,194,529)	-	(3,088,873)	(2,875,007)
Net property and equipment	-	-	7,874,850	-	7,798,368	-	8,478,267	7,837,620
Other long-term assets								
Restricted property reserves	-	-	533,145	-	270,833	-	920,014	976,282
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	262,769	-	(248)	-	227,874	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	7,513	-	6,176	19,168
Total long-term assets	-	262,769	533,145	(248)	278,346	227,874	926,190	995,450
Total assets	\$ 52,175	\$ 262,769	\$ 8,691,095	\$ 92,327	\$ 8,384,698	\$ 497,740	\$ 9,529,001	\$ 9,090,717

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	New Tacoma Condominium Association	Evergreen Vista 1 GP LLC	Evergreen Vista 1 Owner, LP	Rainier Vista Block 43 GP, LLC	Rainier Vista Block 43 Owner, LP (Columbia City Station Apts)	Cobble Knoll I Mercy LLC	Allegre Mercy Redevelopment LLLP	Villa Kathleen Redevelopment LLLP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 17,036	\$ 880	\$ 83,898	\$ 880	\$ 54,873	\$ 880	\$ 94,450	\$ 62,681
Due to affiliates	-	16,968	56,142	100,510	94,190	282,460	122,950	160,924
Accrued interest	-	-	18,841	-	9,298	-	2,710	4,288
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	122,786	-	56,987	-	26,850	32,271
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	26,263	-	19,759	-	18,156	-	2,079	24,702
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	-	58,156	-	19,886	-	39,765	44,601
Total current liabilities	43,299	17,848	359,582	101,390	253,390	283,340	288,804	329,467
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	77,257
Accrued interest, affiliates	-	-	1,808,780	-	-	-	-	-
Notes payable, net, noncurrent	-	-	3,836,940	-	8,571,456	-	2,283,189	3,131,209
Notes payable, affiliates, noncurrent	-	-	4,110,219	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	363,009	-	151,555	-	-	-
Total long-term liabilities	-	-	10,118,948	-	8,723,011	-	2,283,189	3,208,466
Total liabilities	43,299	17,848	10,478,530	101,390	8,976,401	283,340	2,571,993	3,537,933
Net assets								
Net assets without donor restrictions, controlling	8,876	244,921	(1,787,435)	(9,063)	(591,703)	214,400	6,957,008	5,552,784
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	8,876	244,921	(1,787,435)	(9,063)	(591,703)	214,400	6,957,008	5,552,784
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	8,876	244,921	(1,787,435)	(9,063)	(591,703)	214,400	6,957,008	5,552,784
Total liabilities and net assets	\$ 52,175	\$ 262,769	\$ 8,691,095	\$ 92,327	\$ 8,384,698	\$ 497,740	\$ 9,529,001	\$ 9,090,717

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	Impact Family Village GP LLC	Impact Family Village Limited Partnership (Emerald City Commons)	Family Tree & Lincoln Way GP, LLC	Family Tree & Lincoln Way LLLP	MHNW Othello Commercial	MHNW 9 Othello East GP, LLC	MHNW 9 Othello East, LP	MHNW 10 Othello West GP, LLC
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 95,030	\$ -	\$ 877,647	\$ 9,948	\$ -	\$ 19,125	\$ -
Cash, tenant security deposits	-	18,070	-	107,925	-	-	30,162	-
Cash, restricted	-	2,586	-	-	168,720	-	160,126	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	59,570	-	96,827	-	-	45,314	-
Due from affiliates, net	(614)	-	-	1,038,059	-	-	5,027	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	131,534	-	99,651	4,270	-	43,117	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	(614)	306,790	-	2,220,109	182,938	-	302,871	-
Long-term assets								
Property and equipment								
Land and land improvements	-	2,655,418	-	259,465	138,164	-	1,906,684	-
Buildings	-	12,839,383	-	31,019,970	1,083,435	-	19,012,411	-
Furniture and equipment	-	383,034	-	352,459	203,926	-	390,051	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(5,434,572)	-	(10,326,805)	(357,288)	-	(4,587,899)	-
Net property and equipment	-	10,443,263	-	21,305,089	1,068,237	-	16,721,247	-
Other long-term assets								
Restricted property reserves	-	449,349	-	1,712,079	-	-	539,791	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	913,376	-	461,084	-	-	(60,067)	-	(212)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	29,489	-	28,831	-	-	24,698	-
Total long-term assets	913,376	478,838	461,084	1,740,910	-	(60,067)	564,489	(212)
Total assets	<u>\$ 912,762</u>	<u>\$ 11,228,891</u>	<u>\$ 461,084</u>	<u>\$ 25,266,108</u>	<u>\$ 1,251,175</u>	<u>\$ (60,067)</u>	<u>\$ 17,588,607</u>	<u>\$ (212)</u>

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	Impact Family Village GP LLC	Impact Family Village Limited Partnership (Emerald City Commons)	Family Tree & Lincoln Way GP, LLC	Family Tree & Lincoln Way LLLP	MHNW Othello Commercial	MHNW 9 Othello East GP, LLC	MHNW 9 Othello East, LP	MHNW 10 Othello West GP, LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 83,101	\$ 880	\$ 202,011	\$ 7,457	\$ 880	\$ 54,118	\$ 880
Due to affiliates	34,599	-	9,109	1,038,059	-	7,743	2,132	6,142
Accrued interest	-	-	-	21,558	1,683	-	18,130	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	282,623	13,832	-	88,020	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	22,518	-	48,919	-	-	7,863	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	17,569	-	97,672	-	-	29,270	-
Total current liabilities	37,414	123,188	9,989	1,690,842	22,972	8,623	199,533	7,022
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	588,079	-	53,764	-	-	427,952	-
Accrued interest, affiliates	-	-	-	3,016,744	-	-	-	-
Notes payable, net, noncurrent	-	7,681,126	-	10,310,458	411,854	-	11,316,348	-
Notes payable, affiliates, noncurrent	-	-	-	10,068,092	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	20,167	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	234,233	-
Total long-term liabilities	-	8,269,205	-	23,469,225	411,854	-	11,978,533	-
Total liabilities	37,414	8,392,393	9,989	25,160,067	434,826	8,623	12,178,066	7,022
Net assets								
Net assets without donor restrictions, controlling	875,348	2,836,498	451,095	106,041	816,349	(68,690)	5,410,541	(7,234)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	875,348	2,836,498	451,095	106,041	816,349	(68,690)	5,410,541	(7,234)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	875,348	2,836,498	451,095	106,041	816,349	(68,690)	5,410,541	(7,234)
Total liabilities and net assets	\$ 912,762	\$ 11,228,891	\$ 461,084	\$ 25,266,108	\$ 1,251,175	\$ (60,067)	\$ 17,588,607	\$ (212)

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	MHNW 10 Othello West, LP	MHNW 12 Eleanor Apartments GP LLC	MHNW 12 Eleanor Apartments LLLP (Eleanor Apartments)	MHNW 11 Woodlakes GP, LLC	Woodlake Manor Apartments (MHNW 11 Woodlakes LLP)	MHNW 13 Building 9 South GP LLC	MHNW 13 Building 9 South LP	MHNW 14 Building 9 North GP LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 138,768	\$ -	\$ 118,843	\$ -	\$ 82,994	\$ -	\$ 196,233	\$ -
Cash, tenant security deposits	14,822	-	30,702	-	59,512	-	64,028	-
Cash, restricted	218,439	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	24,620	-	9,851	-	37,476	-	187,655	-
Due from affiliates, net	1,558	11,677	-	-	12,975	96,257	8,128	34,203
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	21,681	-	34,590	-	20,032	-	60,755	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	419,888	11,677	193,986	-	212,989	96,257	516,799	34,203
Long-term assets								
Property and equipment								
Land and land improvements	994,679	-	2,707,411	-	1,647,789	-	2,996,851	-
Buildings	9,914,583	-	17,478,108	-	10,342,935	-	41,159,711	-
Furniture and equipment	201,436	-	305,320	-	271,093	-	426,379	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(2,423,706)	-	(4,066,991)	-	(2,135,310)	-	(4,385,817)	-
Net property and equipment	8,686,992	-	16,423,848	-	10,126,507	-	40,197,124	-
Other long-term assets								
Restricted property reserves	223,562	-	1,192,254	-	917,377	-	317,898	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	(5,023)	-	(481,494)	-	(449)	-	(308)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	47,994	-	100,081	-	48,134	-	58,844	-
Total long-term assets	271,556	(5,023)	1,292,335	(481,494)	965,511	(449)	376,742	(308)
Total assets	\$ 9,378,436	\$ 6,654	\$ 17,910,169	\$ (481,494)	\$ 11,305,007	\$ 95,808	\$ 41,090,665	\$ 33,895

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	MHNW 10 Othello West, LP	MHNW 12 Eleanor Apartments GP LLC	MHNW 12 Eleanor Apartments LLLP (Eleanor Apartments)	MHNW 11 Woodlakes GP, LLC	Woodlake Manor Apartments (MHNW 11 Woodlakes LLLP)	MHNW 13 Building 9 South GP LLC	MHNW 13 Building 9 South LP	MHNW 14 Building 9 North GP LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 43,316	\$ 880	\$ 60,589	\$ 880	\$ 56,759	\$ 880	\$ 86,947	\$ 880
Due to affiliates	5,108	530	-	5,930	12,495	100,985	122,657	38,932
Accrued interest	-	-	-	-	5,907	-	31,755	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	46,032	-	92,428	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	9,767	-	2,775	-	2,468	-	42,401	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	13,516	-	30,047	-	58,638	-	61,635	-
Total current liabilities	71,707	1,410	93,411	6,810	182,299	101,865	437,823	39,812
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	218,756	-	225,139	-	-	-	736,983	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	2,213,348	-	4,599,151	-	4,499,721	-	25,016,306	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	2,432,104	-	4,824,290	-	4,499,721	-	25,753,289	-
Total liabilities	2,503,811	1,410	4,917,701	6,810	4,682,020	101,865	26,191,112	39,812
Net assets								
Net assets without donor restrictions, controlling	6,874,625	5,244	12,992,468	(488,304)	6,622,987	(6,057)	14,899,553	(5,917)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	6,874,625	5,244	12,992,468	(488,304)	6,622,987	(6,057)	14,899,553	(5,917)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	6,874,625	5,244	12,992,468	(488,304)	6,622,987	(6,057)	14,899,553	(5,917)
Total liabilities and net assets	\$ 9,378,436	\$ 6,654	\$ 17,910,169	\$ (481,494)	\$ 11,305,007	\$ 95,808	\$ 41,090,665	\$ 33,895

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	MHNW 14 Building 9 North LP	Building 9 Condominium Association (Mercy Magnuson Place Condominium)	MHNW Family Service Center Commercial (Allen Family Center)	MHNW 16 Family Housing GP LLC	MHNW 16 Family Housing LLLP (Gardner House)	MHNW 18 Vancouver Family Housing GP LLC	MHNW 18 Vancouver Family Housing LLLP (Columbia Heights Apartments)	MHNW 17 MLK Senior Housing GP LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 27,979	\$ 14,060	\$ 115,735	\$ -	\$ 2,073	\$ -	\$ 23,980	\$ -
Cash, tenant security deposits	16,660	-	-	-	31,684	-	55,027	-
Cash, restricted	-	-	-	-	450,547	-	684,280	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	23,645	-	-	-	315,875	-	13,596	-
Due from affiliates, net	3,022	-	-	-	6,185	-	-	500
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	41,123	-	-	-	102,379	-	36,619	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	112,429	14,060	115,735	-	908,743	-	813,502	500
Long-term assets								
Property and equipment								
Land and land improvements	1,999,456	-	484,957	-	4,241,887	-	3,452,466	-
Buildings	30,125,410	-	4,836,585	-	30,225,280	-	17,871,894	-
Furniture and equipment	291,981	-	251,245	-	706,516	-	450,412	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(3,060,598)	-	(443,985)	-	(3,587,005)	-	(305,168)	-
Net property and equipment	29,356,249	-	5,128,802	-	31,586,678	-	21,469,604	-
Other long-term assets								
Restricted property reserves	385,996	-	681,048	-	1,838,210	-	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	10,693	-	1,300,039	-	1,199,853
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	60,781	-	-	-	117,495	-	128,650	-
Total long-term assets	446,777	-	681,048	10,693	1,955,705	1,300,039	128,650	1,199,853
Total assets	<u>\$ 29,915,455</u>	<u>\$ 14,060</u>	<u>\$ 5,925,585</u>	<u>\$ 10,693</u>	<u>\$ 34,451,126</u>	<u>\$ 1,300,039</u>	<u>\$ 22,411,756</u>	<u>\$ 1,200,353</u>

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	MHNW 14 Building 9 North LP	Building 9 Condominium Association (Mercy Magnuson Place Condominium)	MHNW Family Service Center Commercial (Allen Family Center)	MHNW 16 Family Housing GP LLC	MHNW 16 Family Housing LLLP (Gardner House)	MHNW 18 Vancouver Family Housing GP LLC	MHNW 18 Vancouver Family Housing LLLP (Columbia Heights Apartments)	MHNW 17 MLK Senior Housing GP LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 34,681	\$ 3,271	\$ 3,521	\$ 2,815	\$ 638,428	\$ 880	\$ 201,109	\$ 880
Due to affiliates	40,749	10,789	-	13,273	410,865	1,898	1,175,964	2,298
Accrued interest	-	-	-	-	-	-	52,500	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	-	-	-	-	10,434,241	-
Notes payable, affiliates, current	-	-	-	-	-	-	760	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	9,353	-	-	-	24,421	-	11,547	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	16,128	-	-	-	28,979	-	54,687	-
Total current liabilities	100,911	14,060	3,521	16,088	1,102,693	2,778	11,930,808	3,178
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	242,889	-	-	-	222,374	-	16,184	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	10,866,828	-	781,903	-	4,943,365	-	4,446,575	-
Notes payable, affiliates, noncurrent	7,688,519	-	5,417,385	-	22,288,097	-	2,400,000	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	-	-	-
Other liabilities, noncurrent	351,288	-	-	-	129,665	-	344,920	-
Total long-term liabilities	19,149,524	-	6,199,288	-	27,583,501	-	7,207,679	-
Total liabilities	19,250,435	14,060	6,202,809	16,088	28,686,194	2,778	19,138,487	3,178
Net assets								
Net assets without donor restrictions, controlling	10,665,020	-	(277,224)	(5,395)	5,764,932	1,297,261	3,273,269	1,197,175
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	10,665,020	-	(277,224)	(5,395)	5,764,932	1,297,261	3,273,269	1,197,175
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	10,665,020	-	(277,224)	(5,395)	5,764,932	1,297,261	3,273,269	1,197,175
Total liabilities and net assets	\$ 29,915,455	\$ 14,060	\$ 5,925,585	\$ 10,693	\$ 34,451,126	\$ 1,300,039	\$ 22,411,756	\$ 1,200,353

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	MHNW 17 MLK Senior Housing LLLP (Mercy Rosa Franklin Place)	MHNW 19 Barkley Family GP	MHNW 19 Barkley Family LLLP	MHNW 23 Evergreen Ridge LLC	MHNW 20 Marylhurst GP	MHNW 20 Marylhurst LP (Marylhurst Commons)	MHNW 22 Millworks Family GP LLC	MHNW 22 Millworks Family LLLP
Assets								
Current assets								
Cash and cash equivalents	\$ 92,540	\$ -	\$ 13,231	\$ 508,358	\$ -	\$ -	\$ -	\$ -
Cash, tenant security deposits	17,000	-	10,742	95,884	-	-	-	-
Cash, restricted	35,263	-	578,400	15,384	-	9,596	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	33,629	-	20,528	42,999	-	-	-	-
Due from affiliates, net	-	-	-	43,973	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	35,719	-	-	362,441	-	-	-	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	214,151	-	622,901	1,069,039	-	9,596	-	-
Long-term assets								
Property and equipment								
Land and land improvements	1,791,827	-	2,339,916	7,394,708	-	-	-	1,026,115
Buildings	18,140,948	-	20,005,157	24,555,292	-	-	-	-
Furniture and equipment	734,794	-	590,955	6,374	-	-	-	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	268,428	-	6,651,493	-	2,215,270
Accumulated depreciation	(892,345)	-	(106,317)	(409,255)	-	-	-	-
Net property and equipment	19,775,224	-	22,829,711	31,815,547	-	6,651,493	-	3,241,385
Other long-term assets								
Restricted property reserves	531,208	-	-	6,988,492	-	5,004	-	408,282
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	977	-	-	(1)	-	1,000	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	652,343	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	117,379	-	167,028	-	-	314,745	-	141,250
Total long-term assets	648,587	977	167,028	6,988,492	(1)	972,092	1,000	549,532
Total assets	<u>\$ 20,637,962</u>	<u>\$ 977</u>	<u>\$ 23,619,640</u>	<u>\$ 39,873,078</u>	<u>\$ (1)</u>	<u>\$ 7,633,181</u>	<u>\$ 1,000</u>	<u>\$ 3,790,917</u>

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	MHNW 17 MLK Senior Housing LLLP (Mercy Rosa Franklin Place)	MHNW 19 Barkley Family GP	MHNW 19 Barkley Family LLLP	MHNW 23 Evergreen Ridge LLC	MHNW 20 Marylhurst GP	MHNW 20 Marylhurst LP (Marylhurst Commons)	MHNW 22 Millworks Family GP LLC	MHNW 22 Millworks Family LLLP
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 120,973	\$ 880	\$ 1,563,071	\$ 70,547	\$ 2,815	\$ 965,993	\$ 1,000	\$ 4,591
Due to affiliates	111,210	1,864	948,615	1,214	-	153,463	-	99,427
Accrued interest	-	-	21,893	87,750	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	11,328,570	-	-	-	-	-
Notes payable, affiliates, current	-	-	7,296	-	-	13,552	-	5,532
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	7,695	-	3,077	3,107	-	-	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	17,071	-	9,823	103,761	-	-	-	-
Total current liabilities	256,949	2,744	13,882,345	266,379	2,815	1,133,008	1,000	109,550
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	43,501	38,231	-	9,443	-	126
Accrued interest, affiliates	-	-	10,932	5,833	-	-	-	801
Notes payable, net, noncurrent	4,920,430	-	6,472,122	34,375,492	-	2,452,839	-	177,012
Notes payable, affiliates, noncurrent	2,793,000	-	600,000	534,614	-	1,200,000	-	1,000,000
Lease obligations, noncurrent	-	-	-	-	-	156,751	-	-
Deferred revenue, noncurrent	-	-	-	5,125,000	-	-	-	-
Other liabilities, noncurrent	-	-	455,330	-	-	903,463	-	78,449
Total long-term liabilities	7,713,430	-	7,581,885	40,079,170	-	4,722,496	-	1,256,388
Total liabilities	7,970,379	2,744	21,464,230	40,345,549	2,815	5,855,504	1,000	1,365,938
Net assets								
Net assets without donor restrictions, controlling	12,667,583	(1,767)	2,155,410	(472,471)	(2,816)	1,777,677	-	2,424,979
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	12,667,583	(1,767)	2,155,410	(472,471)	(2,816)	1,777,677	-	2,424,979
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	12,667,583	(1,767)	2,155,410	(472,471)	(2,816)	1,777,677	-	2,424,979
Total liabilities and net assets	\$ 20,637,962	\$ 977	\$ 23,619,640	\$ 39,873,078	\$ (1)	\$ 7,633,181	\$ 1,000	\$ 3,790,917

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Properties Washington		Eliminations	Consolidated Mercy Housing Northwest
Assets				
Current assets				
Cash and cash equivalents	\$ 493,035	\$ -	\$ -	3,602,000
Cash, tenant security deposits	150,908	-	-	978,936
Cash, restricted	-	-	-	4,309,515
Investments	-	-	-	-
Investments, restricted	-	-	-	-
Accounts receivable, net	117,785	4,282	-	1,803,326
Due from affiliates, net	7,312	(3,977,328)	-	20,319,348
Pledges receivable, net	-	-	-	231,183
Grants receivable	-	-	-	-
Loans and interest receivable, current	-	-	-	-
Loans and interest receivable, affiliates, current	-	(89,229)	-	427,924
Prepaid expenses and other assets	77,288	(325,500)	-	978,844
Inventory	-	-	-	-
Assets held for sale	-	-	-	-
Total current assets	846,328	(4,387,775)	-	32,651,076
Long-term assets				
Property and equipment				
Land and land improvements	5,942,029	(526,075)	-	53,252,377
Buildings	33,318,296	(21,564,681)	-	392,990,131
Furniture and equipment	1,039,347	349,816	-	10,049,487
Predevelopment project costs	-	-	-	765,768
Construction in progress	-	(1,326,831)	-	7,808,360
Accumulated depreciation	(25,821,167)	6,851,108	-	(103,487,640)
Net property and equipment	14,478,505	(16,216,663)	-	361,378,483
Other long-term assets				
Restricted property reserves	1,588,709	-	-	22,685,843
Long-term investments	-	-	-	-
Long-term investments, restricted	-	-	-	150,000
Due from affiliates	-	(2,880,765)	-	-
Pledges receivable, net	-	-	-	200,000
Investments in limited partnerships, net	-	(6,553,018)	-	713,988
Notes and interest receivable, net	-	-	-	-
Notes and interest receivable, affiliates	-	(51,763,001)	-	65,607
Right-of-use asset, net	-	-	-	652,343
Allowance for impaired assets	-	-	-	-
Other assets, net	-	-	-	1,450,076
Total long-term assets	1,588,709	(61,196,784)	-	25,917,857
Total assets	\$ 16,913,542	\$ (81,801,222)	\$ -	\$ 419,947,416

Mercy Housing Northwest
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Properties Washington		Eliminations	Consolidated Mercy Housing Northwest
Liabilities				
Current liabilities				
Accounts payable and accrued expenses	\$ 286,330	\$ (235,527)	\$	5,703,828
Due to affiliates	442,999	(4,157,096)		7,049,819
Accrued interest	23,863	-		326,911
Accrued interest, affiliates	-	-		-
Notes payable, current	180,605	-		22,924,912
Notes payable, affiliates, current	-	(27,140)		792,908
Lease obligations, current	-	-		-
Deferred revenue, current	79,909	-		488,339
Other liabilities, current	-	-		-
Tenant security deposits	145,119	-		951,854
Total current liabilities	1,158,825	(4,419,763)		38,238,571
Long-term liabilities				
Due to affiliates	180,000	(206,198)		-
Accrued interest	380,836	-		3,684,458
Accrued interest, affiliates	123,710	(5,886,847)		17,566
Notes payable, net, noncurrent	8,817,268	(795,400)		178,508,410
Notes payable, affiliates, noncurrent	491,016	(68,725,459)		2,546,084
Lease obligations, noncurrent	-	-		156,751
Deferred revenue, noncurrent	597,784	-		7,289,960
Other liabilities, noncurrent	-	(2,580,538)		455,331
Total long-term liabilities	10,590,614	(78,194,442)		192,658,560
Total liabilities	11,749,439	(82,614,205)		230,897,131
Net assets				
Net assets without donor restrictions, controlling	5,164,103	812,983		180,187,250
Net assets without donor restrictions, noncontrolling	-	-		-
Total net assets without donor restrictions	5,164,103	812,983		180,187,250
Net assets with donor restrictions	-	-		8,863,035
Total net assets	5,164,103	812,983		189,050,285
Total liabilities and net assets	\$ 16,913,542	\$ (81,801,222)	\$	419,947,416

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Northwest	Intercommunity Housing Ferndale	Sterling Senior Housing	Appian Way Manager LLC	Appian Way Mercy, LLC (Appian Way Apartments)	New Tacoma Phase I GP LLC	New Tacoma Phase I Owner, LP (New Tacoma Phase I)	New Tacoma Phase II Mercy LLC
Revenues								
Rent - net of vacancies	\$ -	\$ 327,478	\$ 180,378	\$ -	\$ 1,891,315	\$ -	\$ 595,016	\$ 296,313
Developer fees	4,381,193	-	-	-	-	-	-	-
Services fees	1,104,264	-	-	-	-	14,476	-	-
Philanthropy	7,970,827	-	-	-	-	-	-	-
Capital grants	2,293,054	-	-	-	-	-	-	-
Consulting	34,379	-	-	-	-	-	-	-
Interest	1,056,512	1,068	4	-	18	-	511	126
Other	311,670	8,684	2,021	-	14,375	-	4,848	4,302
Total revenues	17,151,899	337,230	182,403	-	1,905,708	14,476	600,375	300,741
Expenses and losses								
Compensation	3,318,158	79,192	51,956	-	404,274	-	113,264	72,562
Administrative	917,851	34,921	29,698	-	184,040	14,477	122,907	84,067
Professional services	89,916	10,391	14,379	1,744	31,206	1,744	68,275	41,559
Depreciation and amortization	5,431	98,043	83,531	-	930,997	-	691,731	344,288
Grants	66,227	-	-	-	-	-	-	-
Facility	141,664	136,590	79,076	-	548,992	-	286,812	110,164
Interest and fees	468	32,977	-	-	499,280	-	29,396	58,426
Bad debts	(26,076)	-	-	-	11,873	-	1,679	5,014
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	1,336,156	-	-	-	-	-	-	-
(Gain) loss on sale of assets	(289)	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	(154,902)	-	-	70	-	71	-	-
Total expenses and losses	5,694,604	392,114	258,640	1,814	2,610,662	16,292	1,314,064	716,080
Excess (deficiency) of revenues over expenses	11,457,295	(54,884)	(76,237)	(1,814)	(704,954)	(1,816)	(713,689)	(415,339)
Net assets at beginning of year	55,038,964	621,922	1,221,973	281,838	(250,183)	9,823,834	(1,184,383)	5,662,704
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	\$ 66,496,259	\$ 567,038	\$ 1,145,736	\$ 280,024	\$ (955,137)	\$ 9,822,018	\$ (1,898,072)	\$ 5,247,365

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	New Tacoma Condominium Association	Evergreen Vista 1 GP LLC	Evergreen Vista 1 Owner, LP	Rainier Vista Block 43 GP, LLC	Rainier Vista Block 43 Owner, LP (Columbia City Station Apts)	Cobble Knoll I Mercy LLC	Allegre Mercy Redevelopment LLLP	Villa Kathleen Redevelopment LLLP
Revenues								
Rent - net of vacancies	\$ -	\$ -	\$ 1,537,589	\$ -	\$ 715,272	\$ -	\$ 648,394	\$ 691,244
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	10,490	-	44,264	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	-	28	-	14	-	56	50
Other	158,083	-	54,843	-	2,577	-	14,316	6,595
Total revenues	<u>158,083</u>	<u>-</u>	<u>1,592,460</u>	<u>10,490</u>	<u>717,863</u>	<u>44,264</u>	<u>662,766</u>	<u>697,889</u>
Expenses and losses								
Compensation	-	-	309,475	-	106,958	-	207,351	151,053
Administrative	-	-	137,034	10,490	82,256	44,264	119,337	112,452
Professional services	7,900	1,744	9,936	1,744	7,895	1,744	12,823	10,715
Depreciation and amortization	-	-	444,485	-	376,200	-	304,015	358,552
Grants	-	-	-	-	-	-	-	-
Facility	150,183	-	517,895	-	246,222	-	353,753	348,743
Interest and fees	-	-	395,120	-	125,064	-	49,454	64,877
Bad debts	-	-	40,548	-	9,624	-	2,983	3
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	26	-	24	-	73	-	-
Total expenses and losses	<u>158,083</u>	<u>1,770</u>	<u>1,854,493</u>	<u>12,258</u>	<u>954,219</u>	<u>46,081</u>	<u>1,049,716</u>	<u>1,046,395</u>
Excess (deficiency) of revenues over expenses	-	(1,770)	(262,033)	(1,768)	(236,356)	(1,817)	(386,950)	(348,506)
Net assets at beginning of year	8,876	246,691	(1,525,402)	(7,295)	(355,347)	216,217	7,343,958	5,901,290
Other transfers to (from) net assets	-	-	-	-	-	-	-	-
Net assets at end of year	<u>\$ 8,876</u>	<u>\$ 244,921</u>	<u>\$ (1,787,435)</u>	<u>\$ (9,063)</u>	<u>\$ (591,703)</u>	<u>\$ 214,400</u>	<u>\$ 6,957,008</u>	<u>\$ 5,552,784</u>

