

**Audited Consolidated Financial Statements**



**June 30, 2024 and 2023**

**Quigley & Miron**

**YWCA of San Francisco & Marin and Subsidiary**  
**Audited Consolidated Financial Statements**  
**Table of Contents**  
**June 30, 2024 and 2023**

	<u>Page Number</u>
<b>Independent Auditor's Report.....</b>	<b>1</b>
<b>Audited Consolidated Financial Statements</b>	
Consolidated Statements of Financial Position.....	3
Consolidated Statements of Activities.....	4
Consolidated Statements of Functional Expenses.....	6
Consolidated Statements of Cash Flows.....	8
Notes to Consolidated Financial Statements.....	9

Suite 1755  
3580 Wilshire Boulevard  
Los Angeles, California 90010

Telephone: (213) 639-3550  
Facsimile: (213) 639-3555

Suite 700  
1999 South Bascom Avenue  
Campbell, California 95008

Telephone: (408) 869-6108  
Facsimile: (213) 639-3555

## Independent Auditor's Report

Board of Directors

**YWCA of San Francisco & Marin and Subsidiary**

San Francisco, California

### Opinion

We have audited the accompanying consolidated financial statements of YWCA of San Francisco & Marin (Association), a nonprofit organization, and its subsidiary, YWCA Apartments, Inc, which comprise the consolidated statements of financial position as of June 30, 2024 and 2023, and the related consolidated statements of activities, consolidated functional expenses, and consolidated 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 the Association as of June 30, 2024 and 2023, and the changes in its consolidated net assets and cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

### Basis of Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 the Association and to meet our other ethical responsibilities, in accordance with the 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 audit opinion.

### Responsibilities of Management for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for one year after the date that the consolidated financial statements are 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the

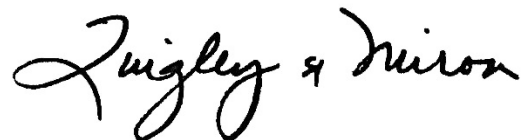
aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association'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 the Association'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.

Los Angeles, California  
May 14, 2025

A handwritten signature in black ink, reading "Quigley & Miron". The signature is written in a cursive, flowing style.

**YWCA of San Francisco & Marin and Subsidiary**  
**Consolidated Statements of Financial Position**  
**June 30, 2024 and 2023**

	<u>2024</u>	<u>2023</u>
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 511,853	\$ 661,148
Investments—Note 4	1,453,112	1,295,959
Accounts receivable	11,590	5,425
Prepaid expenses and deposits	154,585	145,160
<b>Total Current Assets</b>	<b>2,131,140</b>	<b>2,107,692</b>
<b>Non-Current Assets</b>		
Beneficial interest in designated beneficiary fund at the Marin Community Foundation—Note 5	2,686,618	2,607,830
Beneficial interest in board-designated endowment at the San Francisco Foundation—Note 5	2,974,291	2,874,567
Property and equipment, net—Note 6	5,177,488	5,293,841
Restricted cash deposits	1,751,307	1,471,789
<b>Total Non-Current Assets</b>	<b>12,589,704</b>	<b>12,248,027</b>
<b>Total Assets</b>	<b>\$ 14,720,844</b>	<b>\$ 14,355,719</b>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Accounts payable	\$ 41,414	\$ 71,439
Accrued expenses	133,255	44,785
Tenant security deposits	36,787	36,168
Mortgage note payable, current portion, net—Note 8	198,905	194,371
Deferred revenue	5,106	8,712
<b>Total Current Liabilities</b>	<b>415,467</b>	<b>355,475</b>
<b>Noncurrent Liabilities</b>		
Mortgage note payable, long term portion, net—Note 8	3,329,335	3,523,358
<b>Total Noncurrent Liabilities</b>	<b>3,329,335</b>	<b>3,523,358</b>
<b>Total Liabilities</b>	<b>3,744,802</b>	<b>3,878,833</b>
<b>Net Assets</b>		
Without donor restrictions—Note 11	10,976,042	10,459,513
With donor restrictions—Note 12	17,373	17,373
<b>Total Net Assets</b>	<b>10,976,042</b>	<b>10,476,886</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 14,720,844</b>	<b>\$ 14,355,719</b>

See notes to consolidated financial statements.