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Impact Family Village GP LLC	Impact Family Village Limited Partnership (Emerald City Commons)	Family Tree & Lincoln Way GP, LLC	Family Tree & Lincoln Way LLLP	MHNW Othello Commercial	MHNW 9 Othello East GP, LLC	MHNW 9 Othello East, LP	MHNW 10 Othello West GP, LLC
Revenues								
Rent - net of vacancies	\$ -	\$ 738,650	\$ -	\$ 2,947,067	\$ 44,400	\$ (42)	\$ 1,077,374	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	27,613	-	-	-	-	-	-	10,609
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	346	-	643	-	-	1,691	-
Other	-	9,301	-	39,165	127,008	-	19,072	-
Total revenues	27,613	748,297	-	2,986,875	171,408	(42)	1,098,137	10,609
Expenses and losses								
Compensation	-	180,491	-	568,118	-	-	194,151	-
Administrative	24,076	121,470	-	265,627	254	(43)	90,122	(20,600)
Professional services	2,316	111,699	1,744	18,488	25,702	1,744	63,399	1,744
Depreciation and amortization	-	557,326	-	1,147,307	44,714	-	768,266	-
Grants	-	-	-	-	-	-	-	-
Facility	-	400,915	-	741,419	113,695	-	357,126	-
Interest and fees	-	82,749	-	888,965	22,059	-	304,433	-
Bad debts	-	14,429	-	35,530	-	-	59,122	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	72	-	68	-	-	74	-	31
Total expenses and losses	26,464	1,469,079	1,812	3,665,454	206,424	1,775	1,836,619	(18,825)
Excess (deficiency) of revenues over expenses	1,149	(720,782)	(1,812)	(678,579)	(35,016)	(1,817)	(738,482)	29,434
Net assets at beginning of year	874,199	3,564,820	452,907	784,620	851,365	(66,873)	6,149,023	(36,668)
Other transfers to (from) net assets	-	(7,540)	-	-	-	-	-	-
Net assets at end of year	\$ 875,348	\$ 2,836,498	\$ 451,095	\$ 106,041	\$ 816,349	\$ (68,690)	\$ 5,410,541	\$ (7,234)

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHNW 10 Othello West, LP	MHNW 12 Eleanor Apartments GP LLC	MHNW 12 Eleanor Apartments LLLP (Eleanor Apartments)	MHNW 11 Woodlakes GP, LLC	Woodlake Manor Apartments (MHNW 11 Woodlakes LLLP)	MHNW 13 Building 9 South GP LLC	MHNW 13 Building 9 South LP	MHNW 14 Building 9 North GP LLC
Revenues								
Rent - net of vacancies	\$ 457,565	\$ -	\$ 621,882	\$ -	\$ 777,766	\$ -	\$ 1,610,293	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	16,699	-	-	-	27,318	-	10,381
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	1	-	(46,303)	-	269	-	547	-
Other	7,352	-	15,725	-	9,900	-	20,029	-
Total revenues	464,918	16,699	591,304	-	787,935	27,318	1,630,869	10,381
Expenses and losses								
Compensation	71,595	-	208,392	-	191,682	-	170,599	-
Administrative	70,348	-	121,682	49,282	90,086	27,318	155,023	10,381
Professional services	34,512	1,744	82,260	1,744	10,860	1,744	68,000	1,744
Depreciation and amortization	404,689	-	775,424	-	317,150	-	1,223,374	-
Grants	-	-	-	-	-	-	-	-
Facility	159,977	-	229,614	-	335,632	-	499,606	-
Interest and fees	32,460	-	60,749	-	72,850	-	616,461	-
Bad debts	2,559	-	1,375	-	-	-	88,133	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	89	-	23	-	119	-	83
Total expenses and losses	776,140	1,833	1,479,496	51,049	1,018,260	29,181	2,821,196	12,208
Excess (deficiency) of revenues over expenses	(311,222)	14,866	(888,192)	(51,049)	(230,325)	(1,863)	(1,190,327)	(1,827)
Net assets at beginning of year	7,185,847	(9,622)	13,880,676	(437,255)	6,902,570	(4,194)	15,465,435	(4,090)
Other transfers to (from) net assets	-	-	(16)	-	(49,258)	-	624,445	-
Net assets at end of year	\$ 6,874,625	\$ 5,244	\$ 12,992,468	\$ (488,304)	\$ 6,622,987	\$ (6,057)	\$ 14,899,553	\$ (5,917)

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHNW 14 Building 9 North LP	Building 9 Condominium Association (Mercy Magnuson Place Condominium)	MHNW Family Service Center Commercial (Allen Family Center)	MHNW 16 Family Housing GP LLC	MHNW 16 Family Housing LLLP (Gardner House)	MHNW 18 Vancouver Family Housing GP LLC	MHNW 18 Vancouver Family Housing LLLP (Columbia Heights Apartments)	MHNW 17 MLK Senior Housing GP LLC
Revenues								
Rent - net of vacancies	\$ 442,334	\$ -	\$ -	\$ -	\$ 1,301,590	\$ -	\$ 248,070	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	500
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	1,129	-	40	-	91	-	-	-
Other	151,337	2,500	66,522	-	185,608	-	8,212	-
Total revenues	594,800	2,500	66,562	-	1,487,289	-	256,282	500
Expenses and losses								
Compensation	84,196	-	24,521	-	513,385	-	128,477	-
Administrative	57,124	-	6,575	-	203,955	-	182,593	500
Professional services	31,676	2,500	26,389	3,680	257,138	1,744	33,932	1,744
Depreciation and amortization	891,283	-	217,174	-	1,230,069	-	309,604	-
Grants	-	-	-	-	-	-	-	-
Facility	272,995	-	10,116	-	597,140	-	47,201	-
Interest and fees	66,670	-	293	-	53,874	-	163,869	-
Bad debts	18,549	-	-	-	166,096	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	153	-	61	-	96
Total expenses and losses	1,422,493	2,500	285,068	3,833	3,021,657	1,805	865,676	2,340
Excess (deficiency) of revenues over expenses	(827,693)	-	(218,506)	(3,833)	(1,534,368)	(1,805)	(609,394)	(1,840)
Net assets at beginning of year	11,492,713	-	(58,718)	(1,562)	7,299,300	1,299,066	3,327,583	1,199,015
Other transfers to (from) net assets	-	-	-	-	-	-	555,080	-
Net assets at end of year	\$ 10,665,020	\$ -	\$ (277,224)	\$ (5,395)	\$ 5,764,932	\$ 1,297,261	\$ 3,273,269	\$ 1,197,175

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	MHNW 17 MLK Senior Housing LLLP (Mercy Rosa Franklin Place)	MHNW 19 Barkley Family GP	MHNW 19 Barkley Family LLLP	MHNW 23 Evergreen Ridge LLC	MHNW 20 Marylhurst GP	MHNW 20 Marylhurst LP (Marylhurst Commons)	MHNW 22 Millworks Family GP LLC	MHNW 22 Millworks Family LLLP
Revenues								
Rent - net of vacancies	\$ 397,525	\$ -	\$ 30,457	\$ 897,582	\$ -	\$ -	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	2,140	-	-	-	-	4	-	7
Other	16,748	-	1,300	97,908	-	-	-	-
Total revenues	416,413	-	31,757	995,490	-	4	-	7
Expenses and losses								
Compensation	86,635	-	23,271	83,336	-	-	-	-
Administrative	123,260	-	108,906	155,041	-	5,000	-	15,100
Professional services	19,975	1,744	9,579	9,689	2,815	4,591	-	4,591
Depreciation and amortization	701,148	-	107,720	409,255	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Facility	158,343	-	1,089	181,247	-	4,407	-	-
Interest and fees	286,137	-	26	565,482	-	160	-	-
Bad debts	867	-	-	63,911	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	22	-	-	1	-	-	-
Total expenses and losses	1,376,365	1,766	250,591	1,467,961	2,816	14,158	-	19,691
Excess (deficiency) of revenues over expenses	(959,952)	(1,766)	(218,834)	(472,471)	(2,816)	(14,154)	-	(19,684)
Net assets at beginning of year	2,441,363	(1)	2,399,244	-	-	-	-	-
Other transfers to (from) net assets	11,186,172	-	(25,000)	-	-	1,791,831	-	2,444,663
Net assets at end of year	\$ 12,667,583	\$ (1,767)	\$ 2,155,410	\$ (472,471)	\$ (2,816)	\$ 1,777,677	\$ -	\$ 2,424,979

Mercy Housing Northwest
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Consolidated Mercy Properties Washington		Eliminations	Consolidated Mercy Housing Northwest	
Revenues					
Rent - net of vacancies	\$	3,109,439	\$	(84,413)	\$ 21,500,538
Developer fees		-		(1,452,592)	2,928,601
Services fees		-		(1,161,237)	105,377
Philanthropy		-		-	7,970,827
Capital grants		-		-	2,293,054
Consulting		-		-	34,379
Interest		(16,961)		(982,284)	19,747
Other		88,449		(366,313)	1,082,137
Total revenues		<u>3,180,927</u>		<u>(4,046,839)</u>	<u>35,934,660</u>
Expenses and losses					
Compensation		685,954		-	8,029,046
Administrative		413,157		(456,168)	3,713,863
Professional services		294,272		(850,580)	598,638
Depreciation and amortization		1,345,131		(713,255)	13,373,652
Grants		-		(66,227)	-
Facility		1,037,287		(241,288)	7,826,615
Interest and fees		171,988		(994,604)	3,649,683
Bad debts		43,134		28,368	567,721
Provision for impaired assets		-		-	-
Project expenses		-		-	-
Shared services		-		-	1,336,156
(Gain) loss on sale of assets		-		-	(289)
(Earnings) loss on investment in limited partnership		-		(439)	(154,185)
Total expenses and losses		<u>3,990,923</u>		<u>(3,294,193)</u>	<u>38,940,900</u>
Excess (deficiency) of revenues over expenses		(809,996)		(752,646)	(3,006,240)
Net assets at beginning of year		5,974,099		1,517,371	175,487,890
Other transfers to (from) net assets		-		48,258	16,568,635
Net assets at end of year	\$	<u><u>5,164,103</u></u>	\$	<u><u>812,983</u></u>	\$ <u><u>189,050,285</u></u>

Mercy Properties Washington
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties Washington	Mercy Housing Washington VIII, L.P. (Hillside Gardens)	Mercy Housing Washington VI, L.P. (Lincoln Way II)	Mercy Housing Washington V, L.P. (Sterling Meadows)	Mercy Housing Washington VII, L.P. (Eliza McCabe Townhomes)	Mercy Housing Washington IX, LP (Evergreen Vista II)	Mercy Housing Washington X, LLC (Catalina Apartments)	Eliminations	Consolidated Mercy Properties Washington
Assets									
Current assets									
Cash and cash equivalents	\$ -	\$ 152,302	\$ 120,131	\$ 56,753	\$ 96,575	\$ 6,538	\$ 60,736	\$ -	\$ 493,035
Cash, tenant security deposits	-	15,676	41,057	34,467	23,742	22,154	13,812	-	150,908
Cash, restricted	-	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-	-
Accounts receivable, net	-	-	3,762	70,915	6,974	19,529	16,605	-	117,785
Due from affiliates, net	497,798	-	-	7,312	-	-	-	(497,798)	7,312
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	7,287	13,994	13,427	11,543	20,881	10,156	-	77,288
Inventory	-	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-	-
Total current assets	497,798	175,265	178,944	182,874	138,834	69,102	101,309	(497,798)	846,328
Long-term assets									
Property and equipment									
Land and land improvements	-	384,489	1,599,764	891,759	615,966	1,845,921	766,630	(162,500)	5,942,029
Buildings	-	3,373,599	4,740,438	5,121,169	5,548,835	7,522,935	7,011,320	-	33,318,296
Furniture and equipment	-	169,376	224,362	174,595	216,312	129,998	124,704	-	1,039,347
Predevelopment project costs	-	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,554,977)	(4,634,408)	(4,337,005)	(4,050,570)	(5,768,485)	(4,475,722)	-	(25,821,167)
Net property and equipment	-	1,372,487	1,930,156	1,850,518	2,330,543	3,730,369	3,426,932	(162,500)	14,478,505
Other long-term assets									
Restricted property reserves	-	95,360	449,364	161,093	133,900	191,479	557,513	-	1,588,709
Long-term investments	-	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	2,294,702	-	-	-	-	-	-	(2,294,702)	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-	-
Total long-term assets	2,294,702	95,360	449,364	161,093	133,900	191,479	557,513	(2,294,702)	1,588,709
Total assets	\$ 2,792,500	\$ 1,643,112	\$ 2,558,464	\$ 2,194,485	\$ 2,603,277	\$ 3,990,950	\$ 4,085,754	\$ (2,955,000)	\$ 16,913,542

Mercy Properties Washington
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties Washington	Mercy Housing Washington VIII, L.P. (Hillside Gardens)	Mercy Housing Washington VI, L.P. (Lincoln Way II)	Mercy Housing Washington V, L.P. (Sterling Meadows)	Mercy Housing Washington VII, L.P. (Eliza McCabe Townhomes)	Mercy Housing Washington IX, LP (Evergreen Vista II)	Mercy Housing Washington X, LLC (Catalina Apartments)	Eliminations	Consolidated Mercy Properties Washington
Liabilities									
Current liabilities									
Accounts payable and accrued expenses	\$ 3,408	\$ 30,091	\$ 38,640	\$ 108,408	\$ 32,314	\$ 36,845	\$ 38,229	\$ (1,605)	\$ 286,330
Due to affiliates	371,290	234,876	124,046	-	199,303	71,710	116,817	(675,043)	442,999
Accrued interest	-	-	13,199	5,518	1,331	3,815	-	-	23,863
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, current	-	6,048	35,472	18,156	20,779	53,244	46,906	-	180,605
Notes payable, affiliates, current	-	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-	-
Deferred revenue, current	-	16,042	927	16,261	22,241	18,178	6,260	-	79,909
Other liabilities, current	-	-	-	-	-	-	-	-	-
Tenant security deposits	-	15,171	38,651	33,966	22,942	21,402	12,987	-	145,119
Total current liabilities	374,698	302,228	250,935	182,309	298,910	205,194	221,199	(676,648)	1,158,825
Long-term liabilities									
Due to affiliates	180,000	-	-	-	-	-	-	-	180,000
Accrued interest	-	-	380,836	-	-	-	-	-	380,836
Accrued interest, affiliates	-	-	-	-	-	123,710	-	-	123,710
Notes payable, net, noncurrent	-	790,121	2,364,606	711,416	978,858	2,668,195	1,304,072	-	8,817,268
Notes payable, affiliates, noncurrent	-	-	-	-	-	491,016	-	-	491,016
Lease obligations, noncurrent	-	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	210,054	-	105,898	281,832	-	-	-	597,784
Other liabilities, noncurrent	-	-	-	-	-	-	-	-	-
Total long-term liabilities	180,000	1,000,175	2,745,442	817,314	1,260,690	3,282,921	1,304,072	-	10,590,614
Total liabilities	554,698	1,302,403	2,996,377	999,623	1,559,600	3,488,115	1,525,271	(676,648)	11,749,439
Net assets									
Net assets without donor restrictions, controlling	2,237,802	340,709	(437,913)	1,194,862	1,043,677	502,835	2,560,483	(2,278,352)	5,164,103
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	2,237,802	340,709	(437,913)	1,194,862	1,043,677	502,835	2,560,483	(2,278,352)	5,164,103
Net assets with donor restrictions	-	-	-	-	-	-	-	-	-
Total net assets	2,237,802	340,709	(437,913)	1,194,862	1,043,677	502,835	2,560,483	(2,278,352)	5,164,103
Total liabilities and net assets	\$ 2,792,500	\$ 1,643,112	\$ 2,558,464	\$ 2,194,485	\$ 2,603,277	\$ 3,990,950	\$ 4,085,754	\$ (2,955,000)	\$ 16,913,542

Mercy Properties Washington
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Properties Washington	Mercy Housing Washington VIII, L.P. (Hillside Gardens)	Mercy Housing Washington VI, L.P. (Lincoln Way II)	Mercy Housing Washington V, L.P. (Sterling Meadows)	Mercy Housing Washington VII, L.P. (Eliza McCabe Townhomes)	Mercy Housing Washington IX, LP (Evergreen Vista II)	Mercy Housing Washington X, LLC (Catalina Apartments)	Eliminations	Consolidated Mercy Properties Washington
Revenues									
Rent - net of vacancies	\$ -	\$ 342,208	\$ 611,665	\$ 538,482	\$ 525,486	\$ 659,794	\$ 431,804	\$ -	\$ 3,109,439
Developer fees	-	-	-	-	-	-	-	-	-
Services fees	110,874	-	-	-	-	-	-	(110,874)	-
Philanthropy	-	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-	-
Interest	-	4	305	83	201	11	(17,565)	-	(16,961)
Other	-	31,579	4,836	8,401	19,366	20,122	4,145	-	88,449
Total revenues	110,874	373,791	616,806	546,966	545,053	679,927	418,384	(110,874)	3,180,927
Expenses and losses									
Compensation	-	41,552	143,941	175,850	82,501	145,798	96,312	-	685,954
Administrative	85,882	50,831	75,969	75,282	66,256	99,619	82,547	(123,229)	413,157
Professional services	6,771	35,120	27,280	19,480	59,916	108,540	37,165	-	294,272
Depreciation and amortization	-	134,574	187,932	200,040	217,432	346,196	258,957	-	1,345,131
Grants	-	-	-	-	-	-	-	-	-
Facility	-	90,478	180,094	243,300	159,224	231,198	132,993	-	1,037,287
Interest and fees	-	466	78,097	7,549	16,572	58,028	11,276	-	171,988
Bad debts	-	-	-	-	13,657	18,877	10,600	-	43,134
Provision for impaired assets	-	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	241	-	-	-	-	-	-	(241)	-
Total expenses and losses	92,894	353,021	693,313	721,501	615,558	1,008,256	629,850	(123,470)	3,990,923
Excess (deficiency) of revenues over expenses	17,980	20,770	(76,507)	(174,535)	(70,505)	(328,329)	(211,466)	12,596	(809,996)
Net assets at beginning of year	2,219,822	319,939	(361,406)	1,369,397	1,114,182	831,164	2,771,949	(2,290,948)	5,974,099
Other transfers to (from) net assets	-	-	-	-	-	-	-	-	-
Net assets at end of year	\$ 2,237,802	\$ 340,709	\$ (437,913)	\$ 1,194,862	\$ 1,043,677	\$ 502,835	\$ 2,560,483	\$ (2,278,352)	\$ 5,164,103

General Partners
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Properties, Inc.	Consolidated Mercy Properties II, Inc.	Consolidated 2101 Telegraph Avenue Housing, Inc.	Consolidated McDermott Place	Consolidated South of Market Mercy Housing	Consolidated Visitacion Valley Affordable Housing Corporation	Consolidated Mercy Housing West	Consolidated Affordable Housing Corp.
Assets								
Current assets								
Cash and cash equivalents	\$ 5,630,146	\$ 478,672	\$ 62,891	\$ -	\$ 1,008,080	\$ 456,581	\$ 14,384,537	\$ 77,436
Cash, tenant security deposits	602,902	45,666	23,687	-	136,611	105,779	1,533,891	25,666
Cash, restricted	900	-	-	-	-	-	335,517	2,756
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	893,208	16,642	6,561	-	129,720	212,166	956,143	4,023
Due from affiliates, net	9,006	-	-	-	61,492	6,131	7,962	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	508,331	44,122	32,808	-	62,512	69,391	1,354,978	13,186
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	5,117,538	-	-	-	-	-	-	-
Total current assets	12,762,031	585,102	125,947	-	1,398,415	850,048	18,573,028	123,067
Long-term assets								
Property and equipment								
Land and land improvements	12,136,331	2,297,700	752,723	-	2,680,609	17,390	69,692,586	278,856
Buildings	127,220,386	11,333,582	9,792,505	-	22,771,315	26,334,546	578,722,994	4,732,037
Furniture and equipment	5,581,317	300,907	597,705	-	796,885	952,226	16,812,833	228,029
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	(94,752,184)	(8,905,306)	(9,402,202)	-	(16,269,513)	(21,855,199)	(371,719,372)	(3,699,237)
Net property and equipment	50,185,850	5,026,883	1,740,731	-	9,979,296	5,448,963	293,509,041	1,539,685
Other long-term assets								
Restricted property reserves	9,139,426	1,538,587	673,436	-	1,493,856	1,555,045	25,600,565	105,515
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	398,565	-	-	-	(48,779,969)	-	(8,492,166)	-
Notes and interest receivable, net	-	-	-	-	-	-	285,520	-
Notes and interest receivable, affiliates	-	-	-	-	1,197,412	-	-	-
Right-of-use asset, net	4,921,251	-	-	-	723,836	-	8,012,785	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	61,531	-	-	-	-	-	98,128	-
Total long-term assets	14,520,773	1,538,587	673,436	-	(45,364,865)	1,555,045	25,504,832	105,515
Total assets	\$ 77,468,654	\$ 7,150,572	\$ 2,540,114	\$ -	\$ (33,987,154)	\$ 7,854,056	\$ 337,586,901	\$ 1,768,267

General Partners
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Properties, Inc.	Consolidated Mercy Properties II, Inc.	Consolidated 2101 Telegraph Avenue Housing, Inc.	Consolidated McDermott Place	Consolidated South of Market Mercy Housing	Consolidated Visitacion Valley Affordable Housing Corporation	Consolidated Mercy Housing West	Consolidated Affordable Housing Corp.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,000,079	\$ 79,811	\$ 102,609	\$ 2,375	\$ 220,468	\$ 271,778	\$ 3,395,388	\$ 32,639
Due to affiliates	2,542,104	81,618	101,297	-	764,153	90,120	4,856,357	893,690
Accrued interest	1,909,262	8,034	-	-	671	18,132	759,759	-
Accrued interest, affiliates	26,186	-	-	-	-	-	22,505	22,142
Notes payable, current	7,885,847	144,114	-	-	858,577	3,073,912	8,399,763	43,459
Notes payable, affiliates, current	142,439	-	-	-	-	-	85,833	75,000
Lease obligations, current	408,948	-	-	-	876,339	-	2,731,705	-
Deferred revenue, current	400,806	14,429	3,775	-	46,687	62,811	457,253	4,753
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	590,105	48,156	23,784	-	132,885	107,477	1,509,489	25,166
Total current liabilities	15,905,776	376,162	231,465	2,375	2,899,780	3,624,230	22,218,052	1,096,849
Long-term liabilities								
Due to affiliates	-	-	-	-	775,972	-	-	-
Accrued interest	11,010,434	234,936	4,514,740	-	6,650,442	-	48,291,138	381,210
Accrued interest, affiliates	5,661,400	75,674	-	-	2,067,959	-	1,030,880	4,496
Notes payable, net, noncurrent	26,408,383	5,865,763	2,938,352	-	8,860,670	2,265,221	244,834,462	1,955,312
Notes payable, affiliates, noncurrent	20,099,677	414,246	-	-	545,068	-	15,276,751	54,461
Lease obligations, noncurrent	4,807,331	-	-	-	1,580,793	-	6,011,739	-
Deferred revenue, noncurrent	751,034	-	1,511	-	342,115	2,405	1,803,556	310
Other liabilities, noncurrent	245,300	-	-	-	-	-	535,915	-
Total long-term liabilities	68,983,559	6,590,619	7,454,603	-	20,823,019	2,267,626	317,784,441	2,395,789
Total liabilities	84,889,335	6,966,781	7,686,068	2,375	23,722,799	5,891,856	340,002,493	3,492,638
Net assets								
Net assets without donor restrictions, controlling	(7,479,702)	183,791	(5,145,954)	(2,375)	(57,709,953)	1,962,200	(3,485,568)	(1,724,371)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(7,479,702)	183,791	(5,145,954)	(2,375)	(57,709,953)	1,962,200	(3,485,568)	(1,724,371)
Net assets with donor restrictions	59,021	-	-	-	-	-	1,069,976	-
Total net assets	(7,420,681)	183,791	(5,145,954)	(2,375)	(57,709,953)	1,962,200	(2,415,592)	(1,724,371)
Total liabilities and net assets	\$ 77,468,654	\$ 7,150,572	\$ 2,540,114	\$ -	\$ (33,987,154)	\$ 7,854,056	\$ 337,586,901	\$ 1,768,267

General Partners
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Housing Wheaton	Eliminations	Consolidated General Partners
Assets			
Current assets			
Cash and cash equivalents	\$ 7,552,305	\$ -	\$ 29,650,648
Cash, tenant security deposits	990,044	-	3,464,246
Cash, restricted	100	-	339,273
Investments	-	-	-
Investments, restricted	-	-	-
Accounts receivable, net	1,115,433	-	3,333,896
Due from affiliates, net	632,656	(68,394)	648,853
Pledges receivable, net	-	-	-
Grants receivable	-	-	-
Loans and interest receivable, current	-	-	-
Loans and interest receivable, affiliates, current	-	-	-
Prepaid expenses and other assets	983,813	-	3,069,141
Inventory	-	-	-
Assets held for sale	6,513,629	-	11,631,167
Total current assets	17,787,980	(68,394)	52,137,224
Long-term assets			
Property and equipment			
Land and land improvements	19,143,530	-	106,999,725
Buildings	128,364,117	-	909,271,482
Furniture and equipment	19,502,553	-	44,772,455
Predevelopment project costs	-	-	-
Construction in progress	-	-	-
Accumulated depreciation	(85,526,966)	-	(612,129,979)
Net property and equipment	81,483,234	-	448,913,683
Other long-term assets			
Restricted property reserves	14,248,752	-	54,355,182
Long-term investments	-	-	-
Long-term investments, restricted	-	-	-
Due from affiliates	-	-	-
Pledges receivable, net	-	-	-
Investments in limited partnerships, net	-	39,741,893	(17,131,677)
Notes and interest receivable, net	891,481	-	1,177,001
Notes and interest receivable, affiliates	-	-	1,197,412
Right-of-use asset, net	-	-	13,657,872
Allowance for impaired assets	-	-	-
Other assets, net	58,250	-	217,909
Total long-term assets	15,198,483	39,741,893	53,473,699
Total assets	\$ 114,469,697	\$ 39,673,499	\$ 554,524,606

General Partners
Consolidating Statement of Financial Position
December 31, 2022

	Consolidated Mercy Housing Wheaton	Eliminations	Consolidated General Partners
Liabilities			
Current liabilities			
Accounts payable and accrued expenses	\$ 4,243,751	\$ (2,916)	\$ 10,345,982
Due to affiliates	616,202	(49,804)	9,895,737
Accrued interest	189,420	-	2,885,278
Accrued interest, affiliates	4,512	-	75,345
Notes payable, current	1,970,897	-	22,376,569
Notes payable, affiliates, current	19,210	-	322,482
Lease obligations, current	-	-	4,016,992
Deferred revenue, current	344,095	-	1,334,609
Other liabilities, current	-	-	-
Tenant security deposits	976,927	-	3,413,989
Total current liabilities	<u>8,365,014</u>	<u>(52,720)</u>	<u>54,666,983</u>
Long-term liabilities			
Due to affiliates	-	-	775,972
Accrued interest	68,685	-	71,151,585
Accrued interest, affiliates	1,283,334	-	10,123,743
Notes payable, net, noncurrent	70,632,005	-	363,760,168
Notes payable, affiliates, noncurrent	6,012,005	-	42,402,208
Lease obligations, noncurrent	-	-	12,399,863
Deferred revenue, noncurrent	77,355	-	2,978,286
Other liabilities, noncurrent	-	-	781,215
Total long-term liabilities	<u>78,073,384</u>	<u>-</u>	<u>504,373,040</u>
Total liabilities	<u>86,438,398</u>	<u>(52,720)</u>	<u>559,040,023</u>
Net assets			
Net assets without donor restrictions, controlling	26,790,979	39,726,219	(6,884,734)
Net assets without donor restrictions, noncontrolling	-	-	-
Total net assets without donor restrictions	<u>26,790,979</u>	<u>39,726,219</u>	<u>(6,884,734)</u>
Net assets with donor restrictions	<u>1,240,320</u>	<u>-</u>	<u>2,369,317</u>
Total net assets	<u>28,031,299</u>	<u>39,726,219</u>	<u>(4,515,417)</u>
Total liabilities and net assets	<u>\$ 114,469,697</u>	<u>\$ 39,673,499</u>	<u>\$ 554,524,606</u>

General Partners
Consolidating Statement of Activities
and Changes in Net Assets
For the Six Months Ended June 30, 2022

	Consolidated Mercy Properties, Inc.	Consolidated Mercy Properties II, Inc.	Consolidated 2101 Telegraph Avenue Housing, Inc.	Consolidated McDermott Place	Consolidated South of Market Mercy Housing	Consolidated Visitation Valley Affordable Housing Corporation	Consolidated Mercy Housing West	Consolidated Affordable Housing Corp.
Revenues								
Rent - net of vacancies	\$ 18,118,898	\$ 1,532,256	\$ 1,426,100	\$ -	\$ 2,731,925	\$ 3,309,134	\$ 39,888,165	\$ 459,951
Developer fees	-	-	-	-	-	-	-	-
Services fees	30,283	-	-	-	92,834	-	-	-
Philanthropy	23,919	-	-	-	-	-	54,815	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	(37,139)	135	(21,469)	-	10,917	158	6,361	40
Other	500,066	31,129	16,879	815,744	556,739	18,834	3,754,543	45,567
Total revenues	18,636,027	1,563,520	1,421,510	815,744	3,392,415	3,328,126	43,703,884	505,558
Expenses and losses								
Compensation	4,261,654	294,127	401,971	-	667,997	716,739	9,907,830	120,145
Administrative	3,162,873	233,056	127,808	-	1,575,975	228,468	5,647,824	72,423
Professional services	1,034,375	70,186	215,499	2,807	191,238	204,910	2,464,474	14,496
Depreciation and amortization	4,871,643	467,146	456,606	-	668,531	970,370	24,329,251	192,797
Grants	-	-	-	-	1,732,781	-	241,248	-
Facility	7,101,852	369,515	697,271	-	1,952,979	1,484,744	16,450,014	198,107
Interest and fees	2,271,709	232,873	175,975	-	604,119	311,402	6,796,251	53,113
Bad debts	230,389	2,053	69,195	-	34,707	11,870	120,639	6,702
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Allocation	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	190,906	-	(46)	3
(Gain) loss on investment in limited partnership	(57,502)	-	-	-	10,670,267	-	991,586	-
Total expenses and losses	22,876,993	1,668,956	2,144,325	2,807	18,289,500	3,928,503	66,949,071	657,786
Excess (deficiency) of revenues over expenses	(4,240,966)	(105,436)	(722,815)	812,937	(14,897,085)	(600,377)	(23,245,187)	(152,228)
Net assets at beginning of year	(1,727,788)	406,862	(4,423,139)	(815,312)	(44,611,436)	2,921,818	20,964,582	(1,572,143)
Other transfers to (from) net assets	(1,451,927)	(117,635)	-	-	1,798,568	(359,241)	(134,987)	-
Net assets at end of year	\$ (7,420,681)	\$ 183,791	\$ (5,145,954)	\$ (2,375)	\$ (57,709,953)	\$ 1,962,200	\$ (2,415,592)	\$ (1,724,371)

General Partners
Consolidating Statement of Activities
and Changes in Net Assets
For the Six Months Ended June 30, 2022

	Consolidated Mercy Housing Wheaton	Eliminations	Consolidated General Partners
Revenues			
Rent - net of vacancies	\$ 31,641,938	\$ -	\$ 99,108,367
Developer fees	-	-	-
Services fees	-	(77,834)	45,283
Philanthropy	308,683	-	387,417
Capital grants	-	-	-
Consulting	-	-	-
Interest	8,872	-	(32,125)
Other	<u>727,927</u>	<u>(241,248)</u>	<u>6,226,180</u>
Total revenues	<u>32,687,420</u>	<u>(319,082)</u>	<u>105,735,122</u>
Expenses and losses			
Compensation	6,748,101	-	23,118,564
Administrative	6,549,923	(82,834)	17,515,516
Professional services	405,889	-	4,603,874
Depreciation and amortization	5,346,792	-	37,303,136
Grants	1,772,024	(241,248)	3,504,805
Facility	11,342,510	-	39,596,992
Interest and fees	2,587,091	-	13,032,533
Bad debts	64,764	(539)	539,780
Provision for impaired assets	-	-	-
Project expenses	-	-	-
Allocation	-	-	-
(Gain) loss on sale of assets	549,667	(190,678)	549,852
(Gain) loss on investment in limited partnership	<u>-</u>	<u>(10,199,344)</u>	<u>1,405,007</u>
Total expenses and losses	<u>35,366,761</u>	<u>(10,714,643)</u>	<u>141,170,059</u>
Excess (deficiency) of revenues over expenses	(2,679,341)	10,395,561	(35,434,937)
Net assets at beginning of year	30,942,920	27,477,788	29,564,152
Other transfers to (from) net assets	<u>(232,280)</u>	<u>1,852,870</u>	<u>1,355,368</u>
Net assets at end of year	<u>\$ 28,031,299</u>	<u>\$ 39,726,219</u>	<u>\$ (4,515,417)</u>

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties, Inc.	111 Jones Street Associates, LP (111 Jones Street Apts.)	Britton Street Associates, LP (Britton Street Apts.)	Mercy Housing California VII, LP (Casa San Juan)	Mercy Housing Colorado VIII, LP (Valle de Merced)	Mercy Housing Colorado-I, LTD (Grace)	Marlton Affordable Housing Associates (Marlton Manor)	Mercy Housing California V, LP (Mercy Village Folsom)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 760,820	\$ -	\$ 149,241	\$ 114,718	\$ -	\$ 1,255,725	\$ 91,333
Cash, tenant security deposits	-	73,162	-	63,363	21,846	-	43,057	54,668
Cash, restricted	-	-	-	-	-	-	300	200
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	6,773	-	4,565	4,952	-	207,049	-
Due from affiliates, net	1,120,824	1,780	-	2,054	-	-	5,172	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	40,213	-	22,397	12,924	-	54,000	55,998
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	1,120,824	882,748	-	241,620	154,440	-	1,565,303	202,199
Long-term assets								
Property and equipment								
Land and land improvements	-	44,540	-	1,005,634	953,583	-	49,931	785,272
Buildings	-	10,684,597	-	7,882,120	6,577,741	-	15,925,909	10,815,583
Furniture and equipment	-	441,082	-	825,826	151,331	-	1,057,174	431,195
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(10,600,740)	-	(8,037,409)	(4,947,923)	-	(12,391,186)	(8,088,929)
Net property and equipment	-	569,479	-	1,676,171	2,734,732	-	4,641,828	3,943,121
Other long-term assets								
Restricted property reserves	-	1,026,752	-	545,594	185,177	-	1,633,218	543,285
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(340,087)	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	4,921,251	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	2,210
Total long-term assets	(340,087)	1,026,752	-	545,594	185,177	-	6,554,469	545,495
Total assets	\$ 780,737	\$ 2,478,979	\$ -	\$ 2,463,385	\$ 3,074,349	\$ -	\$ 12,761,600	\$ 4,690,815

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties, Inc.	111 Jones Street Associates, LP (111 Jones Street Apts.)	Britton Street Associates, LP (Britton Street Apts.)	Mercy Housing California VII, LP (Casa San Juan)	Mercy Housing Colorado VIII, LP (Valle de Merced)	Mercy Housing Colorado-I, LTD (Grace)	Marlton Affordable Housing Associates (Marlton Manor)	Mercy Housing California V, LP (Mercy Village Folsom)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 135,481	\$ -	\$ 50,414	\$ 37,630	\$ -	\$ 144,270	\$ 87,553
Due to affiliates	1,096,771	24,512	-	50,019	500,000	-	-	101,421
Accrued interest	-	-	-	-	6,004	-	-	2,314
Accrued interest, affiliates	-	-	-	15,825	-	-	8,045	-
Notes payable, current	-	800,000	-	-	40,510	-	-	100,463
Notes payable, affiliates, current	-	-	-	54,456	-	-	30,602	13,580
Lease obligations, current	-	-	-	-	-	-	388,948	-
Deferred revenue, current	-	25,178	-	10,410	8,899	-	32,280	11,762
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	72,665	-	63,429	20,931	-	43,131	52,853
Total current liabilities	1,099,586	1,057,836	-	244,553	613,974	-	647,276	369,946
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	6,085,123	-	-	321,447	-	-	899,200
Accrued interest, affiliates	100,668	-	-	-	511,034	-	-	635,559
Notes payable, net, noncurrent	-	5,790,689	-	(5,586)	1,435,680	-	-	3,612,415
Notes payable, affiliates, noncurrent	955,833	-	-	4,693,132	774,312	-	1,840,491	1,361,970
Lease obligations, noncurrent	-	-	-	-	-	-	4,807,331	-
Deferred revenue, noncurrent	-	1,755	-	2,640	201	-	82,740	2,367
Other liabilities, noncurrent	-	-	-	-	166,249	-	-	79,051
Total long-term liabilities	1,056,501	11,877,567	-	4,690,186	3,208,923	-	6,730,562	6,590,562
Total liabilities	2,156,087	12,935,403	-	4,934,739	3,822,897	-	7,377,838	6,960,508
Net assets								
Net assets without donor restrictions, controlling	(1,434,371)	(10,456,424)	-	(2,471,354)	(748,548)	-	5,383,762	(2,269,693)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(1,434,371)	(10,456,424)	-	(2,471,354)	(748,548)	-	5,383,762	(2,269,693)
Net assets with donor restrictions	59,021	-	-	-	-	-	-	-
Total net assets	(1,375,350)	(10,456,424)	-	(2,471,354)	(748,548)	-	5,383,762	(2,269,693)
Total liabilities and net assets	\$ 780,737	\$ 2,478,979	\$ -	\$ 2,463,385	\$ 3,074,349	\$ -	\$ 12,761,600	\$ 4,690,815

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Park Terrace Apartments, LP	Mercy Housing California X, LP (The Rose Hotel)	San Felipe Homes, LP	2220 10th Avenue Associates, LP (Santana Apts.)	Mercy Housing Iowa II, LP (Sherwood Place Apts.)	Mercy Housing Georgia II, LLLP (Orchard Grove Apts.)	Mercy Housing Colorado-IX, LLLP (Parkside Apartments)	Mercy Housing Arizona II, LP (Page Commons)
Assets								
Current assets								
Cash and cash equivalents	\$ 43,572	\$ 114,307	\$ 27,671	\$ 55,619	\$ 121,686	\$ 5,144	\$ 365,197	\$ 1,064,759
Cash, tenant security deposits	37,223	14,349	12,605	21,259	10,296	9,360	17,011	18,054
Cash, restricted	400	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	13,311	367,651	2,977	12,353	933	4,269	36,371	-
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	21,842	26,131	7,277	9,973	9,090	15,612	20,628	27,106
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>116,348</u>	<u>522,438</u>	<u>50,530</u>	<u>99,204</u>	<u>142,005</u>	<u>34,385</u>	<u>439,207</u>	<u>1,109,919</u>
Long-term assets								
Property and equipment								
Land and land improvements	832,080	-	287,153	-	674,307	1,064,406	1,934,306	867,962
Buildings	5,150,211	6,764,956	2,045,310	3,429,662	2,432,522	3,772,281	7,686,777	7,349,184
Furniture and equipment	145,631	314,907	21,758	77,171	127,673	173,936	245,750	412,680
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(4,448,291)</u>	<u>(3,173,897)</u>	<u>(1,551,082)</u>	<u>(2,519,893)</u>	<u>(2,263,380)</u>	<u>(3,230,344)</u>	<u>(5,900,318)</u>	<u>(5,957,857)</u>
Net property and equipment	<u>1,679,631</u>	<u>3,905,966</u>	<u>803,139</u>	<u>986,940</u>	<u>971,122</u>	<u>1,780,279</u>	<u>3,966,515</u>	<u>2,671,969</u>
Other long-term assets								
Restricted property reserves	428,251	836,709	197,147	475,196	100,959	54,589	259,994	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	<u>55,089</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total long-term assets	<u>483,340</u>	<u>836,709</u>	<u>197,147</u>	<u>475,196</u>	<u>100,959</u>	<u>54,589</u>	<u>259,994</u>	<u>-</u>
Total assets	<u>\$ 2,279,319</u>	<u>\$ 5,265,113</u>	<u>\$ 1,050,816</u>	<u>\$ 1,561,340</u>	<u>\$ 1,214,086</u>	<u>\$ 1,869,253</u>	<u>\$ 4,665,716</u>	<u>\$ 3,781,888</u>

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Park Terrace Apartments, LP	Mercy Housing California X, LP (The Rose Hotel)	San Felipe Homes, LP	2220 10th Avenue Associates, LP (Santana Apts.)	Mercy Housing Iowa II, LP (Sherwood Place Apts.)	Mercy Housing Georgia II, LLLP (Orchard Grove Apts.)	Mercy Housing Colorado-IX, LLLP (Parkside Apartments)	Mercy Housing Arizona II, LP (Page Commons)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 91,605	\$ 277,717	\$ 26,090	\$ 35,669	\$ 32,151	\$ 96,414	\$ 65,794	\$ 66,810
Due to affiliates	-	55,914	272,520	5,000	-	396,058	86,818	39,764
Accrued interest	-	-	-	1,887,616	-	7	-	-
Accrued interest, affiliates	-	-	-	-	2,316	-	-	-
Notes payable, current	-	-	-	2,000,000	-	35,982	-	-
Notes payable, affiliates, current	-	-	-	-	9,928	-	33,873	-
Lease obligations, current	-	-	-	20,000	-	-	-	-
Deferred revenue, current	4,895	113,416	180	1,233	2,608	1,841	13,826	53,614
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	36,344	15,251	12,101	20,124	9,942	8,859	15,934	17,032
Total current liabilities	132,844	462,298	310,891	3,969,642	56,945	539,161	216,245	177,220
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	198,583	583,604	1,476,137	162,220	-	-	-	-
Accrued interest, affiliates	-	-	-	-	6,945	-	1,334,481	-
Notes payable, net, noncurrent	996,205	1,114,821	1,900,000	668,854	405,542	284,914	(49,746)	2,600,770
Notes payable, affiliates, noncurrent	-	-	-	-	619,729	-	3,914,550	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	655,023	825	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	1,194,788	2,353,448	3,376,962	831,074	1,032,216	284,914	5,199,285	2,600,770
Total liabilities	1,327,632	2,815,746	3,687,853	4,800,716	1,089,161	824,075	5,415,530	2,777,990
Net assets								
Net assets without donor restrictions, controlling	951,687	2,449,367	(2,637,037)	(3,239,376)	124,925	1,045,178	(749,814)	1,003,898
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	951,687	2,449,367	(2,637,037)	(3,239,376)	124,925	1,045,178	(749,814)	1,003,898
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	951,687	2,449,367	(2,637,037)	(3,239,376)	124,925	1,045,178	(749,814)	1,003,898
Total liabilities and net assets	\$ 2,279,319	\$ 5,265,113	\$ 1,050,816	\$ 1,561,340	\$ 1,214,086	\$ 1,869,253	\$ 4,665,716	\$ 3,781,888

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Parkside Terrace Apartments, LLC	Parkside Terraces Limited Partnership	Mulberry Court LLC	Mercy Housing South Carolina I, LP (Mulberry Court Apts)	Savannah Rose of Sharon, LLC	Mercy Housing Georgia III, LP (Rose of Sharon)	Mercy Housing South Dakota I, LLC (Driftwood Estates)	Mercy Housing South Dakota II, LLC (Northern Heights)
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 1,269	\$ -	\$ 18,786	\$ -	\$ 863,168	\$ 45,394	\$ 31,742
Cash, tenant security deposits	-	41,289	-	4,897	-	110,092	9,533	15,138
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	43,013	-	27,014	-	11,262	14,537	17,674
Due from affiliates, net	-	-	-	-	15,000	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	20,315	-	9,903	-	60,440	25,619	24,203
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	2,458,475	2,659,063
Total current assets	-	105,886	-	60,600	15,000	1,044,962	2,553,558	2,747,820
Long-term assets								
Property and equipment								
Land and land improvements	-	48,604	-	834,890	-	238,724	-	-
Buildings	-	3,735,677	-	3,926,772	-	11,284,113	-	-
Furniture and equipment	-	70,330	-	36,005	-	238,104	-	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(2,581,478)	-	(2,544,280)	-	(6,388,941)	-	-
Net property and equipment	-	1,273,133	-	2,253,387	-	5,372,000	-	-
Other long-term assets								
Restricted property reserves	-	246,713	-	59,830	-	1,054,576	353,919	328,136
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(788)	-	49,685	-	(138,702)	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	(788)	246,713	49,685	59,830	(138,702)	1,054,576	353,919	328,136
Total assets	\$ (788)	\$ 1,625,732	\$ 49,685	\$ 2,373,817	\$ (123,702)	\$ 7,471,538	\$ 2,907,477	\$ 3,075,956

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Parkside Terrace Apartments, LLC	Parkside Terraces Limited Partnership	Mulberry Court LLC	Mercy Housing South Carolina I, LP (Mulberry Court Apts)	Savannah Rose of Sharon, LLC	Mercy Housing Georgia III, LP (Rose of Sharon)	Mercy Housing South Dakota I, LLC (Driftwood Estates)	Mercy Housing South Dakota II, LLC (Northern Heights)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 880	\$ 160,583	\$ 880	\$ 42,985	\$ 2,815	\$ 229,733	\$ 83,861	\$ 156,110
Due to affiliates	28,492	88,020	15,752	329,014	225,699	15,297	219,736	326,424
Accrued interest	-	-	-	1,890	-	-	4,614	3,691
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	3,452,790	-	26,924	-	62,218	748,379	598,704
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	3,988	-	980	-	26,109	15,985	16,525
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	40,787	-	4,897	-	107,090	9,398	15,088
Total current liabilities	29,372	3,746,168	16,632	406,690	228,514	440,447	1,081,973	1,116,542
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	1,277,180	-	-
Accrued interest, affiliates	-	24,037	-	423,930	-	-	556,642	75,803
Notes payable, net, noncurrent	-	-	-	397,231	-	6,607,264	(629)	(1,859)
Notes payable, affiliates, noncurrent	-	450,193	-	489,778	-	-	1,271,688	615,371
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	1,236	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	474,230	-	1,310,939	-	7,885,680	1,827,701	689,315
Total liabilities	29,372	4,220,398	16,632	1,717,629	228,514	8,326,127	2,909,674	1,805,857
Net assets								
Net assets without donor restrictions, controlling	(30,160)	(2,594,666)	33,053	656,188	(352,216)	(854,589)	(2,197)	1,270,099
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(30,160)	(2,594,666)	33,053	656,188	(352,216)	(854,589)	(2,197)	1,270,099
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(30,160)	(2,594,666)	33,053	656,188	(352,216)	(854,589)	(2,197)	1,270,099
Total liabilities and net assets	\$ (788)	\$ 1,625,732	\$ 49,685	\$ 2,373,817	\$ (123,702)	\$ 7,471,538	\$ 2,907,477	\$ 3,075,956

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Colorado XI, LLC (Pinon Terrace)	Commons on Main GP, LLC	Aromor Mercy, LLC (Aromor Apts)	Mercy Galewood SLF, Inc.	FHD Holdings LLC	Eliminations	Consolidated Mercy Properties, Inc.
Assets							
Current assets							
Cash and cash equivalents	\$ 223,285	\$ -	\$ 276,710	\$ -	\$ -	\$ -	\$ 5,630,146
Cash, tenant security deposits	20,199	-	5,501	-	-	-	602,902
Cash, restricted	-	-	-	-	-	-	900
Investments	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-
Accounts receivable, net	81,793	-	36,711	-	-	-	893,208
Due from affiliates, net	-	-	-	-	-	(1,135,824)	9,006
Pledges receivable, net	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-
Prepaid expenses and other assets	22,451	-	22,209	-	-	-	508,331
Inventory	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	5,117,538
Total current assets	<u>347,728</u>	<u>-</u>	<u>341,131</u>	<u>-</u>	<u>-</u>	<u>(1,135,824)</u>	<u>12,762,031</u>
Long-term assets							
Property and equipment							
Land and land improvements	1,715,282	-	799,657	-	-	-	12,136,331
Buildings	10,165,277	-	7,608,697	-	-	(17,003)	127,220,386
Furniture and equipment	198,840	-	611,924	-	-	-	5,581,317
Predevelopment project costs	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-
Accumulated depreciation	<u>(5,801,272)</u>	<u>-</u>	<u>(4,334,315)</u>	<u>-</u>	<u>-</u>	<u>9,351</u>	<u>(94,752,184)</u>
Net property and equipment	<u>6,278,127</u>	<u>-</u>	<u>4,685,963</u>	<u>-</u>	<u>-</u>	<u>(7,652)</u>	<u>50,185,850</u>
Other long-term assets							
Restricted property reserves	347,481	-	461,900	-	-	-	9,139,426
Long-term investments	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	398,565	-	429,892	398,565
Notes and interest receivable, net	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	4,921,251
Allowance for impaired assets	-	-	-	-	-	-	-
Other assets, net	<u>402</u>	<u>-</u>	<u>3,830</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>61,531</u>
Total long-term assets	<u>347,883</u>	<u>-</u>	<u>465,730</u>	<u>398,565</u>	<u>-</u>	<u>429,892</u>	<u>14,520,773</u>
Total assets	<u>\$ 6,973,738</u>	<u>\$ -</u>	<u>\$ 5,492,824</u>	<u>\$ 398,565</u>	<u>\$ -</u>	<u>\$ (713,584)</u>	<u>\$ 77,468,654</u>

Mercy Properties, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Colorado XI, LLC (Pinon Terrace)	Commons on Main GP, LLC	Aromor Mercy, LLC (Aromor Apts)	Mercy Galewood SLF, Inc.	FHD Holdings LLC	Eliminations	Consolidated Mercy Properties, Inc.
Liabilities							
Current liabilities							
Accounts payable and accrued expenses	\$ 62,518	\$ 880	\$ 104,726	\$ 2,815	\$ 880	\$ -	\$ 2,000,079
Due to affiliates	18,151	167,641	21,497	12,152	54,739	(1,609,307)	2,542,104
Accrued interest	3,126	-	-	-	-	-	1,909,262
Accrued interest, affiliates	-	-	-	-	-	-	26,186
Notes payable, current	19,877	-	-	-	-	-	7,885,847
Notes payable, affiliates, current	-	-	-	-	-	-	142,439
Lease obligations, current	-	-	-	-	-	-	408,948
Deferred revenue, current	38,330	-	18,747	-	-	-	400,806
Other liabilities, current	-	-	-	-	-	-	-
Tenant security deposits	19,298	-	4,951	-	-	-	590,105
Total current liabilities	161,300	168,521	149,921	14,967	55,619	(1,609,307)	15,905,776
Long-term liabilities							
Due to affiliates	-	-	-	-	-	-	-
Accrued interest	6,940	-	-	-	-	-	11,010,434
Accrued interest, affiliates	714,168	-	1,587,257	-	-	(309,124)	5,661,400
Notes payable, net, noncurrent	658,729	-	(6,911)	-	-	-	26,408,383
Notes payable, affiliates, noncurrent	1,057,500	-	2,551,500	-	-	(496,370)	20,099,677
Lease obligations, noncurrent	-	-	-	-	-	-	4,807,331
Deferred revenue, noncurrent	289	-	3,958	-	-	-	751,034
Other liabilities, noncurrent	-	-	-	-	-	-	245,300
Total long-term liabilities	2,437,626	-	4,135,804	-	-	(805,494)	68,983,559
Total liabilities	2,598,926	168,521	4,285,725	14,967	55,619	(2,414,801)	84,889,335
Net assets							
Net assets without donor restrictions, controlling	4,374,812	(168,521)	1,207,099	383,598	(55,619)	1,701,217	(7,479,702)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-
Total net assets without donor restrictions	4,374,812	(168,521)	1,207,099	383,598	(55,619)	1,701,217	(7,479,702)
Net assets with donor restrictions	-	-	-	-	-	-	59,021
Total net assets	4,374,812	(168,521)	1,207,099	383,598	(55,619)	1,701,217	(7,420,681)
Total liabilities and net assets	\$ 6,973,738	\$ -	\$ 5,492,824	\$ 398,565	\$ -	\$ (713,584)	\$ 77,468,654

Mercy Properties, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Properties, Inc.	111 Jones Street Associates, LP (111 Jones Street Apts.)	Britton Street Associates, LP (Britton Street Apts.)	Mercy Housing California VII, LP (Casa San Juan)	Mercy Housing Colorado VIII, LP (Valle de Merced)	Mercy Housing Colorado-I, LTD (Grace)	Marlton Affordable Housing Associates (Marlton Manor)	Mercy Housing California V, LP (Mercy Village Folsom)
Revenues								
Rent - net of vacancies	\$ -	\$ 1,776,715	\$ -	\$ 1,077,483	\$ 525,528	\$ -	\$ 2,836,618	\$ 752,696
Developer fees	-	-	-	-	-	-	-	-
Services fees	345,166	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	111,981	(40,971)	-	12	378	-	(62,912)	5,519
Other	122,583	38,069	-	28,239	2,896	-	38,806	14,505
Total revenues	<u>579,730</u>	<u>1,773,813</u>	<u>-</u>	<u>1,105,734</u>	<u>528,802</u>	<u>-</u>	<u>2,812,512</u>	<u>772,720</u>
Expenses and losses								
Compensation	-	634,062	-	181,990	153,674	-	493,230	133,613
Administrative	265,807	164,864	-	125,375	74,396	-	1,017,514	89,197
Professional services	3,290	120,534	-	123,105	10,854	-	210,807	68,665
Depreciation and amortization	-	39,443	-	380,925	247,050	-	672,322	421,527
Grants	-	-	-	-	-	-	-	-
Facility	-	706,300	-	280,930	195,958	-	1,066,438	278,634
Interest and fees	7,838	201,676	-	244,517	110,546	-	70,694	148,315
Bad debts	111,981	-	-	-	4,531	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	(224,244)	-	-	-	-	-	-	-
Total expenses and losses	<u>164,672</u>	<u>1,866,879</u>	<u>-</u>	<u>1,336,842</u>	<u>797,009</u>	<u>-</u>	<u>3,531,005</u>	<u>1,139,951</u>
Excess (deficiency) of revenues over expenses	415,058	(93,066)	-	(231,108)	(268,207)	-	(718,493)	(367,231)
Net assets at beginning of year	(1,790,408)	(10,363,358)	-	(2,087,432)	(480,341)	-	6,891,356	(1,902,462)
Other transfers to (from) net assets	-	-	-	(152,814)	-	-	(789,101)	-
Net assets at end of year	<u>\$ (1,375,350)</u>	<u>\$ (10,456,424)</u>	<u>\$ -</u>	<u>\$ (2,471,354)</u>	<u>\$ (748,548)</u>	<u>\$ -</u>	<u>\$ 5,383,762</u>	<u>\$ (2,269,693)</u>

Mercy Properties, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Park Terrace Apartments, LP	Mercy Housing California X, LP (The Rose Hotel)	San Felipe Homes, LP	2220 10th Avenue Associates, LP (Santana Apts.)	Mercy Housing Iowa II, LP (Sherwood Place Apts.)	Mercy Housing Georgia II, LLLP (Orchard Grove Apts.)	Mercy Housing Colorado-IX, LLLP (Parkside Apartments)	Mercy Housing Arizona II, LP (Page Commons)
Revenues								
Rent - net of vacancies	\$ 651,351	\$ 1,542,273	\$ 243,337	\$ 490,387	\$ 312,887	\$ 398,545	\$ 803,144	\$ 880,422
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	23,919	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	(2,918)	(47,792)	9	(14,054)	3	3,779	6	23
Other	24,719	46,348	7,073	4,616	13,083	21,114	21,204	63,639
Total revenues	673,152	1,564,748	250,419	480,949	325,973	423,438	824,354	944,084
Expenses and losses								
Compensation	201,834	466,270	61,672	166,106	70,731	124,041	134,075	246,768
Administrative	92,010	234,480	40,844	52,765	33,906	65,506	108,991	122,612
Professional services	33,527	95,871	7,759	51,934	6,136	8,931	15,259	65,536
Depreciation and amortization	202,747	134,661	59,378	96,747	102,803	145,514	303,281	277,093
Grants	-	-	-	-	-	-	-	-
Facility	331,584	515,118	109,720	177,182	130,766	311,990	174,888	259,987
Interest and fees	9,705	33,818	52,250	80,371	32,114	156	232,437	115,597
Bad debts	5,288	-	7,276	24,606	575	-	21,494	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	876,695	1,480,218	338,899	649,711	377,031	656,138	990,425	1,087,593
Excess (deficiency) of revenues over expenses	(203,543)	84,530	(88,480)	(168,762)	(51,058)	(232,700)	(166,071)	(143,509)
Net assets at beginning of year	1,155,230	2,435,639	(2,548,557)	(3,070,614)	195,983	1,277,878	(583,743)	1,560,860
Other transfers to (from) net assets	-	(70,802)	-	-	(20,000)	-	-	(413,453)
Net assets at end of year	\$ 951,687	\$ 2,449,367	\$ (2,637,037)	\$ (3,239,376)	\$ 124,925	\$ 1,045,178	\$ (749,814)	\$ 1,003,898

Mercy Properties, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Parkside Terrace Apartments, LLC	Parkside Terraces Limited Partnership	Mulberry Court LLC	Mercy Housing South Carolina I, LP (Mulberry Court Apts)	Savannah Rose of Sharon, LLC	Mercy Housing Georgia III, LP (Rose of Sharon)	Mercy Housing South Dakota I, LLC (Driftwood Estates)	Mercy Housing South Dakota II, LLC (Northern Heights)
Revenues								
Rent - net of vacancies	\$ -	\$ 528,166	\$ -	\$ 330,654	\$ -	\$ 2,117,370	\$ 712,692	\$ 747,398
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	79,106	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	-	12	-	51,570	-	(6,043)	11	18
Other	-	20,908	-	17,233	-	39,416	20,202	21,058
Total revenues	-	549,086	-	399,457	79,106	2,150,743	732,905	768,474
Expenses and losses								
Compensation	-	164,348	-	46,226	-	297,547	161,739	198,687
Administrative	-	67,758	-	47,442	121,843	270,623	100,102	164,492
Professional services	1,744	16,958	1,754	15,732	3,679	13,216	37,897	46,095
Depreciation and amortization	-	92,861	-	168,576	-	455,962	179,396	198,219
Grants	-	-	-	-	-	-	-	-
Facility	-	345,080	-	124,344	-	624,999	394,872	413,365
Interest and fees	-	9,427	-	59,364	-	383,766	173,793	75,950
Bad debts	-	22,358	-	21,652	-	8,927	7,134	6,733
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	170	-	8	-	(10)	-	-	-
Total expenses and losses	1,914	718,790	1,762	483,336	125,512	2,055,040	1,054,933	1,103,541
Excess (deficiency) of revenues over expenses	(1,914)	(169,704)	(1,762)	(83,879)	(46,406)	95,703	(322,028)	(335,067)
Net assets at beginning of year	(28,246)	(2,424,962)	34,815	740,067	(305,810)	(880,828)	319,831	1,605,166
Other transfers to (from) net assets	-	-	-	-	-	(69,464)	-	-
Net assets at end of year	<u>\$ (30,160)</u>	<u>\$ (2,594,666)</u>	<u>\$ 33,053</u>	<u>\$ 656,188</u>	<u>\$ (352,216)</u>	<u>\$ (854,589)</u>	<u>\$ (2,197)</u>	<u>\$ 1,270,099</u>

Mercy Properties, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Colorado XI, LLC (Pinon Terrace)	Commons on Main GP, LLC	Aromor Mercy, LLC (Aromor Apts)	Mercy Galewood SLF, Inc.	FHD Holdings LLC	Eliminations	Consolidated Mercy Properties, Inc.
Revenues							
Rent - net of vacancies	\$ 692,390	\$ -	\$ 698,842	\$ -	\$ -	\$ -	\$ 18,118,898
Developer fees	-	-	-	-	-	-	-
Services fees	-	-	-	30,283	-	(424,272)	30,283
Philanthropy	-	-	-	-	-	-	23,919
Capital grants	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-
Interest	636	-	(15,815)	-	-	(20,591)	(37,139)
Other	10,652	-	10,934	-	-	(87,231)	500,066
Total revenues	<u>703,678</u>	<u>-</u>	<u>693,961</u>	<u>30,283</u>	<u>-</u>	<u>(532,094)</u>	<u>18,636,027</u>
Expenses and losses							
Compensation	174,682	-	150,359	-	-	-	4,261,654
Administrative	113,782	-	141,036	30,284	-	(382,756)	3,162,873
Professional services	11,460	1,744	57,041	3,103	1,744	-	1,034,375
Depreciation and amortization	374,295	-	319,461	-	-	(618)	4,871,643
Grants	-	-	-	-	-	-	-
Facility	289,121	-	370,576	-	-	-	7,101,852
Interest and fees	137,623	-	112,343	-	-	(20,591)	2,271,709
Bad debts	1,440	-	6,985	-	-	(20,591)	230,389
Provision for impaired assets	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	(57,504)	-	224,078	(57,502)
Total expenses and losses	<u>1,102,403</u>	<u>1,744</u>	<u>1,157,801</u>	<u>(24,117)</u>	<u>1,744</u>	<u>(200,478)</u>	<u>22,876,993</u>
Excess (deficiency) of revenues over expenses	(398,725)	(1,744)	(463,840)	54,400	(1,744)	(331,616)	(4,240,966)
Net assets at beginning of year	4,773,537	(166,777)	1,635,587	329,198	(53,875)	2,004,478	(1,727,788)
Other transfers to (from) net assets	-	-	35,352	-	-	28,355	(1,451,927)
Net assets at end of year	<u>\$ 4,374,812</u>	<u>\$ (168,521)</u>	<u>\$ 1,207,099</u>	<u>\$ 383,598</u>	<u>\$ (55,619)</u>	<u>\$ 1,701,217</u>	<u>\$ (7,420,681)</u>

Mercy Properties II, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties II, Inc.	Mercy Housing Utah I, LP (Francis Peak View)	Mercy Housing Idaho V, LP (Sisters Villa)	Eliminations	Consolidated Mercy Properties II, Inc.
Assets					
Current assets					
Cash and cash equivalents	\$ -	\$ 297,569	\$ 181,103	\$ -	\$ 478,672
Cash, tenant security deposits	-	29,922	15,744	-	45,666
Cash, restricted	-	-	-	-	-
Investments	-	-	-	-	-
Investments, restricted	-	-	-	-	-
Accounts receivable, net	-	15,843	799	-	16,642
Due from affiliates, net	4,855	-	-	(4,855)	-
Pledges receivable, net	-	-	-	-	-
Grants receivable	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-
Prepaid expenses and other assets	-	30,073	14,049	-	44,122
Inventory	-	-	-	-	-
Assets held for sale	-	-	-	-	-
Total current assets	4,855	373,407	211,695	(4,855)	585,102
Long-term assets					
Property and equipment					
Land and land improvements	-	1,278,900	1,018,800	-	2,297,700
Buildings	-	7,164,330	4,169,252	-	11,333,582
Furniture and equipment	-	232,540	68,367	-	300,907
Predevelopment project costs	-	-	-	-	-
Construction in progress	-	-	-	-	-
Accumulated depreciation	-	(5,886,230)	(3,019,076)	-	(8,905,306)
Net property and equipment	-	2,789,540	2,237,343	-	5,026,883
Other long-term assets					
Restricted property reserves	-	1,390,033	148,554	-	1,538,587
Long-term investments	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-
Due from affiliates	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-
Investments in limited partnerships, net	(311)	-	-	311	-
Notes and interest receivable, net	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-
Other assets, net	-	-	-	-	-
Total long-term assets	(311)	1,390,033	148,554	311	1,538,587
Total assets	\$ 4,544	\$ 4,552,980	\$ 2,597,592	\$ (4,544)	\$ 7,150,572

Mercy Properties II, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Properties II, Inc.	Mercy Housing Utah I, LP (Francis Peak View)	Mercy Housing Idaho V, LP (Sisters Villa)	Eliminations	Consolidated Mercy Properties II, Inc.
Liabilities					
Current liabilities					
Accounts payable and accrued expenses	\$ 2,375	\$ 53,909	\$ 23,527	\$ -	\$ 79,811
Due to affiliates	70,961	33,980	51,927	(75,250)	81,618
Accrued interest	-	3,040	4,994	-	8,034
Accrued interest, affiliates	-	-	-	-	-
Notes payable, current	-	107,957	36,157	-	144,114
Notes payable, affiliates, current	-	-	-	-	-
Lease obligations, current	-	-	-	-	-
Deferred revenue, current	-	9,861	4,568	-	14,429
Other liabilities, current	-	-	-	-	-
Tenant security deposits	-	30,959	17,197	-	48,156
Total current liabilities	<u>73,336</u>	<u>239,706</u>	<u>138,370</u>	<u>(75,250)</u>	<u>376,162</u>
Long-term liabilities					
Due to affiliates	-	-	-	-	-
Accrued interest	-	-	234,936	-	234,936
Accrued interest, affiliates	-	-	75,674	-	75,674
Notes payable, net, noncurrent	-	4,452,300	1,413,463	-	5,865,763
Notes payable, affiliates, noncurrent	-	-	414,246	-	414,246
Lease obligations, noncurrent	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-
Other liabilities, noncurrent	-	-	-	-	-
Total long-term liabilities	<u>-</u>	<u>4,452,300</u>	<u>2,138,319</u>	<u>-</u>	<u>6,590,619</u>
Total liabilities	<u>73,336</u>	<u>4,692,006</u>	<u>2,276,689</u>	<u>(75,250)</u>	<u>6,966,781</u>
Net assets					
Net assets without donor restrictions, controlling	(68,792)	(139,026)	320,903	70,706	183,791
Net assets without donor restrictions, noncontrolling	-	-	-	-	-
Total net assets without donor restrictions	<u>(68,792)</u>	<u>(139,026)</u>	<u>320,903</u>	<u>70,706</u>	<u>183,791</u>
Net assets with donor restrictions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>(68,792)</u>	<u>(139,026)</u>	<u>320,903</u>	<u>70,706</u>	<u>183,791</u>
Total liabilities and net assets	<u>\$ 4,544</u>	<u>\$ 4,552,980</u>	<u>\$ 2,597,592</u>	<u>\$ (4,544)</u>	<u>\$ 7,150,572</u>

Mercy Properties II, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Properties II, Inc.	Mercy Housing Utah I, LP (Francis Peak View)	Mercy Housing Idaho V, LP (Sisters Villa)	Eliminations	Consolidated Mercy Properties II, Inc.
Revenues					
Rent - net of vacancies	\$ -	\$ 1,077,882	\$ 454,374	\$ -	\$ 1,532,256
Developer fees	-	-	-	-	-
Services fees	17,816	-	-	(17,816)	-
Philanthropy	-	-	-	-	-
Capital grants	-	-	-	-	-
Consulting	-	-	-	-	-
Interest	-	125	10	-	135
Other	-	19,014	12,115	-	31,129
Total revenues	17,816	1,097,021	466,499	(17,816)	1,563,520
Expenses and losses					
Compensation	-	216,240	77,887	-	294,127
Administrative	17,550	170,297	73,886	(28,677)	233,056
Professional services	2,816	59,786	7,584	-	70,186
Depreciation and amortization	-	292,326	174,820	-	467,146
Grants	-	-	-	-	-
Facility	-	251,988	117,527	-	369,515
Interest and fees	-	143,868	89,005	-	232,873
Bad debts	-	2,053	-	-	2,053
Provision for impaired assets	-	-	-	-	-
Project expenses	-	-	-	-	-
Shared services	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-
(Earnings) loss on investment in limited partnership	15	-	-	(15)	-
Total expenses and losses	20,381	1,136,558	540,709	(28,692)	1,668,956
Excess (deficiency) of revenues over expenses	(2,565)	(39,537)	(74,210)	10,876	(105,436)
Net assets at beginning of year	(66,227)	18,146	395,113	59,830	406,862
Other transfers to (from) net assets	-	(117,635)	-	-	(117,635)
Net assets at end of year	\$ (68,792)	\$ (139,026)	\$ 320,903	\$ 70,706	\$ 183,791

2101 Telegraph Avenue Housing, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	2101 Telegraph Avenue Housing, Inc.	2101 Telegraph Avenue Associates, LP (Hamilton Apts.)	Eliminations	Consolidated 2101 Telegraph Avenue Housing, Inc.
Assets				
Current assets				
Cash and cash equivalents	\$ -	\$ 62,891	\$ -	\$ 62,891
Cash, tenant security deposits	-	23,687	-	23,687
Cash, restricted	-	-	-	-
Investments	-	-	-	-
Investments, restricted	-	-	-	-
Accounts receivable, net	-	6,561	-	6,561
Due from affiliates, net	91,863	-	(91,863)	-
Pledges receivable, net	-	-	-	-
Grants receivable	-	-	-	-
Loans and interest receivable, current	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-
Prepaid expenses and other assets	-	32,808	-	32,808
Inventory	-	-	-	-
Assets held for sale	-	-	-	-
Total current assets	<u>91,863</u>	<u>125,947</u>	<u>(91,863)</u>	<u>125,947</u>
Long-term assets				
Property and equipment				
Land and land improvements	-	752,723	-	752,723
Buildings	-	9,792,505	-	9,792,505
Furniture and equipment	-	597,705	-	597,705
Predevelopment project costs	-	-	-	-
Construction in progress	-	-	-	-
Accumulated depreciation	-	(9,402,202)	-	(9,402,202)
Net property and equipment	<u>-</u>	<u>1,740,731</u>	<u>-</u>	<u>1,740,731</u>
Other long-term assets				
Restricted property reserves	-	673,436	-	673,436
Long-term investments	-	-	-	-
Long-term investments, restricted	-	-	-	-
Due from affiliates	-	-	-	-
Pledges receivable, net	-	-	-	-
Investments in limited partnerships, net	(130,508)	-	130,508	-
Notes and interest receivable, net	-	-	-	-
Notes and interest receivable, affiliates	304,891	-	(304,891)	-
Right-of-use asset, net	-	-	-	-
Allowance for impaired assets	-	-	-	-
Other assets, net	-	-	-	-
Total long-term assets	<u>174,383</u>	<u>673,436</u>	<u>(174,383)</u>	<u>673,436</u>
Total assets	<u>\$ 266,246</u>	<u>\$ 2,540,114</u>	<u>\$ (266,246)</u>	<u>\$ 2,540,114</u>

2101 Telegraph Avenue Housing, Inc.
Consolidating Statement of Financial Position
December 31, 2022

	2101 Telegraph Avenue Housing, Inc.	2101 Telegraph Avenue Associates, LP (Hamilton Apts.)	Eliminations	Consolidated 2101 Telegraph Avenue Housing, Inc.
Liabilities				
Current liabilities				
Accounts payable and accrued expenses	\$ 2,375	\$ 100,234	\$ -	\$ 102,609
Due to affiliates	42,528	150,632	(91,863)	101,297
Accrued interest	-	-	-	-
Accrued interest, affiliates	-	-	-	-
Notes payable, current	-	-	-	-
Notes payable, affiliates, current	-	-	-	-
Lease obligations, current	-	-	-	-
Deferred revenue, current	-	3,775	-	3,775
Other liabilities, current	-	-	-	-
Tenant security deposits	-	23,784	-	23,784
	<u>44,903</u>	<u>278,425</u>	<u>(91,863)</u>	<u>231,465</u>
Total current liabilities				
	<u>44,903</u>	<u>278,425</u>	<u>(91,863)</u>	<u>231,465</u>
Long-term liabilities				
Due to affiliates	-	-	-	-
Accrued interest	-	4,514,740	-	4,514,740
Accrued interest, affiliates	-	281,744	(281,744)	-
Notes payable, net, noncurrent	-	2,938,352	-	2,938,352
Notes payable, affiliates, noncurrent	-	424,120	(424,120)	-
Lease obligations, noncurrent	-	-	-	-
Deferred revenue, noncurrent	-	1,511	-	1,511
Other liabilities, noncurrent	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total long-term liabilities				
	<u>-</u>	<u>8,160,467</u>	<u>(705,864)</u>	<u>7,454,603</u>
Total liabilities	<u>44,903</u>	<u>8,438,892</u>	<u>(797,727)</u>	<u>7,686,068</u>
Net assets				
Net assets without donor restrictions, controlling	221,343	(5,898,778)	531,481	(5,145,954)
Net assets without donor restrictions, noncontrolling	-	-	-	-
Total net assets without donor restrictions	221,343	(5,898,778)	531,481	(5,145,954)
Net assets with donor restrictions	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>221,343</u>	<u>(5,898,778)</u>	<u>531,481</u>	<u>(5,145,954)</u>
Total liabilities and net assets	<u>\$ 266,246</u>	<u>\$ 2,540,114</u>	<u>\$ (266,246)</u>	<u>\$ 2,540,114</u>

2101 Telegraph Avenue Housing, Inc.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	2101 Telegraph Avenue Housing, Inc.	2101 Telegraph Avenue Associates, LP (Hamilton Apts.)	Eliminations	Consolidated 2101 Telegraph Avenue Housing, Inc.
Revenues				
Rent - net of vacancies	\$ -	\$ 1,426,100	\$ -	\$ 1,426,100
Developer fees	-	-	-	-
Services fees	5,000	-	(5,000)	-
Philanthropy	-	-	-	-
Capital grants	-	-	-	-
Consulting	-	-	-	-
Interest	14,527	(21,469)	(14,527)	(21,469)
Other	-	16,879	-	16,879
Total revenues	<u>19,527</u>	<u>1,421,510</u>	<u>(19,527)</u>	<u>1,421,510</u>
Expenses and losses				
Compensation	-	401,971	-	401,971
Administrative	5,000	127,808	(5,000)	127,808
Professional services	2,263	213,236	-	215,499
Depreciation and amortization	-	456,606	-	456,606
Grants	-	-	-	-
Facility	-	697,271	-	697,271
Interest and fees	-	191,156	(15,181)	175,975
Bad debts	14,527	69,195	(14,527)	69,195
Provision for impaired assets	-	-	-	-
Project expenses	-	-	-	-
Shared services	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-
(Earnings) loss on investment in limited partnership	7,357	-	(7,357)	-
Total expenses and losses	<u>29,147</u>	<u>2,157,243</u>	<u>(42,065)</u>	<u>2,144,325</u>
Excess (deficiency) of revenues over expenses	(9,620)	(735,733)	22,538	(722,815)
Net assets at beginning of year	230,963	(5,163,045)	508,943	(4,423,139)
Other transfers to (from) net assets	-	-	-	-
Net assets at end of year	<u>\$ 221,343</u>	<u>\$ (5,898,778)</u>	<u>\$ 531,481</u>	<u>\$ (5,145,954)</u>

McDermott Place
Consolidating Statement of Financial Position
December 31, 2022

	McDermott Place	Bishop's Block, LP	Eliminations	Consolidated McDermott Place
Assets				
Current assets				
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -
Cash, tenant security deposits	-	-	-	-
Cash, restricted	-	-	-	-
Investments	-	-	-	-
Investments, restricted	-	-	-	-
Accounts receivable, net	-	-	-	-
Due from affiliates, net	-	-	-	-
Pledges receivable, net	-	-	-	-
Grants receivable	-	-	-	-
Loans and interest receivable, current	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-
Prepaid expenses and other assets	-	-	-	-
Inventory	-	-	-	-
Assets held for sale	-	-	-	-
Total current assets	-	-	-	-
Long-term assets				
Property and equipment				
Land and land improvements	-	-	-	-
Buildings	-	-	-	-
Furniture and equipment	-	-	-	-
Predevelopment project costs	-	-	-	-
Construction in progress	-	-	-	-
Accumulated depreciation	-	-	-	-
Net property and equipment	-	-	-	-
Other long-term assets				
Restricted property reserves	-	-	-	-
Long-term investments	-	-	-	-
Long-term investments, restricted	-	-	-	-
Due from affiliates	-	-	-	-
Pledges receivable, net	-	-	-	-
Investments in limited partnerships, net	-	-	-	-
Notes and interest receivable, net	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-
Right-of-use asset, net	-	-	-	-
Allowance for impaired assets	-	-	-	-
Other assets, net	-	-	-	-
Total long-term assets	-	-	-	-
Total assets	\$ -	\$ -	\$ -	\$ -

McDermott Place
Consolidating Statement of Financial Position
December 31, 2022

	McDermott Place	Bishop's Block, LP	Eliminations	Consolidated McDermott Place
Liabilities				
Current liabilities				
Accounts payable and accrued expenses	\$ 2,375	\$ -	\$ -	\$ 2,375
Due to affiliates	-	-	-	-
Accrued interest	-	-	-	-
Accrued interest, affiliates	-	-	-	-
Notes payable, current	-	-	-	-
Notes payable, affiliates, current	-	-	-	-
Lease obligations, current	-	-	-	-
Deferred revenue, current	-	-	-	-
Other liabilities, current	-	-	-	-
Tenant security deposits	-	-	-	-
Total current liabilities	<u>2,375</u>	<u>-</u>	<u>-</u>	<u>2,375</u>
Long-term liabilities				
Due to affiliates	-	-	-	-
Accrued interest	-	-	-	-
Accrued interest, affiliates	-	-	-	-
Notes payable, net, noncurrent	-	-	-	-
Notes payable, affiliates, noncurrent	-	-	-	-
Lease obligations, noncurrent	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-
Other liabilities, noncurrent	-	-	-	-
Total long-term liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>2,375</u>	<u>-</u>	<u>-</u>	<u>2,375</u>
Net assets				
Net assets without donor restrictions, controlling	(2,375)	-	-	(2,375)
Net assets without donor restrictions, noncontrolling	-	-	-	-
Total net assets without donor restrictions	<u>(2,375)</u>	<u>-</u>	<u>-</u>	<u>(2,375)</u>
Net assets with donor restrictions	-	-	-	-
Total net assets	<u>(2,375)</u>	<u>-</u>	<u>-</u>	<u>(2,375)</u>
Total liabilities and net assets	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

McDermott Place
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	McDermott Place	Bishop's Block, LP	Eliminations	Consolidated McDermott Place
Revenues				
Rent - net of vacancies	\$ -	\$ -	\$ -	\$ -
Developer fees	-	-	-	-
Services fees	-	-	-	-
Philanthropy	-	-	-	-
Capital grants	-	-	-	-
Consulting	-	-	-	-
Interest	-	-	-	-
Other	188,226	796,135	(168,617)	815,744
Total revenues	<u>188,226</u>	<u>796,135</u>	<u>(168,617)</u>	<u>815,744</u>
Expenses and losses				
Compensation	-	-	-	-
Administrative	-	-	-	-
Professional services	2,807	-	-	2,807
Depreciation and amortization	-	-	-	-
Grants	-	-	-	-
Facility	-	-	-	-
Interest and fees	-	-	-	-
Bad debts	123,617	-	(123,617)	-
Provision for impaired assets	-	-	-	-
Project expenses	-	-	-	-
Shared services	-	-	-	-
(Gain) loss on sale of assets	(986,813)	-	986,813	-
(Earnings) loss on investment in limited partnership	-	-	-	-
Total expenses and losses	<u>(860,389)</u>	<u>-</u>	<u>863,196</u>	<u>2,807</u>
Excess (deficiency) of revenues over expenses	1,048,615	796,135	(1,031,813)	812,937
Net assets at beginning of year	(1,050,990)	(796,135)	1,031,813	(815,312)
Other transfers to (from) net assets	-	-	-	-
Net assets at end of year	<u>\$ (2,375)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,375)</u>

South of Market Mercy Housing
Consolidating Statement of Financial Position
December 31, 2022

	South of Market Mercy Housing	1101 Howard Street Associates, LP (1101 Howard St. Apts.)	Mercy Housing California VI, LP (205 Jones Street Apts.)	1475 167th Avenue Associates, LP (Bermuda Gardens)	Centro Partners, LP (El Centro Residential)	Riverside/Leibrandt Partners, LP (La Playa Residential)	West 28th Street, LP (Montclair/Tolton Court)
Assets							
Current assets							
Cash and cash equivalents	\$ -	\$ 39,984	\$ 341,798	\$ 336,114	\$ 144,153	\$ 43,675	\$ 10,120
Cash, tenant security deposits	-	29,421	37,132	-	33,219	412	19,528
Cash, restricted	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-
Accounts receivable, net	-	12,573	73,066	-	36,825	-	2,286
Due from affiliates, net	316,654	376	-	-	-	684	-
Pledges receivable, net	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	12,135	14,550	-	18,034	-	8,968
Inventory	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-
Total current assets	316,654	94,489	466,546	336,114	232,231	44,771	40,902
Long-term assets							
Property and equipment							
Land and land improvements	-	807,358	233,860	-	913,787	-	720,004
Buildings	-	5,420,545	4,603,373	-	5,049,849	-	5,133,942
Furniture and equipment	-	132,421	187,684	-	165,098	-	149,964
Predevelopment project costs	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-
Accumulated depreciation	-	(3,968,724)	(2,117,612)	-	(3,681,118)	-	(4,014,470)
Net property and equipment	-	2,391,600	2,907,305	-	2,447,616	-	1,989,440
Other long-term assets							
Restricted property reserves	-	626,215	153,271	-	221,689	108,439	143,098
Long-term investments	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-
Investments in limited partnerships, net	(46,322,761)	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	1,197,412	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-
Total long-term assets	(45,125,349)	626,215	153,271	-	221,689	108,439	143,098
Total assets	\$ (44,808,695)	\$ 3,112,304	\$ 3,527,122	\$ 336,114	\$ 2,901,536	\$ 153,210	\$ 2,173,440

South of Market Mercy Housing
Consolidating Statement of Financial Position
December 31, 2022

	South of Market Mercy Housing	1101 Howard Street Associates, LP (1101 Howard St. Apts.)	Mercy Housing California VI, LP (205 Jones Street Apts.)	1475 167th Avenue Associates, LP (Bermuda Gardens)	Centro Partners, LP (El Centro Residential)	Riverside/Leibrandt Partners, LP (La Playa Residential)	West 28th Street, LP (Montclair/Tolton Court)
Liabilities							
Current liabilities							
Accounts payable and accrued expenses	\$ 2,815	\$ 39,980	\$ 65,899	\$ -	\$ 52,182	\$ 4,566	\$ 30,196
Due to affiliates	647,025	30,000	90,000	137,855	15,419	101,708	-
Accrued interest	-	235	436	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-
Notes payable, current	-	41,579	28,365	-	788,633	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-
Deferred revenue, current	-	10,299	6,521	-	3,784	-	26,064
Other liabilities, current	-	-	-	-	-	-	-
Tenant security deposits	-	28,206	36,815	-	32,438	-	19,023
Total current liabilities	649,840	150,299	228,036	137,855	892,456	106,274	75,283
Long-term liabilities							
Due to affiliates	775,972	-	-	-	-	-	-
Accrued interest	-	1,521,139	1,330,173	-	3,033,075	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	2,304,955	1,673,841	-	2,125,786	-	1,643,127
Notes payable, affiliates, noncurrent	-	-	-	-	312,729	232,339	-
Lease obligations, noncurrent	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	618	-	577	-	340,920
Other liabilities, noncurrent	-	-	-	-	-	-	-
Total long-term liabilities	775,972	3,826,094	3,004,632	-	5,472,167	232,339	1,984,047
Total liabilities	1,425,812	3,976,393	3,232,668	137,855	6,364,623	338,613	2,059,330
Net assets							
Net assets without donor restrictions, controlling	(46,234,507)	(864,089)	294,454	198,259	(3,463,087)	(185,403)	114,110
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-
Total net assets without donor restrictions	(46,234,507)	(864,089)	294,454	198,259	(3,463,087)	(185,403)	114,110
Net assets with donor restrictions	-	-	-	-	-	-	-
Total net assets	(46,234,507)	(864,089)	294,454	198,259	(3,463,087)	(185,403)	114,110
Total liabilities and net assets	\$ (44,808,695)	\$ 3,112,304	\$ 3,527,122	\$ 336,114	\$ 2,901,536	\$ 153,210	\$ 2,173,440

South of Market Mercy Housing
Consolidating Statement of Financial Position
December 31, 2022

	16th & Church Street Associates, LP (Padre Palou)	Eliminations	Consolidated South of Market Mercy Housing
Liabilities			
Current liabilities			
Accounts payable and accrued expenses	\$ 24,830	\$ -	\$ 220,468
Due to affiliates	42,531	(300,385)	764,153
Accrued interest	-	-	671
Accrued interest, affiliates	-	-	-
Notes payable, current	-	-	858,577
Notes payable, affiliates, current	-	-	-
Lease obligations, current	876,339	-	876,339
Deferred revenue, current	19	-	46,687
Other liabilities, current	-	-	-
Tenant security deposits	16,403	-	132,885
Total current liabilities	960,122	(300,385)	2,899,780
Long-term liabilities			
Due to affiliates	-	-	775,972
Accrued interest	766,055	-	6,650,442
Accrued interest, affiliates	2,067,959	-	2,067,959
Notes payable, net, noncurrent	1,112,961	-	8,860,670
Notes payable, affiliates, noncurrent	-	-	545,068
Lease obligations, noncurrent	1,580,793	-	1,580,793
Deferred revenue, noncurrent	-	-	342,115
Other liabilities, noncurrent	-	-	-
Total long-term liabilities	5,527,768	-	20,823,019
Total liabilities	6,487,890	(300,385)	23,722,799
Net assets			
Net assets without donor restrictions, controlling	(5,156,645)	(2,413,045)	(57,709,953)
Net assets without donor restrictions, noncontrolling	-	-	-
Total net assets without donor restrictions	(5,156,645)	(2,413,045)	(57,709,953)
Net assets with donor restrictions	-	-	-
Total net assets	(5,156,645)	(2,413,045)	(57,709,953)
Total liabilities and net assets	\$ 1,331,245	\$ (2,713,430)	\$ (33,987,154)

South of Market Mercy Housing
Consolidating Statement of Financial Position
December 31, 2022

	16th & Church Street Associates, LP (Padre Palou)	Eliminations	Consolidated South of Market Mercy Housing
Assets			
Current assets			
Cash and cash equivalents	\$ 92,236	\$ -	\$ 1,008,080
Cash, tenant security deposits	16,899	-	136,611
Cash, restricted	-	-	-
Investments	-	-	-
Investments, restricted	-	-	-
Accounts receivable, net	4,970	-	129,720
Due from affiliates, net	-	(256,222)	61,492
Pledges receivable, net	-	-	-
Grants receivable	-	-	-
Loans and interest receivable, current	-	-	-
Loans and interest receivable, affiliates, current	-	-	-
Prepaid expenses and other assets	8,825	-	62,512
Inventory	-	-	-
Assets held for sale	-	-	-
Total current assets	<u>122,930</u>	<u>(256,222)</u>	<u>1,398,415</u>
Long-term assets			
Property and equipment			
Land and land improvements	5,600	-	2,680,609
Buildings	2,563,606	-	22,771,315
Furniture and equipment	161,718	-	796,885
Predevelopment project costs	-	-	-
Construction in progress	-	-	-
Accumulated depreciation	<u>(2,487,589)</u>	<u>-</u>	<u>(16,269,513)</u>
Net property and equipment	<u>243,335</u>	<u>-</u>	<u>9,979,296</u>
Other long-term assets			
Restricted property reserves	241,144	-	1,493,856
Long-term investments	-	-	-
Long-term investments, restricted	-	-	-
Due from affiliates	-	-	-
Pledges receivable, net	-	-	-
Investments in limited partnerships, net	-	(2,457,208)	(48,779,969)
Notes and interest receivable, net	-	-	-
Notes and interest receivable, affiliates	-	-	1,197,412
Right-of-use asset, net	723,836	-	723,836
Allowance for impaired assets	-	-	-
Other assets, net	-	-	-
Total long-term assets	<u>964,980</u>	<u>(2,457,208)</u>	<u>(45,364,865)</u>
Total assets	<u>\$ 1,331,245</u>	<u>\$ (2,713,430)</u>	<u>\$ (33,987,154)</u>

South of Market Mercy Housing
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	South of Market Mercy Housing	1101 Howard Street Associates, LP (1101 Howard St. Apts.)	Mercy Housing California VI, LP (205 Jones Street Apts.)	1475 167th Avenue Associates, LP (Bermuda Gardens)	Centro Partners, LP (El Centro Residential)	Riverside/Leibrandt Partners, LP (La Playa Residential)	West 28th Street, LP (Montclair/Tolton Court)
Revenues							
Rent - net of vacancies	\$ -	\$ 649,862	\$ 604,320	\$ -	\$ 779,969	\$ 70,335	\$ 338,712
Developer fees	-	-	-	-	-	-	-
Services fees	164,184	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-
Interest	9,923	511	123	-	18	131	7
Other	51,795	10,519	455,636	-	23,326	83	14,229
Total revenues	<u>225,902</u>	<u>660,892</u>	<u>1,060,079</u>	<u>-</u>	<u>803,313</u>	<u>70,549</u>	<u>352,948</u>
Expenses and losses							
Compensation	-	119,512	123,989	-	224,604	10,881	119,521
Administrative	1,227,525	77,988	130,953	-	75,810	19,386	55,493
Professional services	28,415	45,845	20,326	-	76,891	3,351	7,436
Depreciation and amortization	-	133,665	126,162	-	151,445	20,118	188,493
Grants	413,453	-	-	209,051	-	1,110,277	-
Facility	-	239,843	286,159	-	206,775	21,587	148,307
Interest and fees	-	70,652	54,396	3	110,514	121,941	-
Bad debts	10,461	3,606	-	-	5,179	8,009	615
Provision for impaired assets	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-
(Gain) loss on sale of assets	190,906	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	10,692,059	-	-	-	-	-	-
Total expenses and losses	<u>12,562,819</u>	<u>691,111</u>	<u>741,985</u>	<u>209,054</u>	<u>851,218</u>	<u>1,315,550</u>	<u>519,865</u>
Excess (deficiency) of revenues over expenses	(12,336,917)	(30,219)	318,094	(209,054)	(47,905)	(1,245,001)	(166,917)
Net assets at beginning of year	(35,534,371)	(786,128)	(45,435)	198,262	(3,415,182)	(502,161)	281,027
Other transfers to (from) net assets	1,636,781	(47,742)	21,795	209,051	-	1,561,759	-
Net assets at end of year	<u>\$ (46,234,507)</u>	<u>\$ (864,089)</u>	<u>\$ 294,454</u>	<u>\$ 198,259</u>	<u>\$ (3,463,087)</u>	<u>\$ (185,403)</u>	<u>\$ 114,110</u>

South of Market Mercy Housing
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	16th & Church Street Associates, LP (Padre Palou)	Eliminations	Consolidated South of Market Mercy Housing
Revenues			
Rent - net of vacancies	\$ 288,727	\$ -	\$ 2,731,925
Developer fees	-	-	-
Services fees	-	(71,350)	92,834
Philanthropy	-	-	-
Capital grants	-	-	-
Consulting	-	-	-
Interest	204	-	10,917
Other	31,151	(30,000)	556,739
Total revenues	<u>320,082</u>	<u>(101,350)</u>	<u>3,392,415</u>
Expenses and losses			
Compensation	69,490	-	667,997
Administrative	40,820	(52,000)	1,575,975
Professional services	8,974	-	191,238
Depreciation and amortization	48,648	-	668,531
Grants	-	-	1,732,781
Facility	1,050,308	-	1,952,979
Interest and fees	246,613	-	604,119
Bad debts	6,837	-	34,707
Provision for impaired assets	-	-	-
Project expenses	-	-	-
Shared services	-	-	-
(Gain) loss on sale of assets	-	-	190,906
(Earnings) loss on investment in limited partnership	-	(21,792)	10,670,267
Total expenses and losses	<u>1,471,690</u>	<u>(73,792)</u>	<u>18,289,500</u>
Excess (deficiency) of revenues over expenses	(1,151,608)	(27,558)	(14,897,085)
Net assets at beginning of year	(4,005,037)	(802,411)	(44,611,436)
Other transfers to (from) net assets	-	(1,583,076)	1,798,568
Net assets at end of year	<u>\$ (5,156,645)</u>	<u>\$ (2,413,045)</u>	<u>\$ (57,709,953)</u>

Visitacion Valley Affordable Housing Corporation
Consolidating Statement of Financial Position
December 31, 2022

	Visitacion Valley Affordable Housing Corporation	Visitacion Valley Family Housing Associates (Heritage Homes)	Eliminations	Consolidated Visitacion Valley Affordable Housing Corporation
Assets				
Current assets				
Cash and cash equivalents	\$ -	\$ 456,581	\$ -	\$ 456,581
Cash, tenant security deposits	-	105,779	-	105,779
Cash, restricted	-	-	-	-
Investments	-	-	-	-
Investments, restricted	-	-	-	-
Accounts receivable, net	-	212,166	-	212,166
Due from affiliates, net	24,881	-	(18,750)	6,131
Pledges receivable, net	-	-	-	-
Grants receivable	-	-	-	-
Loans and interest receivable, current	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-
Prepaid expenses and other assets	-	69,391	-	69,391
Inventory	-	-	-	-
Assets held for sale	-	-	-	-
Total current assets	<u>24,881</u>	<u>843,917</u>	<u>(18,750)</u>	<u>850,048</u>
Long-term assets				
Property and equipment				
Land and land improvements	-	17,390	-	17,390
Buildings	-	26,334,546	-	26,334,546
Furniture and equipment	-	952,226	-	952,226
Predevelopment project costs	-	-	-	-
Construction in progress	-	-	-	-
Accumulated depreciation	-	(21,855,199)	-	(21,855,199)
Net property and equipment	<u>-</u>	<u>5,448,963</u>	<u>-</u>	<u>5,448,963</u>
Other long-term assets				
Restricted property reserves	-	1,555,045	-	1,555,045
Long-term investments	-	-	-	-
Long-term investments, restricted	-	-	-	-
Due from affiliates	-	-	-	-
Pledges receivable, net	-	-	-	-
Investments in limited partnerships, net	3,120,476	-	(3,120,476)	-
Notes and interest receivable, net	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-
Right-of-use asset, net	-	-	-	-
Allowance for impaired assets	-	-	-	-
Other assets, net	-	-	-	-
Total long-term assets	<u>3,120,476</u>	<u>1,555,045</u>	<u>(3,120,476)</u>	<u>1,555,045</u>
Total assets	<u>\$ 3,145,357</u>	<u>\$ 7,847,925</u>	<u>\$ (3,139,226)</u>	<u>\$ 7,854,056</u>

Visitacion Valley Affordable Housing Corporation
Consolidating Statement of Financial Position
December 31, 2022

	Visitacion Valley Affordable Housing Corporation	Visitacion Valley Family Housing Associates (Heritage Homes)	Eliminations	Consolidated Visitacion Valley Affordable Housing Corporation
Liabilities				
Current liabilities				
Accounts payable and accrued expenses	\$ 2,375	\$ 269,403	\$ -	\$ 271,778
Due to affiliates	90,000	15,120	(15,000)	90,120
Accrued interest	-	18,132	-	18,132
Accrued interest, affiliates	-	-	-	-
Notes payable, current	-	3,073,912	-	3,073,912
Notes payable, affiliates, current	-	-	-	-
Lease obligations, current	-	-	-	-
Deferred revenue, current	-	62,811	-	62,811
Other liabilities, current	-	-	-	-
Tenant security deposits	-	107,477	-	107,477
Total current liabilities	<u>92,375</u>	<u>3,546,855</u>	<u>(15,000)</u>	<u>3,624,230</u>
Long-term liabilities				
Due to affiliates	-	-	-	-
Accrued interest	-	-	-	-
Accrued interest, affiliates	-	-	-	-
Notes payable, net, noncurrent	-	2,265,221	-	2,265,221
Notes payable, affiliates, noncurrent	-	-	-	-
Lease obligations, noncurrent	-	-	-	-
Deferred revenue, noncurrent	-	2,405	-	2,405
Other liabilities, noncurrent	-	-	-	-
Total long-term liabilities	<u>-</u>	<u>2,267,626</u>	<u>-</u>	<u>2,267,626</u>
Total liabilities	<u>92,375</u>	<u>5,814,481</u>	<u>(15,000)</u>	<u>5,891,856</u>
Net assets				
Net assets without donor restrictions, controlling	3,052,982	2,033,444	(3,124,226)	1,962,200
Net assets without donor restrictions, noncontrolling	-	-	-	-
Total net assets without donor restrictions	<u>3,052,982</u>	<u>2,033,444</u>	<u>(3,124,226)</u>	<u>1,962,200</u>
Net assets with donor restrictions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>3,052,982</u>	<u>2,033,444</u>	<u>(3,124,226)</u>	<u>1,962,200</u>
Total liabilities and net assets	<u>\$ 3,145,357</u>	<u>\$ 7,847,925</u>	<u>\$ (3,139,226)</u>	<u>\$ 7,854,056</u>

Visitacion Valley Affordable Housing Corporation
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Visitacion Valley Affordable Housing Corporation	Visitacion Valley Family Housing Associates (Heritage Homes)	Eliminations	Consolidated Visitacion Valley Affordable Housing Corporation
Revenues				
Rent - net of vacancies	\$ -	\$ 3,309,134	\$ -	\$ 3,309,134
Developer fees	-	-	-	-
Services fees	30,000	-	(30,000)	-
Philanthropy	-	-	-	-
Capital grants	-	-	-	-
Consulting	-	-	-	-
Interest	-	158	-	158
Other	-	18,834	-	18,834
Total revenues	<u>30,000</u>	<u>3,328,126</u>	<u>(30,000)</u>	<u>3,328,126</u>
Expenses and losses				
Compensation	-	716,739	-	716,739
Administrative	15,014	228,454	(15,000)	228,468
Professional services	2,262	202,648	-	204,910
Depreciation and amortization	-	970,370	-	970,370
Grants	-	-	-	-
Facility	-	1,484,744	-	1,484,744
Interest and fees	-	311,402	-	311,402
Bad debts	-	11,870	-	11,870
Provision for impaired assets	-	-	-	-
Project expenses	-	-	-	-
Shared services	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-
(Earnings) loss on investment in limited partnership	299	-	(299)	-
Total expenses and losses	<u>17,575</u>	<u>3,926,227</u>	<u>(15,299)</u>	<u>3,928,503</u>
Excess (deficiency) of revenues over expenses	12,425	(598,101)	(14,701)	(600,377)
Net assets at beginning of year	3,040,557	2,990,786	(3,109,525)	2,921,818
Other transfers to (from) net assets	-	(359,241)	-	(359,241)
Net assets at end of year	<u>\$ 3,052,982</u>	<u>\$ 2,033,444</u>	<u>\$ (3,124,226)</u>	<u>\$ 1,962,200</u>

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing West	Mercy Housing California XIV, LP (10th & Mission Apartments)	Mercy Housing California XV, LP (Nueva Vista)	Mercy Housing California XVII, LP (Derek Silva Community)	Mercy Housing California XXIV, LP (Carter Terrace Apartments)	Mercy Housing California XVIII, LP (Polk Street Senior Community)	Mercy Housing California XIII, LP (Linbrook Court)	Mercy Housing California XX, LP (Mission Creek Sr.)	Mercy Housing California XVI, LP (Villa Madera)
Assets									
Current assets									
Cash and cash equivalents	\$ -	\$ 228,751	\$ 71,222	\$ 491,292	\$ 906,107	\$ 809,357	\$ 131,906	\$ 2,630,522	\$ 59,429
Cash, tenant security deposits	-	115,105	41,611	14,099	109,681	22,073	35,270	68,287	61,610
Cash, restricted	-	-	300	-	-	-	500	-	-
Investments	-	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-	-
Accounts receivable, net	-	31,821	431	70,244	40,614	4,230	17,686	122,057	352
Due from affiliates, net	3,015,274	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	143,796	25,644	30,326	36,315	25,216	23,550	108,102	20,958
Inventory	-	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-	-
Total current assets	3,015,274	519,473	139,208	605,961	1,092,717	860,876	208,912	2,928,968	142,349
Long-term assets									
Property and equipment									
Land and land improvements	-	1,377,290	923,794	135,399	7,088,220	1,028,700	1,804,059	28,240	2,236,754
Buildings	-	63,392,261	11,088,685	15,251,406	21,693,725	16,490,801	10,270,264	40,328,710	12,108,065
Furniture and equipment	-	1,652,089	332,883	95,546	1,756,365	409,810	359,338	1,130,130	205,235
Predevelopment project costs	-	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(33,208,205)	(8,819,034)	(10,835,146)	(19,345,418)	(11,608,406)	(8,134,518)	(25,478,327)	(9,124,350)
Net property and equipment	-	33,213,435	3,526,328	4,647,205	11,192,892	6,320,905	4,299,143	16,008,753	5,425,704
Other long-term assets									
Restricted property reserves	246,847	1,576,554	284,394	1,939,725	1,092,011	671,795	481,185	1,605,884	451,218
Long-term investments	-	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-	-
Due from affiliates	211,000	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	8,232,404	-	-	-	-	-	-	-	-
Notes and interest receivable, net	285,520	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	25,022,313	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	507,241	-	2,837,903	-	1,441,675	-	498,239	-
Allowance for impaired assets	-	-	-	-	-	-	-	-	-
Other assets, net	-	10,353	-	-	-	-	-	-	-
Total long-term assets	33,998,084	2,094,148	284,394	4,777,628	1,092,011	2,113,470	481,185	2,104,123	451,218
Total assets	\$ 37,013,358	\$ 35,827,056	\$ 3,949,930	\$ 10,030,794	\$ 13,377,620	\$ 9,295,251	\$ 4,989,240	\$ 21,041,844	\$ 6,019,271

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing West	Mercy Housing California XIV, LP (10th & Mission Apartments)	Mercy Housing California XV, LP (Nueva Vista)	Mercy Housing California XVII, LP (Derek Silva Community)	Mercy Housing California XXIV, LP (Carter Terrace Apartments)	Mercy Housing California XVIII, LP (Polk Street Senior Community)	Mercy Housing California XIII, LP (Linbrook Court)	Mercy Housing California XX, LP (Mission Creek Sr.)	Mercy Housing California XVI, LP (Villa Madera)
Liabilities									
Current liabilities									
Accounts payable and accrued expenses	\$ 2,815	\$ 179,220	\$ 85,737	\$ 138,475	\$ 141,521	\$ 109,660	\$ 58,004	\$ 202,105	\$ 50,455
Due to affiliates	1,401,845	7,639	107,132	236,313	78,925	65,792	25,000	769,121	572,561
Accrued interest	-	-	2,191	-	7,991	-	-	9,677	24,422
Accrued interest, affiliates	-	-	-	-	-	-	22,505	-	-
Notes payable, current	-	-	71,227	-	2,875,000	3,480,526	-	555,000	140,401
Notes payable, affiliates, current	-	-	-	-	-	-	85,833	-	-
Lease obligations, current	-	20,532	17	1,878,320	-	243,158	-	65,715	-
Deferred revenue, current	-	28,427	734	57,484	621	12,495	3,150	25,666	1,950
Other liabilities, current	-	-	-	-	-	-	-	-	-
Tenant security deposits	-	114,605	41,108	15,101	107,882	17,864	34,470	67,484	61,185
Total current liabilities	1,404,660	350,423	308,146	2,325,693	3,211,940	3,929,495	228,962	1,694,768	850,974
Long-term liabilities									
Due to affiliates	-	-	-	-	-	-	-	-	-
Accrued interest	-	3,299,217	-	619,174	4,642,517	3,951,903	-	1,472,358	1,365,495
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	900,000	37,744,089	3,262,122	6,840,107	12,565,274	4,298,257	(29,314)	16,840,438	7,061,866
Notes payable, affiliates, noncurrent	6,720,473	-	-	-	-	-	5,026,960	-	-
Lease obligations, noncurrent	-	502,392	-	2,807,626	-	1,417,089	-	493,116	-
Deferred revenue, noncurrent	-	2,569	616	4,140	3,358	67,571	3,341	-	2,970
Other liabilities, noncurrent	-	-	-	-	-	-	-	-	135,474
Total long-term liabilities	7,620,473	41,548,267	3,262,738	10,271,047	17,211,149	9,734,820	5,000,987	18,805,912	8,565,805
Total liabilities	9,025,133	41,898,690	3,570,884	12,596,740	20,423,089	13,664,315	5,229,949	20,500,680	9,416,779
Net assets									
Net assets without donor restrictions, controlling	26,918,249	(6,071,634)	379,046	(2,565,946)	(7,045,469)	(4,369,064)	(240,709)	541,164	(3,397,508)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	26,918,249	(6,071,634)	379,046	(2,565,946)	(7,045,469)	(4,369,064)	(240,709)	541,164	(3,397,508)
Net assets with donor restrictions	1,069,976	-	-	-	-	-	-	-	-
Total net assets	27,988,225	(6,071,634)	379,046	(2,565,946)	(7,045,469)	(4,369,064)	(240,709)	541,164	(3,397,508)
Total liabilities and net assets	\$ 37,013,358	\$ 35,827,056	\$ 3,949,930	\$ 10,030,794	\$ 13,377,620	\$ 9,295,251	\$ 4,989,240	\$ 21,041,844	\$ 6,019,271

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California XII, LP (Villa Amador)	Mercy Housing California XXI, LP (White Rock Village)	Mercy Housing California XIX, LP (Grand & Venice)	Mercy Housing California XXV, LP (Casa Alegre)	Pinewood Court Apartments, LP (Terracina Pinewood Court)	Mercy Housing California XXII, LP (The Dudley)	Mercy Housing California XXVI, LP (Martin Luther King Village)	Mercy Housing California XLI, LP (Westbrook Plaza)	Mercy Housing California XXXIV, LP (Edith Witt Sr Community)
Assets									
Current assets									
Cash and cash equivalents	\$ 54,600	\$ 537,301	\$ 324,623	\$ 81,339	\$ 30,925	\$ 412,348	\$ 166,174	\$ 270,154	\$ 104,341
Cash, tenant security deposits	81,417	144,641	49,336	22,333	45,267	14,003	12,668	58,459	35,007
Cash, restricted	2,866	-	-	-	-	-	-	-	10,014
Investments	-	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-	-
Accounts receivable, net	34,432	24,007	15,467	2,359	1,357	237,825	70,303	3,433	3,466
Due from affiliates, net	-	-	-	-	-	-	-	7,962	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	40,918	58,150	30,356	8,770	19,425	29,581	31,118	48,455	81,646
Inventory	-	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-	-
Total current assets	<u>214,233</u>	<u>764,099</u>	<u>419,782</u>	<u>114,801</u>	<u>96,974</u>	<u>693,757</u>	<u>280,263</u>	<u>388,463</u>	<u>234,474</u>
Long-term assets									
Property and equipment									
Land and land improvements	6,287,675	5,669,831	176,286	873,574	2,014,938	121,460	2,846,052	693,387	1,781,588
Buildings	27,178,775	24,344,326	20,205,056	3,466,310	7,184,643	9,551,156	10,942,302	24,654,107	41,865,624
Furniture and equipment	793,785	466,793	170,359	62,472	130,360	308,627	485,098	266,208	947,489
Predevelopment project costs	-	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-	-
Accumulated depreciation	(20,102,345)	(16,341,862)	(12,868,352)	(2,909,513)	(6,194,554)	(5,552,151)	(8,262,519)	(11,747,043)	(21,280,421)
Net property and equipment	<u>14,157,890</u>	<u>14,139,088</u>	<u>7,683,349</u>	<u>1,492,843</u>	<u>3,135,387</u>	<u>4,429,092</u>	<u>6,010,933</u>	<u>13,866,659</u>	<u>23,314,280</u>
Other long-term assets									
Restricted property reserves	571,631	829,327	243,673	265,348	351,313	538,980	761,606	574,237	2,082,187
Long-term investments	-	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	1,681,612	-	-	429,543	-	373,047	-
Allowance for impaired assets	-	-	-	-	-	-	-	-	-
Other assets, net	<u>1,029</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,553</u>	<u>2,661</u>	<u>10,953</u>	<u>12,121</u>
Total long-term assets	<u>572,660</u>	<u>829,327</u>	<u>1,925,285</u>	<u>265,348</u>	<u>351,313</u>	<u>982,076</u>	<u>764,267</u>	<u>958,237</u>	<u>2,094,308</u>
Total assets	<u>\$ 14,944,783</u>	<u>\$ 15,732,514</u>	<u>\$ 10,028,416</u>	<u>\$ 1,872,992</u>	<u>\$ 3,583,674</u>	<u>\$ 6,104,925</u>	<u>\$ 7,055,463</u>	<u>\$ 15,213,359</u>	<u>\$ 25,643,062</u>

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California XII, LP (Villa Amador)	Mercy Housing California XXI, LP (White Rock Village)	Mercy Housing California XIX, LP (Grand & Venice)	Mercy Housing California XXV, LP (Casa Alegre)	Pinewood Court Apartments, LP (Terracina Pinewood Court)	Mercy Housing California XXII, LP (The Dudley)	Mercy Housing California XXVI, LP (Martin Luther King Village)	Mercy Housing California XLI, LP (Westbrook Plaza)	Mercy Housing California XXXIV, LP (Edith Witt Sr Community)
Liabilities									
Current liabilities									
Accounts payable and accrued expenses	\$ 141,415	\$ 87,265	\$ 91,431	\$ 23,039	\$ 108,670	\$ 103,547	\$ 169,405	\$ 120,740	\$ 219,606
Due to affiliates	18,005	17,142	59,917	114,761	248,854	1,220,731	205,150	68,062	66,658
Accrued interest	49,001	60,630	3,918	-	2,626	223,743	24,999	1,004	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, current	68,678	181,359	29,685	-	79,024	-	-	31,906	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	205,951	-	18,861	-
Deferred revenue, current	52,680	57,909	15,903	1,726	1,420	25,260	23,597	10,637	10,588
Other liabilities, current	-	-	-	-	-	-	-	-	-
Tenant security deposits	80,916	144,802	48,832	21,832	44,272	13,285	11,299	57,961	34,502
Total current liabilities	410,695	549,107	249,686	161,358	484,866	1,792,517	434,450	309,171	331,354
Long-term liabilities									
Due to affiliates	211,000	-	-	-	-	-	-	-	-
Accrued interest	5,011,929	2,363,852	3,164,241	468,254	552,023	2,244,754	2,875,031	1,873,650	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	16,017,454	17,140,768	6,796,230	896,298	2,425,044	5,900,656	8,419,534	7,106,951	16,763,321
Notes payable, affiliates, noncurrent	-	-	-	-	-	1,204,149	398,568	-	12,626,500
Lease obligations, noncurrent	-	-	-	-	-	422,331	-	369,185	-
Deferred revenue, noncurrent	1,620	11,667	1,685,009	949	270	2,513	2,400	-	2,030
Other liabilities, noncurrent	-	-	-	-	-	-	-	-	-
Total long-term liabilities	21,242,003	19,516,287	11,645,480	1,365,501	2,977,337	9,774,403	11,695,533	9,349,786	29,391,851
Total liabilities	21,652,698	20,065,394	11,895,166	1,526,859	3,462,203	11,566,920	12,129,983	9,658,957	29,723,205
Net assets									
Net assets without donor restrictions, controlling	(6,707,915)	(4,332,880)	(1,866,750)	346,133	121,471	(5,461,995)	(5,074,520)	5,554,402	(4,080,143)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(6,707,915)	(4,332,880)	(1,866,750)	346,133	121,471	(5,461,995)	(5,074,520)	5,554,402	(4,080,143)
Net assets with donor restrictions	-	-	-	-	-	-	-	-	-
Total net assets	(6,707,915)	(4,332,880)	(1,866,750)	346,133	121,471	(5,461,995)	(5,074,520)	5,554,402	(4,080,143)
Total liabilities and net assets	\$ 14,944,783	\$ 15,732,514	\$ 10,028,416	\$ 1,872,992	\$ 3,583,674	\$ 6,104,925	\$ 7,055,463	\$ 15,213,359	\$ 25,643,062

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California XXVII, LP (Serna Village)	Mercy Housing California XXVIII, LP (The Vineyard Townhomes)	Mercy Terrace, LLC	Mercy Housing California XXIX, LP (Grizzly Hollow Phase III)	New Dana Strand Townhomes, LP (New Dana Strand Townhomes)	Mercy Housing California XXXII, LP (Creekview Manor)	Mercy Housing California XXXVI, LP (Kent Gardens)	Mercy Housing California XXXI, LP (Martinelli House)	Mercy Housing California XXXV, LP (Ardenaire Apartments)
Assets									
Current assets									
Cash and cash equivalents	\$ 262,812	\$ 142,414	\$ 5,557,068	\$ 25,100	\$ 14,480	\$ 75,954	\$ 85,698	\$ 285,205	\$ 8,946
Cash, tenant security deposits	38,228	76,768	59,040	37,615	79,043	86,833	27,473	47,014	26,772
Cash, restricted	-	109,260	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-	-
Accounts receivable, net	21,083	10,076	21,289	951	64,422	326	74,195	18,520	9,926
Due from affiliates, net	-	-	-	-	-	-	21,386	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	26,531	30,232	75,627	18,935	170,428	52,728	31,425	26,466	15,807
Inventory	-	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-	-
Total current assets	348,654	368,750	5,713,024	82,601	328,373	215,841	240,177	377,205	61,451
Long-term assets									
Property and equipment									
Land and land improvements	1,984,349	2,275,562	187,674	2,979,167	5,022,013	8,345,785	2,966,427	418,926	1,025,433
Buildings	14,682,183	14,692,757	22,929,528	13,367,451	33,478,877	16,651,085	14,806,268	10,035,804	9,736,406
Furniture and equipment	333,691	192,137	1,560,034	237,819	1,200,250	647,959	462,211	467,782	275,712
Predevelopment project costs	-	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-	-
Accumulated depreciation	(10,883,320)	(10,413,284)	(14,945,612)	(10,488,051)	(24,304,660)	(15,647,966)	(9,731,476)	(5,919,309)	(5,572,872)
Net property and equipment	6,116,903	6,747,172	9,731,624	6,096,386	15,396,480	9,996,863	8,503,430	5,003,203	5,464,679
Other long-term assets									
Restricted property reserves	540,902	163,846	2,774,223	178,489	659,922	520,765	1,265,437	719,500	812,641
Long-term investments	-	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	243,525	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-	-
Other assets, net	-	1,283	-	-	1,268	-	1,356	-	1,750
Total long-term assets	540,902	165,129	2,774,223	178,489	904,715	520,765	1,266,793	719,500	814,391
Total assets	\$ 7,006,459	\$ 7,281,051	\$ 18,218,871	\$ 6,357,476	\$ 16,629,568	\$ 10,733,469	\$ 10,010,400	\$ 6,099,908	\$ 6,340,521

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California XXVII, LP (Serna Village)	Mercy Housing California XXVIII, LP (The Vineyard Townhomes)	Mercy Terrace, LLC	Mercy Housing California XXIX, LP (Grizzly Hollow Phase III)	New Dana Strand Townhomes, LP (New Dana Strand Townhomes)	Mercy Housing California XXXII, LP (Creekview Manor)	Mercy Housing California XXXVI, LP (Kent Gardens)	Mercy Housing California XXXI, LP (Martinelli House)	Mercy Housing California XXXV, LP (Ardenaire Apartments)
Liabilities									
Current liabilities									
Accounts payable and accrued expenses	\$ 91,457	\$ 83,506	\$ 225,559	\$ 157,943	\$ 151,947	\$ 77,256	\$ 209,400	\$ 103,020	\$ 71,632
Due to affiliates	205,713	163,956	2,428,757	122,674	159,189	56,285	22,028	575	-
Accrued interest	-	16,075	27,256	1,455	5,319	10,142	266,297	8,305	14,708
Accrued interest, affiliates	-	-	-	-	-	-	-	-	-
Notes payable, current	-	102,007	500,000	64,034	78,129	57,614	-	85,173	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-	-
Lease obligations, current	-	299,151	-	-	-	-	-	-	-
Deferred revenue, current	22,549	5,308	29,989	9,558	6,213	5,361	11,533	5,886	2,440
Other liabilities, current	-	-	-	-	-	-	-	-	-
Tenant security deposits	36,864	76,268	58,522	37,118	78,020	86,517	26,972	46,851	25,893
Total current liabilities	356,583	746,271	3,270,083	392,782	478,817	293,175	536,230	249,810	114,673
Long-term liabilities									
Due to affiliates	-	-	-	-	-	-	-	-	-
Accrued interest	628,428	-	-	3,261,052	3,228,693	939,940	-	-	1,659,731
Accrued interest, affiliates	-	-	-	-	-	-	-	1,030,880	-
Notes payable, net, noncurrent	1,283,132	2,852,424	8,857,772	7,323,373	20,113,928	4,306,500	1,433,616	2,091,630	6,933,492
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	10,355,200	3,529,317	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	5,783	-	2,568	30,280	-	2,243	-	175	654
Other liabilities, noncurrent	-	-	-	251,710	-	-	-	-	-
Total long-term liabilities	1,917,343	2,852,424	8,860,340	10,866,415	23,342,621	5,248,683	11,788,816	6,652,002	8,593,877
Total liabilities	2,273,926	3,598,695	12,130,423	11,259,197	23,821,438	5,541,858	12,325,046	6,901,812	8,708,550
Net assets									
Net assets without donor restrictions, controlling	4,732,533	3,682,356	6,088,448	(4,901,721)	(7,191,870)	5,191,611	(2,314,646)	(801,904)	(2,368,029)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	4,732,533	3,682,356	6,088,448	(4,901,721)	(7,191,870)	5,191,611	(2,314,646)	(801,904)	(2,368,029)
Net assets with donor restrictions	-	-	-	-	-	-	-	-	-
Total net assets	4,732,533	3,682,356	6,088,448	(4,901,721)	(7,191,870)	5,191,611	(2,314,646)	(801,904)	(2,368,029)
Total liabilities and net assets	\$ 7,006,459	\$ 7,281,051	\$ 18,218,871	\$ 6,357,476	\$ 16,629,568	\$ 10,733,469	\$ 10,010,400	\$ 6,099,908	\$ 6,340,521

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California XXXIII, LP (Casa Verde)	Colonia San Martin Associates, LP	Mercy Housing California 50, LP (Vera Haile Senior Housing)	Mercy Housing California 49, LP (McAuley Meadows)	Eliminations	Consolidated Mercy Housing West
Assets						
Current assets						
Cash and cash equivalents	\$ 469,897	\$ 11,164	\$ 119,788	\$ 15,620	\$ -	\$ 14,384,537
Cash, tenant security deposits	34,538	22,482	32,631	34,587	-	1,533,891
Cash, restricted	-	8,906	19,395	184,276	-	335,517
Investments	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-
Accounts receivable, net	28,476	22,766	3,523	506	-	956,143
Due from affiliates, net	-	-	-	-	(3,036,660)	7,962
Pledges receivable, net	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-
Prepaid expenses and other assets	23,550	18,766	78,051	24,106	-	1,354,978
Inventory	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-
Total current assets	<u>556,461</u>	<u>84,084</u>	<u>253,388</u>	<u>259,095</u>	<u>(3,036,660)</u>	<u>18,573,028</u>
Long-term assets						
Property and equipment						
Land and land improvements	812,667	3,443,147	3,173,363	1,970,826	-	69,692,586
Buildings	10,562,311	9,629,450	36,036,921	12,097,737	-	578,722,994
Furniture and equipment	380,510	294,714	479,520	707,907	-	16,812,833
Predevelopment project costs	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-
Accumulated depreciation	(6,782,986)	(7,818,915)	(11,541,559)	(5,857,198)	-	(371,719,372)
Net property and equipment	<u>4,972,502</u>	<u>5,548,396</u>	<u>28,148,245</u>	<u>8,919,272</u>	<u>-</u>	<u>293,509,041</u>
Other long-term assets						
Restricted property reserves	807,073	877,683	956,622	755,547	-	25,600,565
Long-term investments	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-
Due from affiliates	-	-	-	-	(211,000)	-
Pledges receivable, net	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	(16,724,570)	(8,492,166)
Notes and interest receivable, net	-	-	-	-	-	285,520
Notes and interest receivable, affiliates	-	-	-	-	(25,022,313)	-
Right-of-use asset, net	-	-	-	-	-	8,012,785
Allowance for impaired assets	-	-	-	-	-	-
Other assets, net	<u>1,867</u>	<u>3,467</u>	<u>23,832</u>	<u>12,635</u>	<u>-</u>	<u>98,128</u>
Total long-term assets	<u>808,940</u>	<u>881,150</u>	<u>980,454</u>	<u>768,182</u>	<u>(41,957,883)</u>	<u>25,504,832</u>
Total assets	<u>\$ 6,337,903</u>	<u>\$ 6,513,630</u>	<u>\$ 29,382,087</u>	<u>\$ 9,946,549</u>	<u>\$ (44,994,543)</u>	<u>\$ 337,586,901</u>

Mercy Housing West
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing California XXXIII, LP (Casa Verde)	Colonia San Martin Associates, LP	Mercy Housing California 50, LP (Vera Haile Senior Housing)	Mercy Housing California 49, LP (McAuley Meadows)	Eliminations	Consolidated Mercy Housing West
Liabilities						
Current liabilities						
Accounts payable and accrued expenses	\$ 57,100	\$ 106,632	\$ 162,021	\$ 50,180	\$ (185,375)	\$ 3,395,388
Due to affiliates	15,000	21,000	52,833	39,225	(3,714,486)	4,856,357
Accrued interest	-	-	-	-	-	759,759
Accrued interest, affiliates	-	-	-	-	-	22,505
Notes payable, current	-	-	-	-	-	8,399,763
Notes payable, affiliates, current	-	-	-	-	-	85,833
Lease obligations, current	-	-	-	-	-	2,731,705
Deferred revenue, current	26,040	2,236	6,938	1,163	(8,208)	457,253
Other liabilities, current	-	-	-	-	-	-
Tenant security deposits	34,034	20,467	31,427	33,136	-	1,509,489
Total current liabilities	132,174	150,335	253,219	123,704	(3,908,069)	22,218,052
Long-term liabilities						
Due to affiliates	-	-	-	-	(211,000)	-
Accrued interest	-	691,310	2,914,239	1,063,347	-	48,291,138
Accrued interest, affiliates	-	-	-	-	-	1,030,880
Notes payable, net, noncurrent	-	3,010,844	10,704,653	4,974,003	-	244,834,462
Notes payable, affiliates, noncurrent	-	-	13,836,600	6,073,600	(44,494,616)	15,276,751
Lease obligations, noncurrent	-	-	-	-	-	6,011,739
Deferred revenue, noncurrent	-	1,110	-	-	(30,280)	1,803,556
Other liabilities, noncurrent	-	-	-	148,731	-	535,915
Total long-term liabilities	-	3,703,264	27,455,492	12,259,681	(44,735,896)	317,784,441
Total liabilities	132,174	3,853,599	27,708,711	12,383,385	(48,643,965)	340,002,493
Net assets						
Net assets without donor restrictions, controlling	6,205,729	2,660,031	1,673,376	(2,436,836)	3,649,422	(3,485,568)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-
Total net assets without donor restrictions	6,205,729	2,660,031	1,673,376	(2,436,836)	3,649,422	(3,485,568)
Net assets with donor restrictions	-	-	-	-	-	1,069,976
Total net assets	6,205,729	2,660,031	1,673,376	(2,436,836)	3,649,422	(2,415,592)
Total liabilities and net assets	\$ 6,337,903	\$ 6,513,630	\$ 29,382,087	\$ 9,946,549	\$ (44,994,543)	\$ 337,586,901

Mercy Housing West
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing West	Mercy Housing California XIV, LP (10th & Mission Apartments)	Mercy Housing California XV, LP (Nueva Vista)	Mercy Housing California XVII, LP (Derek Silva Community)	Mercy Housing California XXIV, LP (Carter Terrace Apartments)	Mercy Housing California XVIII, LP (Polk Street Senior Community)	Mercy Housing California XIII, LP (Linbrook Court)	Mercy Housing California XX, LP (Mission Creek Sr.)	Mercy Housing California XVI, LP (Villa Madera)
Revenues									
Rent - net of vacancies	\$ -	\$ 1,810,344	\$ 699,015	\$ 1,721,836	\$ 2,359,534	\$ 2,055,038	\$ 1,118,856	\$ 3,129,891	\$ 946,925
Developer fees	-	-	-	-	-	-	-	-	-
Services fees	1,484,302	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-	-
Interest	35,190	(29,986)	(6,363)	124	11,840	(20,989)	94	170,314	326
Other	297,785	635,344	29,204	94,696	134,823	42,647	4,236	1,017,135	28,304
Total revenues	1,817,277	2,415,702	721,856	1,816,656	2,506,197	2,076,696	1,123,186	4,317,340	975,555
Expenses and losses									
Compensation	-	676,565	166,215	480,991	509,163	570,704	190,566	1,136,880	142,597
Administrative	693,119	290,089	104,628	209,390	369,079	162,177	149,804	941,152	140,525
Professional services	3,407	100,946	82,128	13,342	162,553	104,495	114,252	38,196	49,455
Depreciation and amortization	-	2,443,165	409,532	583,751	856,476	751,170	389,355	1,528,482	444,957
Grants	41,042	-	-	-	-	-	-	241,248	-
Facility	-	1,282,179	303,255	802,960	572,113	598,469	249,601	922,914	372,558
Interest and fees	-	344,835	29,198	97,814	506,149	323,609	301,599	447,575	234,366
Bad debts	-	-	-	-	21,568	-	2,712	3,466	-
Provision for impaired assets	-	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	(46)	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	994,013	-	-	-	-	-	-	-	-
Total expenses and losses	1,731,535	5,137,779	1,094,956	2,188,248	2,997,101	2,510,624	1,397,889	5,259,913	1,384,458
Excess (deficiency) of revenues over expenses	85,742	(2,722,077)	(373,100)	(371,592)	(490,904)	(433,928)	(274,703)	(942,573)	(408,903)
Net assets at beginning of year	27,902,483	(3,349,557)	752,146	(2,194,354)	(6,471,786)	(3,935,136)	86,211	1,483,737	(2,988,605)
Other transfers to (from) net assets	-	-	-	-	(82,779)	-	(52,217)	-	-
Net assets at end of year	\$ 27,988,225	\$ (6,071,634)	\$ 379,046	\$ (2,565,946)	\$ (7,045,469)	\$ (4,369,064)	\$ (240,709)	\$ 541,164	\$ (3,397,508)

Mercy Housing West
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California XII, LP (Villa Amador)	Mercy Housing California XXI, LP (White Rock Village)	Mercy Housing California XIX, LP (Grand & Venice)	Mercy Housing California XXV, LP (Casa Alegre)	Pinewood Court Apartments, LP (Terracina Pinewood Court)	Mercy Housing California XXII, LP (The Dudley)	Mercy Housing California XXVI, LP (Martin Luther King Village)	Mercy Housing California XLI, LP (Westbrook Plaza)	Mercy Housing California XXXIV, LP (Edith W'itt Sr Community)
Revenues									
Rent - net of vacancies	\$ 1,257,566	\$ 2,314,461	\$ 847,768	\$ 358,617	\$ 594,544	\$ 1,178,213	\$ 1,018,802	\$ 953,371	\$ 1,454,868
Developer fees	-	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-	-
Interest	5,143	5,733	8	13	-	42	(27,728)	18,477	132
Other	166,040	43,446	221,003	3,524	27,841	19,259	9,031	63,396	179,939
Total revenues	1,428,749	2,363,640	1,068,779	362,154	622,385	1,197,514	1,000,105	1,035,244	1,634,939
Expenses and losses									
Compensation	217,222	334,492	270,005	84,769	159,550	499,901	403,485	253,702	586,544
Administrative	160,581	244,315	123,703	58,890	95,276	1,157,211	101,703	139,215	193,671
Professional services	88,404	130,500	31,550	88,883	10,021	21,878	12,553	61,349	104,739
Depreciation and amortization	1,355,001	1,049,889	745,725	130,625	279,102	407,915	589,577	951,380	1,658,023
Grants	-	-	-	-	-	-	-	-	-
Facility	594,060	622,825	600,202	129,695	237,510	555,220	307,545	429,161	634,821
Interest and fees	587,259	627,445	229,448	24,435	65,090	164,709	237,211	236,820	1,663
Bad debts	49,808	-	-	2,168	-	-	12,295	-	101
Provision for impaired assets	-	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-	-
Total expenses and losses	3,052,335	3,009,466	2,000,633	519,465	846,549	2,806,834	1,664,369	2,071,627	3,179,562
Excess (deficiency) of revenues over expenses	(1,623,586)	(645,826)	(931,854)	(157,311)	(224,164)	(1,609,320)	(664,264)	(1,036,383)	(1,544,623)
Net assets at beginning of year	(5,084,329)	(3,687,054)	(995,057)	503,444	331,945	(3,852,675)	(4,521,113)	6,590,785	(2,535,520)
Other transfers to (from) net assets	-	-	60,161	-	13,690	-	110,857	-	-
Net assets at end of year	\$ (6,707,915)	\$ (4,332,880)	\$ (1,866,750)	\$ 346,133	\$ 121,471	\$ (5,461,995)	\$ (5,074,520)	\$ 5,554,402	\$ (4,080,143)

Mercy Housing West
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California XXVII, LP (Serna Village)	Mercy Housing California XXVIII, LP (The Vineyard Townhomes)	Mercy Terrace, LLC	Mercy Housing California XXIX, LP (Grizzly Hollow Phase III)	New Dana Strand Townhomes, LP (New Dana Strand Townhomes)	Mercy Housing California XXXII, LP (Creekview Manor)	Mercy Housing California XXXVI, LP (Kent Gardens)	Mercy Housing California XXXI, LP (Martinelli House)	Mercy Housing California XXXV, LP (Ardenaire Apartments)
Revenues									
Rent - net of vacancies	\$ 1,395,925	\$ 1,012,272	\$ 5,777,827	\$ 533,399	\$ 1,419,549	\$ 1,029,293	\$ 683,164	\$ 1,146,023	\$ 378,615
Developer fees	-	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	54,815	-
Capital grants	-	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-	-
Interest	(10,635)	(195)	(38,740)	1,445	6,599	142	(38,609)	(27,911)	(7,322)
Other	28,522	14,769	11,482	15,901	98,397	14,545	2,979	4,529	65,674
Total revenues	1,413,812	1,026,846	5,750,569	550,745	1,524,545	1,043,980	647,534	1,177,456	436,967
Expenses and losses									
Compensation	279,303	141,665	968,981	100,344	237,219	261,141	80,231	205,083	95,272
Administrative	161,757	163,702	335,318	75,355	214,301	162,497	174,653	160,189	65,687
Professional services	313,284	134,542	17,989	13,622	80,973	53,837	134,579	11,278	48,469
Depreciation and amortization	574,737	702,841	1,072,496	515,082	1,557,227	984,399	648,382	388,288	379,467
Grants	-	-	-	-	-	-	-	-	-
Facility	356,519	289,153	3,150,485	302,836	632,450	388,225	243,700	309,660	190,041
Interest and fees	37,030	200,569	273,293	231,506	346,529	190,463	47,321	284,155	149,023
Bad debts	-	8,107	-	-	85	4	2,055	11,066	4,181
Provision for impaired assets	-	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-	-
Total expenses and losses	1,722,630	1,640,579	5,818,562	1,238,745	3,068,784	2,040,566	1,330,921	1,369,719	932,140
Excess (deficiency) of revenues over expenses	(308,818)	(613,733)	(67,993)	(688,000)	(1,544,239)	(996,586)	(683,387)	(192,263)	(495,173)
Net assets at beginning of year	5,041,351	4,296,089	6,156,441	(4,285,756)	(5,647,631)	6,188,197	(1,631,259)	(609,641)	(1,872,856)
Other transfers to (from) net assets	-	-	-	72,035	-	-	-	-	-
Net assets at end of year	\$ 4,732,533	\$ 3,682,356	\$ 6,088,448	\$ (4,901,721)	\$ (7,191,870)	\$ 5,191,611	\$ (2,314,646)	\$ (801,904)	\$ (2,368,029)

Mercy Housing West
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing California XXXIII, LP (Casa Verde)	Colonia San Martin Associates, LP	Mercy Housing California 50, LP (Vera Haile Senior Housing)	Mercy Housing California 49, LP (McAuley Meadows)	Eliminations	Consolidated Mercy Housing West
Revenues						
Rent - net of vacancies	\$ 568,934	\$ 304,850	\$ 1,253,954	\$ 564,711	\$ -	\$ 39,888,165
Developer fees	-	-	-	-	-	-
Services fees	-	-	-	-	(1,484,302)	-
Philanthropy	-	-	-	-	-	54,815
Capital grants	-	-	-	-	-	-
Consulting	-	-	-	-	-	-
Interest	388	11,502	(37,987)	(14,686)	-	6,361
Other	211,693	55,915	210,227	4,811	(2,554)	3,754,543
Total revenues	781,015	372,267	1,426,194	554,836	(1,486,856)	43,703,884
Expenses and losses						
Compensation	159,772	177,055	382,296	136,117	-	9,907,830
Administrative	186,387	78,365	169,674	89,287	(1,723,876)	5,647,824
Professional services	129,490	55,055	159,423	93,282	-	2,464,474
Depreciation and amortization	447,614	546,546	1,351,299	586,748	-	24,329,251
Grants	-	-	-	-	(41,042)	241,248
Facility	213,768	231,766	703,029	223,294	-	16,450,014
Interest and fees	152	102,441	335,594	138,950	-	6,796,251
Bad debts	1,589	-	977	457	-	120,639
Provision for impaired assets	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-
Shared services	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	(46)
(Earnings) loss on investment in limited partnership	-	-	-	-	(2,427)	991,586
Total expenses and losses	1,138,772	1,191,228	3,102,292	1,268,135	(1,767,345)	66,949,071
Excess (deficiency) of revenues over expenses	(357,757)	(818,961)	(1,676,098)	(713,299)	280,489	(23,245,187)
Net assets at beginning of year	6,563,486	3,478,992	3,349,474	(1,723,537)	3,625,667	20,964,582
Other transfers to (from) net assets	-	-	-	-	(256,734)	(134,987)
Net assets at end of year	\$ 6,205,729	\$ 2,660,031	\$ 1,673,376	\$ (2,436,836)	\$ 3,649,422	\$ (2,415,592)

Affordable Housing Corp.
Consolidating Statement of Financial Position
December 31, 2022

	Affordable Housing Corp.	Mercy Housing Washington III, L.P. (Tahoma View)	Eliminations	Consolidated Affordable Housing Corp.
Assets				
Current assets				
Cash and cash equivalents	\$ -	\$ 77,436	\$ -	\$ 77,436
Cash, tenant security deposits	-	25,666	-	25,666
Cash, restricted	-	2,756	-	2,756
Investments	-	-	-	-
Investments, restricted	-	-	-	-
Accounts receivable, net	-	4,023	-	4,023
Due from affiliates, net	121,534	-	(121,534)	-
Pledges receivable, net	-	-	-	-
Grants receivable	-	-	-	-
Loans and interest receivable, current	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-
Prepaid expenses and other assets	-	13,186	-	13,186
Inventory	-	-	-	-
Assets held for sale	-	-	-	-
Total current assets	<u>121,534</u>	<u>123,067</u>	<u>(121,534)</u>	<u>123,067</u>
Long-term assets				
Property and equipment				
Land and land improvements	-	278,856	-	278,856
Buildings	-	4,732,037	-	4,732,037
Furniture and equipment	-	228,029	-	228,029
Predevelopment project costs	-	-	-	-
Construction in progress	-	-	-	-
Accumulated depreciation	-	(3,699,237)	-	(3,699,237)
Net property and equipment	<u>-</u>	<u>1,539,685</u>	<u>-</u>	<u>1,539,685</u>
Other long-term assets				
Restricted property reserves	-	105,515	-	105,515
Long-term investments	-	-	-	-
Long-term investments, restricted	-	-	-	-
Due from affiliates	-	-	-	-
Pledges receivable, net	-	-	-	-
Investments in limited partnerships, net	(563)	-	563	-
Notes and interest receivable, net	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-
Right-of-use asset, net	-	-	-	-
Allowance for impaired assets	-	-	-	-
Other assets, net	-	-	-	-
Total long-term assets	<u>(563)</u>	<u>105,515</u>	<u>563</u>	<u>105,515</u>
Total assets	<u>\$ 120,971</u>	<u>\$ 1,768,267</u>	<u>\$ (120,971)</u>	<u>\$ 1,768,267</u>

Affordable Housing Corp.
Consolidating Statement of Financial Position
December 31, 2022

	Affordable Housing Corp.	Mercy Housing Washington III, L.P. (Tahoma View)	Eliminations	Consolidated Affordable Housing Corp.
Liabilities				
Current liabilities				
Accounts payable and accrued expenses	\$ 2,375	\$ 30,264	\$ -	\$ 32,639
Due to affiliates	398,169	623,485	(127,964)	893,690
Accrued interest	-	-	-	-
Accrued interest, affiliates	-	22,142	-	22,142
Notes payable, current	-	43,459	-	43,459
Notes payable, affiliates, current	-	75,000	-	75,000
Lease obligations, current	-	-	-	-
Deferred revenue, current	-	4,753	-	4,753
Other liabilities, current	-	-	-	-
Tenant security deposits	-	25,166	-	25,166
Total current liabilities	<u>400,544</u>	<u>824,269</u>	<u>(127,964)</u>	<u>1,096,849</u>
Long-term liabilities				
Due to affiliates	-	-	-	-
Accrued interest	-	381,210	-	381,210
Accrued interest, affiliates	-	4,496	-	4,496
Notes payable, net, noncurrent	-	1,955,312	-	1,955,312
Notes payable, affiliates, noncurrent	-	54,461	-	54,461
Lease obligations, noncurrent	-	-	-	-
Deferred revenue, noncurrent	-	310	-	310
Other liabilities, noncurrent	-	-	-	-
Total long-term liabilities	<u>-</u>	<u>2,395,789</u>	<u>-</u>	<u>2,395,789</u>
Total liabilities	<u>400,544</u>	<u>3,220,058</u>	<u>(127,964)</u>	<u>3,492,638</u>
Net assets				
Net assets without donor restrictions, controlling	(279,573)	(1,451,791)	6,993	(1,724,371)
Net assets without donor restrictions, noncontrolling	-	-	-	-
Total net assets without donor restrictions	<u>(279,573)</u>	<u>(1,451,791)</u>	<u>6,993</u>	<u>(1,724,371)</u>
Net assets with donor restrictions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total net assets	<u>(279,573)</u>	<u>(1,451,791)</u>	<u>6,993</u>	<u>(1,724,371)</u>
Total liabilities and net assets	<u>\$ 120,971</u>	<u>\$ 1,768,267</u>	<u>\$ (120,971)</u>	<u>\$ 1,768,267</u>

Affordable Housing Corp.
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Affordable Housing Corp.	Mercy Housing Washington III, L.P. (Tahoma View)	Eliminations	Consolidated Affordable Housing Corp.
Revenues				
Rent - net of vacancies	\$ -	\$ 459,951	\$ -	\$ 459,951
Developer fees	-	-	-	-
Services fees	12,322	-	(12,322)	-
Philanthropy	-	-	-	-
Capital grants	-	-	-	-
Consulting	-	-	-	-
Interest	-	40	-	40
Other	-	45,567	-	45,567
Total revenues	12,322	505,558	(12,322)	505,558
Expenses and losses				
Compensation	-	120,145	-	120,145
Administrative	13,146	71,600	(12,323)	72,423
Professional services	3,095	11,401	-	14,496
Depreciation and amortization	-	192,797	-	192,797
Grants	-	-	-	-
Facility	-	198,107	-	198,107
Interest and fees	-	53,113	-	53,113
Bad debts	-	6,702	-	6,702
Provision for impaired assets	-	-	-	-
Project expenses	-	-	-	-
Shared services	-	-	-	-
(Gain) loss on sale of assets	3	-	-	3
(Earnings) loss on investment in limited partnership	7	-	(7)	-
Total expenses and losses	16,251	653,865	(12,330)	657,786
Excess (deficiency) of revenues over expenses	(3,929)	(148,307)	8	(152,228)
Net assets at beginning of year	(275,644)	(1,303,484)	6,985	(1,572,143)
Other transfers to (from) net assets	-	-	-	-
Net assets at end of year	\$ (279,573)	\$ (1,451,791)	\$ 6,993	\$ (1,724,371)

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Wheaton	Clare of Assisi Homes - Westminster, Inc.	Clare Gardens, Inc.	Francis Heights, Inc.	Villa Maria, Inc.	Paducah Ministries 1, Inc. (Lone Oak Manor)	Princeton Ministries 4, Inc. (Princeton Manor)	Assisi Homes of Illinois, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ -	\$ 13,613	\$ 1,852	\$ 1,162,219	\$ 7,143	\$ 75,211	\$ 69,345	\$ -
Cash, tenant security deposits	-	18,760	-	143,260	14,706	12,249	9,450	-
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	5,251	-	24,204	506	381	105	-
Due from affiliates, net	1,012,349	-	-	4,293	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	16,424	-	78,836	13,203	23,428	9,492	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>1,012,349</u>	<u>54,048</u>	<u>1,852</u>	<u>1,412,812</u>	<u>35,558</u>	<u>111,269</u>	<u>88,392</u>	<u>-</u>
Long-term assets								
Property and equipment								
Land and land improvements	-	254,511	165,548	465,684	217,542	433,294	217,077	-
Buildings	-	4,652,630	-	12,838,749	3,372,612	3,406,717	2,513,028	-
Furniture and equipment	-	353,050	-	2,915,041	223,202	17,918	136,046	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	(3,372,016)	-	(10,599,208)	(2,314,295)	(660,807)	(505,461)	-
Net property and equipment	<u>-</u>	<u>1,888,175</u>	<u>165,548</u>	<u>5,620,266</u>	<u>1,499,061</u>	<u>3,197,122</u>	<u>2,360,690</u>	<u>-</u>
Other long-term assets								
Restricted property reserves	-	340,485	-	3,687,328	167,621	117,283	515,079	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	(17,954,274)	-	-	-	-	-	-	-
Notes and interest receivable, net	1,896,254	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	883	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>(16,057,137)</u>	<u>340,485</u>	<u>-</u>	<u>3,687,328</u>	<u>167,621</u>	<u>117,283</u>	<u>515,079</u>	<u>-</u>
Total assets	<u>\$ (15,044,788)</u>	<u>\$ 2,282,708</u>	<u>\$ 167,400</u>	<u>\$ 10,720,406</u>	<u>\$ 1,702,240</u>	<u>\$ 3,425,674</u>	<u>\$ 2,964,161</u>	<u>\$ -</u>

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Wheaton	Clare of Assisi Homes - Westminster, Inc.	Clare Gardens, Inc.	Francis Heights, Inc.	Villa Maria, Inc.	Paducah Ministries 1, Inc. (Lone Oak Manor)	Princeton Ministries 4, Inc. (Princeton Manor)	Assisi Homes of Illinois, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 2,815	\$ 35,063	\$ -	\$ 197,941	\$ 28,571	\$ 46,200	\$ 28,154	\$ -
Due to affiliates	211,237	-	-	135,524	897	-	10,000	-
Accrued interest	-	-	-	401	-	1,896	-	-
Accrued interest, affiliates	-	-	-	-	-	-	4,512	-
Notes payable, current	-	-	-	3,723	-	83,014	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	19,210	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	13,808	-	107,624	8,522	1,275	51	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	18,240	-	140,152	14,097	11,632	8,948	-
Total current liabilities	214,052	67,111	-	585,365	52,087	144,017	70,875	-
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	17,839	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	27,000	-	1,217,312	-	744,249	(29,968)	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	1,012,005	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	1,217	-	18,181	730	-	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	-	28,217	-	1,253,332	730	744,249	982,037	-
Total liabilities	214,052	95,328	-	1,838,697	52,817	888,266	1,052,912	-
Net assets								
Net assets without donor restrictions, controlling	(15,258,840)	2,187,380	167,400	8,881,709	1,649,423	2,537,408	1,911,249	-
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(15,258,840)	2,187,380	167,400	8,881,709	1,649,423	2,537,408	1,911,249	-
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(15,258,840)	2,187,380	167,400	8,881,709	1,649,423	2,537,408	1,911,249	-
Total liabilities and net assets	\$ (15,044,788)	\$ 2,282,708	\$ 167,400	\$ 10,720,406	\$ 1,702,240	\$ 3,425,674	\$ 2,964,161	\$ -

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Franciscan Campus, Inc.	Assisi Homes - Batavia Apartments, Inc.	Assisi Homes - Constitution House, Inc.	Assisi Homes - Colony Park, Inc.	Assisi Homes - Jefferson Court, Inc. (Jefferson Court Apartments)	Assisi Homes - Kenosha, Inc.	Assisi Homes - La Salle Manor, Inc.	Assisi Homes of Gurnee, Inc.
Assets								
Current assets								
Cash and cash equivalents	\$ 204,217	\$ 926,094	\$ 1,148,952	\$ 1,064,548	\$ 975,114	\$ 15,652	\$ 48,865	\$ 26,222
Cash, tenant security deposits	-	103,409	110,258	130,271	69,393	20,369	10,677	18,333
Cash, restricted	-	-	-	-	-	100	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	-	28,236	718	607	9,882	1,054	16,217	3,071
Due from affiliates, net	-	-	-	-	30	18,000	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	17,247	130,333	59,411	120,560	95,253	15,091	15,470	17,248
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	1,583,920	-
Total current assets	<u>221,464</u>	<u>1,188,072</u>	<u>1,319,339</u>	<u>1,315,986</u>	<u>1,149,672</u>	<u>70,266</u>	<u>1,675,149</u>	<u>64,874</u>
Long-term assets								
Property and equipment								
Land and land improvements	1,494,997	3,731,387	2,061,983	1,935,026	739,935	386,189	-	613,995
Buildings	3,606,524	13,745,624	15,088,906	13,496,171	13,576,137	3,423,522	-	4,373,289
Furniture and equipment	-	2,635,975	2,418,585	2,010,754	2,241,932	469,902	-	641,160
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(851,131)</u>	<u>(12,094,667)</u>	<u>(11,089,446)</u>	<u>(8,793,336)</u>	<u>(11,065,089)</u>	<u>(2,748,069)</u>	<u>-</u>	<u>(3,553,402)</u>
Net property and equipment	<u>4,250,390</u>	<u>8,018,319</u>	<u>8,480,028</u>	<u>8,648,615</u>	<u>5,492,915</u>	<u>1,531,544</u>	<u>-</u>	<u>2,075,042</u>
Other long-term assets								
Restricted property reserves	138,437	862,626	626,963	1,163,073	573,114	789,401	532,931	612,244
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>138,437</u>	<u>862,626</u>	<u>626,963</u>	<u>1,163,073</u>	<u>573,114</u>	<u>789,401</u>	<u>532,931</u>	<u>612,244</u>
Total assets	<u>\$ 4,610,291</u>	<u>\$ 10,069,017</u>	<u>\$ 10,426,330</u>	<u>\$ 11,127,674</u>	<u>\$ 7,215,701</u>	<u>\$ 2,391,211</u>	<u>\$ 2,208,080</u>	<u>\$ 2,752,160</u>

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Mercy Housing Franciscan Campus, Inc.	Assisi Homes - Batavia Apartments, Inc.	Assisi Homes - Constitution House, Inc.	Assisi Homes - Colony Park, Inc.	Assisi Homes - Jefferson Court, Inc. (Jefferson Court Apartments)	Assisi Homes - Kenosha, Inc.	Assisi Homes - La Salle Manor, Inc.	Assisi Homes of Gurnee, Inc.
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 45,622	\$ 734,841	\$ 399,416	\$ 842,480	\$ 215,235	\$ 66,087	\$ 119,558	\$ 57,206
Due to affiliates	113,750	22,650	30,123	30,000	30,000	21,218	-	-
Accrued interest	-	22,175	32,510	40,493	21,525	-	2,898	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	288,401	244,090	306,869	231,693	-	22,226	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	-	63,480	16,798	5,219	36,160	708	11,983	1,789
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	-	102,259	108,449	130,455	68,876	19,601	10,204	18,686
Total current liabilities	159,372	1,233,806	831,386	1,355,516	603,489	107,614	166,869	77,681
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	27,065	-
Accrued interest, affiliates	1,283,334	-	-	-	-	-	-	-
Notes payable, net, noncurrent	-	9,533,385	10,682,659	13,418,913	8,927,714	-	1,028,831	-
Notes payable, affiliates, noncurrent	5,000,000	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	5,858	10,934	10,575	2,565	1,944	2,310
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	6,283,334	9,533,385	10,688,517	13,429,847	8,938,289	2,565	1,057,840	2,310
Total liabilities	6,442,706	10,767,191	11,519,903	14,785,363	9,541,778	110,179	1,224,709	79,991
Net assets								
Net assets without donor restrictions, controlling	(1,832,415)	(698,174)	(1,093,573)	(3,657,689)	(2,326,077)	2,281,032	983,371	2,672,169
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	(1,832,415)	(698,174)	(1,093,573)	(3,657,689)	(2,326,077)	2,281,032	983,371	2,672,169
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	(1,832,415)	(698,174)	(1,093,573)	(3,657,689)	(2,326,077)	2,281,032	983,371	2,672,169
Total liabilities and net assets	\$ 4,610,291	\$ 10,069,017	\$ 10,426,330	\$ 11,127,674	\$ 7,215,701	\$ 2,391,211	\$ 2,208,080	\$ 2,752,160

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Assisi Homes of Neenah, Inc.	Canticle Place, Inc.	Marian Housing Center, Inc.	Marian Park, Inc.	Alexandria Ministries, Inc. (Alexandria Manor)	Effingham Ministries, Inc. (Colonnade Apartments)	Indianapolis Ministries 1, Inc. (Cedar Commons)	Indianapolis Ministries 2, Inc. (Spruce Manor)
Assets								
Current assets								
Cash and cash equivalents	\$ 10,533	\$ 19,547	\$ 72,364	\$ 590,274	\$ 76,920	\$ -	\$ 26,434	\$ 318,394
Cash, tenant security deposits	13,950	4,699	14,376	88,847	9,000	-	24,400	38,422
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	2	38,760	1,604	9,595	15,547	-	11,299	5,165
Due from affiliates, net	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	10,623	4,034	13,755	82,752	13,770	-	24,871	33,465
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	-	-	-	-	-	-	-	-
Total current assets	<u>35,108</u>	<u>67,040</u>	<u>102,099</u>	<u>771,468</u>	<u>115,237</u>	<u>-</u>	<u>87,004</u>	<u>395,446</u>
Long-term assets								
Property and equipment								
Land and land improvements	135,078	177,236	100,645	1,575,117	67,956	-	249,628	116,977
Buildings	1,652,224	1,166,463	1,573,828	4,894,449	2,197,387	-	2,108,874	1,985,180
Furniture and equipment	284,734	150,008	429,918	2,785,649	96,852	-	52,540	10,058
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	<u>(1,526,347)</u>	<u>(1,012,567)</u>	<u>(1,688,991)</u>	<u>(5,463,425)</u>	<u>(392,308)</u>	<u>-</u>	<u>(471,522)</u>	<u>(382,693)</u>
Net property and equipment	<u>545,689</u>	<u>481,140</u>	<u>415,400</u>	<u>3,791,790</u>	<u>1,969,887</u>	<u>-</u>	<u>1,939,520</u>	<u>1,729,522</u>
Other long-term assets								
Restricted property reserves	227,038	121,922	185,100	833,393	60,473	-	562,008	365,540
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	-
Notes and interest receivable, net	-	891,480	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	<u>227,038</u>	<u>1,013,402</u>	<u>185,100</u>	<u>833,393</u>	<u>60,473</u>	<u>-</u>	<u>562,008</u>	<u>365,540</u>
Total assets	<u>\$ 807,835</u>	<u>\$ 1,561,582</u>	<u>\$ 702,599</u>	<u>\$ 5,396,651</u>	<u>\$ 2,145,597</u>	<u>\$ -</u>	<u>\$ 2,588,532</u>	<u>\$ 2,490,508</u>

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Assisi Homes of Neenah, Inc.	Canticle Place, Inc.	Marian Housing Center, Inc.	Marian Park, Inc.	Alexandria Ministries, Inc. (Alexandria Manor)	Effingham Ministries, Inc. (Colonnade Apartments)	Indianapolis Ministries 1, Inc. (Cedar Commons)	Indianapolis Ministries 2, Inc. (Spruce Manor)
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 51,268	\$ 25,721	\$ 84,220	\$ 554,282	\$ 59,733	\$ -	\$ 95,572	\$ 56,012
Due to affiliates	-	1,285	-	30,000	3,289	-	-	13,711
Accrued interest	-	-	2,724	24,249	-	-	6,755	2,994
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	-	-	46,113	265,703	-	-	60,084	33,995
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	1,120	719	3,380	11,458	9,997	-	232	5,085
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	12,822	4,198	13,901	87,920	8,674	-	23,296	39,033
Total current liabilities	65,210	31,923	150,338	973,612	81,693	-	185,939	150,830
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	-	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	(212)	-	969,135	10,052,988	-	-	1,683,021	924,158
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	1,454	462	1,530	8,085	1,323	-	-	5,279
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	1,242	462	970,665	10,061,073	1,323	-	1,683,021	929,437
Total liabilities	66,452	32,385	1,121,003	11,034,685	83,016	-	1,868,960	1,080,267
Net assets								
Net assets without donor restrictions, controlling	741,383	288,877	(418,404)	(5,638,034)	2,062,581	-	719,572	1,410,241
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	741,383	288,877	(418,404)	(5,638,034)	2,062,581	-	719,572	1,410,241
Net assets with donor restrictions	-	1,240,320	-	-	-	-	-	-
Total net assets	741,383	1,529,197	(418,404)	(5,638,034)	2,062,581	-	719,572	1,410,241
Total liabilities and net assets	\$ 807,835	\$ 1,561,582	\$ 702,599	\$ 5,396,651	\$ 2,145,597	\$ -	\$ 2,588,532	\$ 2,490,508

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Kokomo Ministries, Inc. (Kokomo Manor)	Moline Ministries 1, Inc. (Highland Manor)	Moline Ministries 2, Inc. (Sanders Apartments)	Pendleton Ministries, Inc. (Edgewood Square Apartments)	Tucson Ministries, Inc. (Western Winds)	Phoenix Ministries 3, Inc. (Lemon Grove)	Davenport Ministries, Inc. (Westview Terrace)	Saxony Manor, MM LLC
Assets								
Current assets								
Cash and cash equivalents	\$ 26,026	\$ -	\$ -	\$ -	\$ 93,735	\$ 100,345	\$ -	\$ -
Cash, tenant security deposits	22,153	-	-	-	25,070	20,448	-	-
Cash, restricted	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Investments, restricted	-	-	-	-	-	-	-	-
Accounts receivable, net	26,192	-	-	-	135,060	7,085	-	-
Due from affiliates, net	150	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Grants receivable	-	-	-	-	-	-	-	-
Loans and interest receivable, current	-	-	-	-	-	-	-	-
Loans and interest receivable, affiliates, current	-	-	-	-	-	-	-	-
Prepaid expenses and other assets	34,438	-	-	-	46,898	21,286	-	-
Inventory	-	-	-	-	-	-	-	-
Assets held for sale	4,929,709	-	-	-	-	-	-	-
Total current assets	5,038,668	-	-	-	300,763	149,164	-	-
Long-term assets								
Property and equipment								
Land and land improvements	-	-	-	-	782,269	1,287,452	-	-
Buildings	-	-	-	-	4,727,484	6,083,672	-	-
Furniture and equipment	-	-	-	-	7,557	28,431	-	-
Predevelopment project costs	-	-	-	-	-	-	-	-
Construction in progress	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	-	-	(855,585)	(1,225,097)	-	-
Net property and equipment	-	-	-	-	4,661,725	6,174,458	-	-
Other long-term assets								
Restricted property reserves	193,551	-	-	-	412,119	297,593	-	-
Long-term investments	-	-	-	-	-	-	-	-
Long-term investments, restricted	-	-	-	-	-	-	-	-
Due from affiliates	-	-	-	-	-	-	-	-
Pledges receivable, net	-	-	-	-	-	-	-	-
Investments in limited partnerships, net	-	-	-	-	-	-	-	(658,286)
Notes and interest receivable, net	-	-	-	-	-	-	-	-
Notes and interest receivable, affiliates	-	-	-	-	-	-	-	-
Right-of-use asset, net	-	-	-	-	-	-	-	-
Allowance for impaired assets	-	-	-	-	-	-	-	-
Other assets, net	-	-	-	-	-	-	-	-
Total long-term assets	193,551	-	-	-	412,119	297,593	-	(658,286)
Total assets	\$ 5,232,219	\$ -	\$ -	\$ -	\$ 5,374,607	\$ 6,621,215	\$ -	\$ (658,286)

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Kokomo Ministries, Inc. (Kokomo Manor)	Moline Ministries 1, Inc. (Highland Manor)	Moline Ministries 2, Inc. (Sanders Apartments)	Pendleton Ministries, Inc. (Edgewood Square Apartments)	Tucson Ministries, Inc. (Western Winds)	Phoenix Ministries 3, Inc. (Lemon Grove)	Davenport Ministries, Inc. (Westview Terrace)	Saxony Manor, MM LLC
Liabilities								
Current liabilities								
Accounts payable and accrued expenses	\$ 200,074	\$ -	\$ -	\$ -	\$ 73,506	\$ 75,565	\$ -	\$ 880
Due to affiliates	16,274	-	-	-	235,000	-	-	3,541
Accrued interest	2,664	-	-	-	7,232	1,767	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, current	138,475	-	-	-	84,679	15,297	-	-
Notes payable, affiliates, current	-	-	-	-	-	-	-	-
Lease obligations, current	-	-	-	-	-	-	-	-
Deferred revenue, current	15,879	-	-	-	8,281	5,332	-	-
Other liabilities, current	-	-	-	-	-	-	-	-
Tenant security deposits	21,724	-	-	-	23,818	21,471	-	-
Total current liabilities	395,090	-	-	-	432,516	119,432	-	4,421
Long-term liabilities								
Due to affiliates	-	-	-	-	-	-	-	-
Accrued interest	-	-	-	-	-	42,756	-	-
Accrued interest, affiliates	-	-	-	-	-	-	-	-
Notes payable, net, noncurrent	1,193,554	-	-	-	3,071,010	2,789,567	-	-
Notes payable, affiliates, noncurrent	-	-	-	-	-	-	-	-
Lease obligations, noncurrent	-	-	-	-	-	-	-	-
Deferred revenue, noncurrent	-	-	-	-	-	3,122	-	-
Other liabilities, noncurrent	-	-	-	-	-	-	-	-
Total long-term liabilities	1,193,554	-	-	-	3,071,010	2,835,445	-	-
Total liabilities	1,588,644	-	-	-	3,503,526	2,954,877	-	4,421
Net assets								
Net assets without donor restrictions, controlling	3,643,575	-	-	-	1,871,081	3,666,338	-	(662,707)
Net assets without donor restrictions, noncontrolling	-	-	-	-	-	-	-	-
Total net assets without donor restrictions	3,643,575	-	-	-	1,871,081	3,666,338	-	(662,707)
Net assets with donor restrictions	-	-	-	-	-	-	-	-
Total net assets	3,643,575	-	-	-	1,871,081	3,666,338	-	(662,707)
Total liabilities and net assets	\$ 5,232,219	\$ -	\$ -	\$ -	\$ 5,374,607	\$ 6,621,215	\$ -	\$ (658,286)

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Assisi Homes - Saxony Manor, Inc.	Eliminations	Consolidated Mercy Housing Wheaton
Assets			
Current assets			
Cash and cash equivalents	\$ 478,686	\$ -	\$ 7,552,305
Cash, tenant security deposits	67,544	-	990,044
Cash, restricted	-	-	100
Investments	-	-	-
Investments, restricted	-	-	-
Accounts receivable, net	774,892	-	1,115,433
Due from affiliates, net	-	(402,166)	632,656
Pledges receivable, net	-	-	-
Grants receivable	-	-	-
Loans and interest receivable, current	-	-	-
Loans and interest receivable, affiliates, current	-	-	-
Prepaid expenses and other assets	85,925	-	983,813
Inventory	-	-	-
Assets held for sale	-	-	6,513,629
Total current assets	<u>1,407,047</u>	<u>(402,166)</u>	<u>17,787,980</u>
Long-term assets			
Property and equipment			
Land and land improvements	1,934,004	-	19,143,530
Buildings	7,880,647	-	128,364,117
Furniture and equipment	1,593,241	-	19,502,553
Predevelopment project costs	-	-	-
Construction in progress	-	-	-
Accumulated depreciation	<u>(4,861,504)</u>	<u>-</u>	<u>(85,526,966)</u>
Net property and equipment	<u>6,546,388</u>	<u>-</u>	<u>81,483,234</u>
Other long-term assets			
Restricted property reserves	863,430	-	14,248,752
Long-term investments	-	-	-
Long-term investments, restricted	-	-	-
Due from affiliates	-	-	-
Pledges receivable, net	-	-	-
Investments in limited partnerships, net	-	18,612,560	-
Notes and interest receivable, net	-	(1,896,253)	891,481
Notes and interest receivable, affiliates	-	(883)	-
Right-of-use asset, net	-	-	-
Allowance for impaired assets	-	-	-
Other assets, net	<u>58,250</u>	<u>-</u>	<u>58,250</u>
Total long-term assets	<u>921,680</u>	<u>16,715,424</u>	<u>15,198,483</u>
Total assets	<u>\$ 8,875,115</u>	<u>\$ 16,313,258</u>	<u>\$ 114,469,697</u>

Mercy Housing Wheaton
Consolidating Statement of Financial Position
December 31, 2022

	Assisi Homes - Saxony Manor, Inc.	Eliminations	Consolidated Mercy Housing Wheaton
Liabilities			
Current liabilities			
Accounts payable and accrued expenses	\$ 147,729	\$ -	\$ 4,243,751
Due to affiliates	109,884	(402,181)	616,202
Accrued interest	19,188	(51)	189,420
Accrued interest, affiliates	-	-	4,512
Notes payable, current	146,752	(217)	1,970,897
Notes payable, affiliates, current	-	-	19,210
Lease obligations, current	-	-	-
Deferred revenue, current	15,195	-	344,095
Other liabilities, current	-	-	-
Tenant security deposits	68,471	-	976,927
Total current liabilities	507,219	(402,449)	8,365,014
Long-term liabilities			
Due to affiliates	-	-	-
Accrued interest	-	(18,975)	68,685
Accrued interest, affiliates	-	-	1,283,334
Notes payable, net, noncurrent	6,276,583	(1,877,894)	70,632,005
Notes payable, affiliates, noncurrent	-	-	6,012,005
Lease obligations, noncurrent	-	-	-
Deferred revenue, noncurrent	1,786	-	77,355
Other liabilities, noncurrent	-	-	-
Total long-term liabilities	6,278,369	(1,896,869)	78,073,384
Total liabilities	6,785,588	(2,299,318)	86,438,398
Net assets			
Net assets without donor restrictions, controlling	2,089,527	18,612,576	26,790,979
Net assets without donor restrictions, noncontrolling	-	-	-
Total net assets without donor restrictions	2,089,527	18,612,576	26,790,979
Net assets with donor restrictions	-	-	1,240,320
Total net assets	2,089,527	18,612,576	28,031,299
Total liabilities and net assets	\$ 8,875,115	\$ 16,313,258	\$ 114,469,697

Mercy Housing Wheaton
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Wheaton	Clare of Assisi Homes - Westminster, Inc.	Clare Gardens, Inc.	Francis Heights, Inc.	Villa Maria, Inc.	Paducah Ministries 1, Inc. (Lone Oak Manor)	Princeton Ministries 4, Inc. (Princeton Manor)	Assisi Homes of Illinois, Inc.
Revenues								
Rent - net of vacancies	\$ -	\$ 501,263	\$ -	\$ 3,513,283	\$ 430,668	\$ 600,326	\$ 397,168	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	304,002	-	-	-	-	-	-	-
Philanthropy	-	-	-	135,523	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	2,125	106	7	1,238	68	64	30	-
Other	87,055	18,981	90	100,853	10,896	5,099	1,521	1,414
Total revenues	393,182	520,350	97	3,750,897	441,632	605,489	398,719	1,414
Expenses and losses								
Compensation	-	132,227	-	511,035	96,529	157,470	111,905	-
Administrative	3,164,468	64,114	2,785	446,606	52,593	68,412	49,833	-
Professional services	3,690	51,097	-	78,303	37,890	11,980	8,380	700
Depreciation and amortization	-	144,623	-	640,790	112,822	108,406	107,585	-
Grants	1,636,500	-	-	135,524	-	-	-	-
Facility	-	237,632	-	1,323,048	177,048	231,895	107,762	460
Interest and fees	-	-	-	21,014	-	23,995	55,705	-
Bad debts	-	22	-	28,991	-	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	(5,361,688)	-	554,514	-	-	-	-	762,997
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	(557,030)	629,715	557,299	3,185,311	476,882	602,158	441,170	764,157
Excess (deficiency) of revenues over expenses	950,212	(109,365)	(557,202)	565,586	(35,250)	3,331	(42,451)	(762,743)
Net assets at beginning of year	(16,209,052)	2,296,745	724,602	8,316,123	1,684,673	2,534,682	1,967,806	762,743
Other transfers to (from) net assets	-	-	-	-	-	(605)	(14,106)	-
Net assets at end of year	\$ (15,258,840)	\$ 2,187,380	\$ 167,400	\$ 8,881,709	\$ 1,649,423	\$ 2,537,408	\$ 1,911,249	\$ -

Mercy Housing Wheaton
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Mercy Housing Franciscan Campus, Inc.	Assisi Homes - Batavia Apartments, Inc.	Assisi Homes - Constitution House, Inc.	Assisi Homes - Colony Park, Inc.	Assisi Homes - Jefferson Court, Inc. (Jefferson Court Apartments)	Assisi Homes - Kenosha, Inc.	Assisi Homes - La Salle Manor, Inc.	Assisi Homes of Gurnee, Inc.
Revenues								
Rent - net of vacancies	\$ 76,000	\$ 3,667,921	\$ 3,164,831	\$ 3,809,103	\$ 2,761,752	\$ 509,479	\$ 534,807	\$ 517,207
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	9	122	99	143	259	120	120	98
Other	61,902	68,763	125,782	154,504	36,708	5,418	19,497	6,526
Total revenues	137,911	3,736,806	3,290,712	3,963,750	2,798,719	515,017	554,424	523,831
Expenses and losses								
Compensation	-	644,444	564,818	610,874	570,913	167,626	129,942	226,818
Administrative	21,075	486,071	320,747	403,651	280,410	73,826	84,109	94,047
Professional services	9,000	17,699	8,594	13,232	12,982	9,156	8,233	11,349
Depreciation and amortization	134,411	578,545	698,137	498,840	376,543	105,484	62,767	131,627
Grants	-	-	-	-	-	-	-	-
Facility	27,563	1,419,198	895,895	1,295,584	722,478	174,912	233,829	149,388
Interest and fees	200,000	276,722	408,580	507,556	261,257	24	38,840	-
Bad debts	-	2,783	-	-	3,883	-	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	-	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	392,049	3,425,462	2,896,771	3,329,737	2,228,466	531,028	557,720	613,229
Excess (deficiency) of revenues over expenses	(254,138)	311,344	393,941	634,013	570,253	(16,011)	(3,296)	(89,398)
Net assets at beginning of year	(1,578,277)	(549,518)	(664,769)	(3,761,336)	(2,224,701)	2,297,043	986,667	2,761,567
Other transfers to (from) net assets	-	(460,000)	(822,745)	(530,366)	(671,629)	-	-	-
Net assets at end of year	\$ (1,832,415)	\$ (698,174)	\$ (1,093,573)	\$ (3,657,689)	\$ (2,326,077)	\$ 2,281,032	\$ 983,371	\$ 2,672,169

Mercy Housing Wheaton
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Assisi Homes of Neenah, Inc.	Canticle Place, Inc.	Marian Housing Center, Inc.	Marian Park, Inc.	Alexandria Ministries, Inc. (Alexandria Manor)	Effingham Ministries, Inc. (Colonnade Apartments)	Indianapolis Ministries 1, Inc. (Cedar Commons)	Indianapolis Ministries 2, Inc. (Spruce Manor)
Revenues								
Rent - net of vacancies	\$ 383,665	\$ 147,298	\$ 392,834	\$ 3,133,291	\$ 452,663	\$ -	\$ 729,987	\$ 1,176,760
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	40,609	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	32	27	40	153	246	-	145	117
Other	4,890	170	3,918	19,521	3,070	(656)	7,337	12,130
Total revenues	388,587	147,495	437,401	3,152,965	455,979	(656)	737,469	1,189,007
Expenses and losses								
Compensation	225,311	37,070	162,493	630,364	144,790	-	147,452	232,527
Administrative	58,788	19,833	54,200	491,221	52,743	1,896	80,833	149,825
Professional services	8,306	9,706	8,143	15,597	9,543	753	9,373	11,263
Depreciation and amortization	46,504	49,678	49,495	262,612	68,754	-	94,145	62,927
Grants	-	-	-	-	-	-	-	-
Facility	113,337	92,494	108,610	1,077,459	169,398	1,146	278,242	443,397
Interest and fees	222	-	35,661	283,679	144	9,591	81,991	36,602
Bad debts	-	-	-	1,141	9,536	-	203	1,847
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	-	-	-	-	397,626	-	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	-
Total expenses and losses	452,468	208,781	418,602	2,762,073	454,908	411,012	692,239	938,388
Excess (deficiency) of revenues over expenses	(63,881)	(61,286)	18,799	390,892	1,071	(411,668)	45,230	250,619
Net assets at beginning of year	805,264	1,590,483	(437,203)	(5,991,142)	2,061,510	411,668	674,342	1,430,829
Other transfers to (from) net assets	-	-	-	(37,784)	-	-	-	(271,207)
Net assets at end of year	\$ 741,383	\$ 1,529,197	\$ (418,404)	\$ (5,638,034)	\$ 2,062,581	\$ -	\$ 719,572	\$ 1,410,241

Mercy Housing Wheaton
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Kokomo Ministries, Inc. (Kokomo Manor)	Moline Ministries 1, Inc. (Highland Manor)	Moline Ministries 2, Inc. (Sanders Apartments)	Pendleton Ministries, Inc. (Edgewood Square Apartments)	Tucson Ministries, Inc. (Western Winds)	Phoenix Ministries 3, Inc. (Lemon Grove)	Davenport Ministries, Inc. (Westview Terrace)	Saxony Manor, MM LLC
Revenues								
Rent - net of vacancies	\$ 1,014,884	\$ -	\$ -	\$ -	\$ 850,204	\$ 776,331	\$ -	\$ -
Developer fees	-	-	-	-	-	-	-	-
Services fees	-	-	-	-	-	-	-	-
Philanthropy	-	-	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Interest	56	-	-	-	168	97	-	-
Other	25,237	11,394	3,462	38	7,087	7,121	753	-
Total revenues	1,040,177	11,394	3,462	38	857,459	783,549	753	-
Expenses and losses								
Compensation	245,576	33,294	17,926	-	234,915	234,987	-	-
Administrative	139,174	2,557	568	-	161,626	101,233	1,210	-
Professional services	11,513	-	-	-	12,372	10,853	-	1,744
Depreciation and amortization	180,551	-	-	-	156,970	216,570	-	-
Grants	-	-	-	-	-	-	-	-
Facility	588,224	5,729	4,475	-	291,721	291,085	4,757	-
Interest and fees	33,475	-	-	-	88,706	43,960	-	-
Bad debts	9,739	-	-	-	-	2,890	-	-
Provision for impaired assets	-	-	-	-	-	-	-	-
Project expenses	-	-	-	-	-	-	-	-
Shared services	-	-	-	-	-	-	-	-
(Gain) loss on sale of assets	-	245,448	63,332	-	-	-	251,493	-
(Earnings) loss on investment in limited partnership	-	-	-	-	-	-	-	65
Total expenses and losses	1,208,252	287,028	86,301	-	946,310	901,578	257,460	1,809
Excess (deficiency) of revenues over expenses	(168,075)	(275,634)	(82,839)	38	(88,851)	(118,029)	(256,707)	(1,809)
Net assets at beginning of year	3,919,965	275,634	82,839	-	1,959,932	3,794,245	256,707	(660,898)
Other transfers to (from) net assets	(108,315)	-	-	(38)	-	(9,878)	-	-
Net assets at end of year	\$ 3,643,575	\$ -	\$ -	\$ -	\$ 1,871,081	\$ 3,666,338	\$ -	\$ (662,707)

Mercy Housing Wheaton
Consolidating Statement of Activities
and Changes in Net Assets
For the Year Ended December 31, 2022

	Assisi Homes - Saxony Manor, Inc.	Eliminations	Consolidated Mercy Housing Wheaton
Revenues			
Rent - net of vacancies	\$ 2,100,213	\$ -	\$ 31,641,938
Developer fees	-	-	-
Services fees	-	(304,002)	-
Philanthropy	132,551	-	308,683
Capital grants	-	-	-
Consulting	-	-	-
Interest	5,308	(2,125)	8,872
Other	19,330	(101,884)	727,927
Total revenues	<u>2,257,402</u>	<u>(408,011)</u>	<u>32,687,420</u>
Expenses and losses			
Compensation	476,795	-	6,748,101
Administrative	373,973	(752,504)	6,549,923
Professional services	14,438	-	405,889
Depreciation and amortization	458,006	-	5,346,792
Grants	-	-	1,772,024
Facility	875,744	-	11,342,510
Interest and fees	233,752	(54,385)	2,587,091
Bad debts	3,729	-	64,764
Provision for impaired assets	-	-	-
Project expenses	-	-	-
Shared services	-	-	-
(Gain) loss on sale of assets	469,714	3,166,231	549,667
(Earnings) loss on investment in limited partnership	-	(65)	-
Total expenses and losses	<u>2,906,151</u>	<u>2,359,277</u>	<u>35,366,761</u>
Excess (deficiency) of revenues over expenses	(648,749)	(2,767,288)	(2,679,341)
Net assets at beginning of year	2,970,736	18,453,011	30,942,920
Other transfers to (from) net assets	(232,460)	2,926,853	(232,280)
Net assets at end of year	<u>\$ 2,089,527</u>	<u>\$ 18,612,576</u>	<u>\$ 28,031,299</u>

Mercy Housing, Inc.

Schedule of Expenditures of Federal Awards Year Ended December 31, 2022

Federal Grantor/ Pass-through Grantor / Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Direct Federal Expenditures	Pass-Through Expenditures	Passed Through to Subrecipients
United States Department of Agriculture (USDA)					
Direct					
USDA Farm Labor Housing Loans and Grants	10.405	-	\$ 1,767,040	\$ -	\$ -
USDA Intermediary Relending Program	10.767	-	393,297	-	-
USDA Rural Rental Assistance Payments	10.427	-	42,391	-	-
USDA Rural Rental Housing Loans	10.415	-	346,389	-	-
Subtotal USDA		-	2,549,117	-	-
United States Department of Housing and Urban Development (HUD)					
Direct					
Continuum of Care	14.267	-	2,561,381	-	-
HUD Comm. Dev. Block Grant/Technical Assistance Program	14.227	-	335,140	-	-
HUD HOME Investment Partnership Program/HOME Grant CHDO	14.239	-	1,232,251	-	-
HUD Housing Assistance Payments (HAP) Section 8	14.195	-	21,586,637	-	-
HUD Housing Assistance Payments (HAP) Section 8 - Covid-19 Supplemental Payments	14.195	-	6,733	-	-
HUD Housing Finance Agencies (HFA) Risk Sharing Loans	14.188	-	288,000	-	-
HUD Interest Reduction Payments Section 236	14.103	-	76,000	-	-
HUD Mortgage Insurance for the Purchase Section 223(a)(7)	14.155	-	82,403,561	-	-
HUD Multi-Family Services Coordinator Grant	14.191	-	176,132	-	-
HUD Supportive Housing for Persons with Disabilities Capital Advance Section 811/ HUD Project Rental Assistance Contract (PRAC) Section 811	14.181	-	14,866,070	-	-
HUD Supportive Housing for Persons with Disabilities Capital Advance Section 811/ HUD Project Rental Assistance Contract (PRAC) Section 811 - Covid-19 Supplemental Payments	14.181	-	1,673	-	-
HUD Supportive Housing for the Elderly Direct Loan Section/Capital Advance Section 202/ HUD Project Rental Assistance contract (PRAC) Section 202	14.157	-	207,496,974	-	-
HUD Supportive Housing for the Elderly Direct Loan Section/Capital Advance Section 202/ HUD Project Rental Assistance contract (PRAC) Section 202 - Covid-19 Supplemental Payments	14.157	-	23,145	-	-
HUD Supportive Housing Program - Capital Advance/Office of Community Planning & Development - Supportive Housing Program/ Forgivable Loan	14.235	-	1,026,665	-	-
Operating Assistance for Troubled Multifamily Housing Projects	14.164	-	1,259,253	-	-
Preservation of Affordable Housing	14.187	-	20,912,183	-	-
Pass-Through					
City and County of Denver / CDBG State Program	14.228	-	-	275,000	-
City and County of San Francisco	14.267	-	-	897,444	-
City of Chicago / AIDS Foundation of Chicago / SHP	14.267	-	-	66,575	-
City and County of San Francisco / Mayor's Office of Housing / HOME Investment Partnership Program	14.239	-	-	475,399	-
City of Bellingham / HOME Investment Partnership Program / HAP Section 8	14.239	-	-	200,450	-
City of Chicago Department of Family and Support Services	14.218	-	-	157,400	-
City of Eagle, Ida County / Idaho Community Development Block Grant	14.228	-	-	414,246	-
City of Encinitas / CDBG State Program	14.228	-	-	614,000	-
City of Greenville (Community Development Department) / Forgivable Loan	14.235	-	-	262,406	-
City of Santa Cruz / HOME Investment Partnership Program	14.239	-	-	1,214,000	-
City of Tacoma / CDBG Program	14.218	-	-	13,632	-
Community Development Commission of the City of Oxnard / CDBG Section 108 Loan Guarantee	14.248	96-164218	-	720,846	-
County of Alameda / CDBG State Program	14.228	-	-	1,500,000	-
County of Alameda / HOME Investment Partnership Program	14.239	-	-	952,381	-
County of Contra Costa / CDBG Section 108 Loan Guarantee	14.248	-	-	1,000,000	-
County of Contra Costa / Housing Opportunities for Persons with AIDS HOPWA Grant / HAP Section 8	14.195	-	-	337,372	-
County of El Dorado / HOME Investment Partnership Program	14.239	-	-	879,240	-
County of Marin / HOME Investment Partnership Program	14.239	-	-	889,450	-
County of Riverside / HOME Investment Partnership Program	14.239	File No: 4HM-02-003	-	1,038,000	-
County of San Diego Department of Housing and Community Development / Housing Opportunities for Persons with AIDS HOPWA Grant	14.241	-	-	1,060,319	-
County of San Mateo / Section 108 Loan Guarantee	14.248	-	-	160,000	-
County of San Mateo/ HOME Investment Partnership Program	14.239	-	-	460,000	-
Department of Housing and Community Development of the State of California / HOME Grant CHDO	14.239	96-HOME-0223	-	952,381	-
Enterprise Community Partners, Inc. HUD 202 Supportive Housing	14.252	19SG1410	-	14,499	-
Enterprise Community Partners, Inc. HUD 202 Supportive Housing	14.252	20SG187	-	2,290	-
Enterprise Community Partners, Inc. HUD 202 Supportive Housing	14.252	-	-	101,912	-
HUD Housing Assistance Payments (HAP) Section 8	14.195	-	-	2,169,926	-
Idaho Housing and Finance Association / HOME Investments Partnership Program	14.239	-	-	290,000	-
Omaha Housing Authority of the City of Omaha / Multi-family Assisted Housing Reform and Affordability Act	14.197	103-11014-PUR/CON-EC-FAM	-	3,881,598	-
Omaha Housing Authority of the City of Omaha / Housing Assistance payment (HAP) Section 8	14.149	-	-	326,203	-
Sacramento Housing and Redevelopment Agency / HOME Investment Partnership Program	14.239	-	-	357,229	-
Snohomish County / HOME Investment Partnership Program	14.218	-	-	13,037	-
State of Arizona / Department of Commerce / HOME Investment Partnership Program	14.239	-	-	149,240	-
State of Washington Department of Community Trade and Economic Development (CTED) / Supportive Housing for the Elderly Direct Loan Section 202	14.157	127-EE038	-	423,200	-
Subtotal HUD			354,251,798	22,269,675	-

Mercy Housing, Inc.

Schedule of Expenditures of Federal Awards Year Ended December 31, 2022

Federal Grantor/ Pass-through Grantor / Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Direct Federal Expenditures	Pass-Through Expenditures	Passed Through to Subrecipients
<u>United States Department of Justice</u>					
Direct					
Juvenile Justice and Delinquency Program	16.540		38,935	-	-
Subtotal United States Department of Justice			38,935	-	-
<u>United States Department of Treasury</u>					
Direct					
Capital Magnet Fund	21.011		9,835,000	-	-
Community Development Financial Institutions Rapid Response Program	21.024		1,826,265	-	-
Department of Treasury	21.020		750,000	-	-
Pass Through					
City of Seattle / Capacity Building and Services	21.027		-	140,000	-
Subtotal United States Department of Treasury			12,411,265	140,000	-
<u>United States Department of Health and Human Services</u>					
Direct					
Substance Abuse & Mental Health Services Projects of Regional & National Significance	93.243		375,795	-	-
Pass Through					
City of Bellingham / CDBG State Program	93.624		-	12,210	-
Department of Public Health	93.624		-	18,825	-
Tacoma-Pierce County Health Department	93.426		-	24,000	-
Subtotal United States Department of Health and Human Services			375,795	55,035	-
Total Expenditures of Direct and Indirect Federal Awards			\$ 369,626,910	\$ 22,464,710	\$ -
-			\$ -	\$ 392,091,620	\$ -

Mercy Housing, Inc.

Schedule of Expenditures of Federal Awards Year Ended December 31, 2022

Summary by ALN Number:

		<u>Federal Expenditures</u>
USDA Farm Labor Housing Loans and Grants	10.405	\$ 1,767,040
USDA Rural Rental Housing Loans	10.415	346,389
USDA Rural Rental Assistance Payments	10.427	42,391
USDA Intermediary Relending Program	10.767	393,297
HUD Interest Reduction Payments Section 236	14.103	76,000
Rental Supplements - Rental Housing	14.149	326,203
HUD Mortgage Insurance for the Purchase Section 223(a)(7)	14.155	82,403,561
HUD Supportive Housing for the Elderly Direct Loan Section/Capital Advance Section 202/HUD Project Rental Assistance contract (PRAC) Section 202	14.157	207,943,319
Operating Assistance for Troubled Multifamily Housing Projects	14.164	1,259,253
HUD Supportive Housing for Persons with Disabilities Capital Advance Section 811/HUD Project Rental Assistance Contract (PRAC) Section 811	14.181	14,867,743
Preservation of Affordable Housing	14.187	20,912,183
HUD Housing Finance Agencies (HFA) Risk Sharing Loans	14.188	288,000
HUD Multi-Family Services Coordinator Grant	14.191	176,132
HUD Housing Assistance Payments (HAP) Section 8	14.195	\$ 24,100,668
Subtotal Section 8 Project-Based Cluster		24,100,668
HUD Multi-Family Assisted Housing Reform & Affordability Act	14.197	3,881,598
HUD Community Development Block Grant Entitlement Grant	14.218	184,069
Subtotal CDBG - Entitlement Grants Cluster		184,069
HUD Comm. Dev. Block Grant/Technical Assistance Program	14.227	335,140
HUD Community Development Block Grant/State's Program	14.228	2,803,246
HUD Supportive Housing Program - Capital Advance/Office of Community Planning & Development - Supportive Housing Program/Forgivable Loan	14.235	1,289,071
HUD HOME Investment Partnership Program/HOME Grant CHDO	14.239	9,090,021
HUD Housing Opportunities for Persons with AIDS HOPWA Grant	14.241	1,060,319
HUD Community Development Block Section 108 Loan Guarantee	14.248	1,880,846
HUD Capacity Building For Affordable Housing And Community Development Grants	14.252	118,701
Continuum of Care	14.267	3,525,400
Juvenile Justice and Delinquency Program	16.540	38,935
Capital Magnet Fund	21.011	9,835,000
Department of Treasury	21.020	750,000
Community Development Financial Institutions Rapid Response Program	21.024	1,826,265
Coronavirus State and Local Fiscal Recovery Funds	21.027	140,000
Substance Abuse & Mental Health Services Projects of Regional & National Significance	93.243	375,795
Improving the Health of Americans through Prevention and Management of Diabetes and Heart Disease and Stroke	93.426	24,000
ACA - State Innovation Models: Funding for Model Design and Model Testing Assistance	93.624	31,035
		<u>\$ 392,091,620</u>

See Notes to Schedule of Expenditures of Federal Awards.

Mercy Housing, Inc.

**Notes to Schedule of Expenditures of Federal Awards
Year Ended December 31, 2022**

Note 1 - Basis of presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Mercy Housing, Inc., under programs of the federal government for the year ended December 31, 2022. 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 of the operations of Mercy Housing, Inc., it is not intended to and does not present the financial position, changes in net assets, or cash flows of Mercy Housing, Inc.

The 2022 schedule of expenditures of federal awards does not include direct and indirect federal awards funded directly to Mercy Housing, Inc.'s consolidated for-profit subsidiaries.

Note 2 - Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles contained in OMB Circular A-122, "Cost Principles for Non-Profit Organizations" or the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Mercy Housing, Inc. has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3 - Loan and capital advance program

Mercy Housing, Inc. has received direct loans and capital grant advances under multiple federal programs as listed below. The loan balances outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. Mercy Housing, Inc. received additional loans during the year. The balance of the loans outstanding at December 31, 2022 consists of:

CFDA Number	Program Name		Outstanding Balance at December 31, 2022
10.405	USDA Farm Labor Housing Loans and Grants	\$	1,767,040
10.415	USDA Rural Rental Housing Loans	\$	346,389
10.767	USDA Intermediary Relending Program	\$	393,297
14.103	HUD Interest Reduction Payments Section 236	\$	76,000
14.155	HUD Mortgage Insurance for the Purchase Section 223(a)(7)	\$	82,403,559
14.157	HUD Supportive Housing for the Elderly Direct Loan Section/Capital Advance Section 202/HUD Project Rental Assistance contract (PRAC) Section 202	\$	195,931,442
14.164	Operating Assistance for Troubled Multifamily Housing Projects	\$	1,259,253
14.181	HUD Supportive Housing for Persons with Disabilities Capital Advance Section 811/HUD Project Rental Assistance Contract (PRAC) Section 811	\$	13,799,923
14.187	Preservation of Affordable Housing	\$	20,912,183
14.188	HUD Housing Finance Agencies (HFA) Risk Sharing Loans	\$	288,000
14.197	HUD Multi-Family Assisted Housing Reform & Affordability Act	\$	3,881,598
14.227	HUD Community Development Block Grant/Technical Assistance Program	\$	335,140

Mercy Housing, Inc.

**Notes to Schedule of Expenditures of Federal Awards
Year Ended December 31, 2022**

14.228	HUD Community Development Block Grant/State's Program	\$	2,803,246
14.235	HUD Supportive Housing Program - Capital Advance/Office of Community Planning & Development - Supportive Housing Program/Forgivable Loan	\$	1,289,071
14.239	HUD HOME Investment Partnership Program/HOME Grant CHDO	\$	9,090,021
14.241	HUD Housing Opportunities for Persons with AIDS HOPWA Grant	\$	1,060,319
14.248	HUD Community Development Block Section 108 Loan Guarantee	\$	1,880,846

Independent Auditor's 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*

To the Board of Directors
Mercy Housing, Inc.

We have audited, 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, the consolidated financial statements of Mercy Housing, Inc. (a nonprofit organization), which comprise the consolidated statement of financial position as of December 31, 2022, and the related consolidated statements of activities, changes in net assets, and cash flows for the year then ended, and the related notes to the consolidated financial statements and have issued our report thereon April 20, 2023. The financial statements of certain subsidiaries and affiliates were not audited in accordance with *Government Auditing Standards* and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with these subsidiaries and affiliates.

Report on Internal Control over Financial Reporting

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

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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of Mercy Housing, Inc.'s consolidated financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting 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 financial reporting that might be material weaknesses or significant deficiencies. Given those limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

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

Purpose of this Report

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



Charlotte, North Carolina
April 20, 2023

Independent Auditor's Report on Compliance for Each Major Federal Program
and Report on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Directors
Mercy Housing, Inc.

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Mercy Housing, Inc.'s compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Mercy Housing, Inc.'s major federal programs for the year ended December 31, 2022. Mercy Housing, Inc.'s major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

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

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Mercy Housing, Inc.'s compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional

omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Mercy Housing, Inc.'s compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Mercy Housing, Inc.'s compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Mercy Housing, Inc.'s internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Mercy Housing, Inc.'s internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a 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 Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

CohnReznick LLP

Charlotte, North Carolina
April 20, 2023

Mercy Housing, Inc.

Schedule of Findings and Questioned Costs
Year Ended December 31, 2022

Section I - Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified? ☐ Yes ☒ None reported

Noncompliance material to financial statements noted?

☐ Yes ☒ No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified? ☐ Yes ☒ None reported

Type of auditor's report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

☐ Yes ☒ No

Identification of major federal programs:

Name of Federal Program or Cluster	Federal Assistance Listing Number
Supportive Housing for the Elderly (Section 202)	14.157
Supportive Housing for Persons with Disabilities	14.181
Home Investment Partnership Program	14.239
Continuum of Care	14.267

Dollar threshold used to distinguish between type A and B programs:

\$3,000,000

Auditee qualified as low-risk auditee?

☒ Yes ☐ No

Mercy Housing, Inc.

**Schedule of Findings and Questioned Costs
Year Ended December 31, 2022**

Section II - Financial Statement Findings

None reported.

Section III - Federal Award Findings and Questioned Costs

None reported.



Independent Member of Nexia International

cohnreznick.com