YWCA of San Francisco & Marin and Subsidiary  
Consolidated Statement of Activities  
Year Ended June 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
<b>Operating Activities</b>			
<b>Public Support and Revenue</b>			
Rental income	\$ 2,530,378	\$	\$ 2,530,378
Interest and dividend income	1,293		1,293
Other income	2,372		2,372
<b>Total Public Support and Revenue</b>	<b>2,534,043</b>		<b>2,534,043</b>
Net assets released from restrictions	17,373	(17,373)	
<b>Total Public Support, Revenue, and Releases from Restrictions</b>	<b>2,551,416</b>	<b>(17,373)</b>	<b>2,534,043</b>
<b>Expenses</b>			
Apartment services	1,584,590		1,584,590
General and administrative	1,047,952		1,047,952
<b>Total Expenses</b>	<b>2,632,542</b>		<b>2,632,542</b>
<b>Change in Net Assets from Operating Activities</b>	<b>(81,126)</b>	<b>(17,373)</b>	<b>(98,499)</b>
<b>Nonoperating Activities</b>			
Investment return, net	204,753		204,753
Change in value of beneficial interest in funds held by MCF and SFF	392,902		392,902
<b>Total Nonoperating Activities</b>	<b>597,655</b>		<b>597,655</b>
<b>Change in Net Assets</b>	<b>516,529</b>	<b>(17,373)</b>	<b>499,156</b>
<b>Net Assets at Beginning of Year</b>	<b>10,459,513</b>	<b>17,373</b>	<b>10,476,886</b>
<b>Net Assets at End of Year</b>	<b>\$ 10,976,042</b>	<b>\$</b>	<b>\$ 10,976,042</b>

See notes to consolidated financial statements.

YWCA of San Francisco & Marin and Subsidiary  
Consolidated Statement of Activities  
Year Ended June 30, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
<b>Operating Activities</b>			
<b>Public Support and Revenue</b>			
Contributions and grants	\$ 2,080	\$	\$ 2,080
In-kind contributions—Note 9	4,529		4,529
Rental income	2,509,236		2,509,236
Interest and dividend income	737		737
Other income	3,592		3,592
<b>Total Public Support and Revenue</b>	<b>2,520,174</b>		<b>2,520,174</b>
<b>Expenses</b>			
Community services	1,489,543		1,489,543
General and administrative	1,081,189		1,081,189
<b>Total Expenses</b>	<b>2,570,732</b>		<b>2,570,732</b>
<b>Change in Net Assets from Operating Activities</b>	<b>(50,558)</b>		<b>(50,558)</b>
<b>Nonoperating Activities</b>			
Investment return, net	122,279		122,279
Change in value of beneficial interest in funds held by MCF and SFF	387,190		387,190
<b>Total Nonoperating Activities</b>	<b>509,469</b>		<b>509,469</b>
<b>Change in Net Assets</b>	<b>458,911</b>		<b>458,911</b>
<b>Net Assets at Beginning of Year</b>	<b>10,000,602</b>	<b>17,373</b>	<b>10,017,975</b>
<b>Net Assets at End of Year</b>	<b>\$ 10,459,513</b>	<b>\$ 17,373</b>	<b>\$ 10,476,886</b>

See notes to consolidated financial statements.

**YWCA of San Francisco & Marin and Subsidiary**  
**Consolidated Statement of Functional Expenses**  
**Year Ended June 30, 2024**

	<b>Apartment Services</b>	<b>General and Administrative</b>	<b>Total</b>
Salaries	\$ 174,683	\$ 92,826	\$ 267,509
Employee benefits	44,551	23,674	68,225
Payroll taxes	18,387	9,771	28,158
<b>Total Personnel Expenses</b>	<b>237,621</b>	<b>126,271</b>	<b>363,892</b>
Amortization of debt services costs		4,899	4,899
Apartment operating and maintenance expenses	591,741	65,749	657,490
Apartment rental expenses		1,263	1,263
Depreciation	185,115	48,883	233,998
Dues and subscriptions		3,300	3,300
Equipment rental and maintenance		1,007	1,007
Insurance	120,445	19,887	140,332
Interest expense	75,227	8,359	83,586
Miscellaneous	4,010	446	4,456
Mortgage insurance premium	14,716	1,635	16,351
Occupancy		71	71
Office expense	59,718	7,152	66,870
Professional fees	52,631	731,797	784,428
Property taxes and licenses	4,278	475	4,753
Service Coordinator expense	67,804	7,534	75,338
Taxes, licenses, and fees		192	192
Utilities	171,284	19,032	190,316
<b>Total Expenses</b>	<b>\$ 1,584,590</b>	<b>\$ 1,047,952</b>	<b>\$ 2,632,542</b>

See notes to consolidated financial statements.



**YWCA of San Francisco & Marin and Subsidiary**  
**Consolidated Statement of Functional Expenses**  
**Year Ended June 30, 2023**

	<b>Community Services</b>				
	<b>Fifty-Plus Employability Program</b>	<b>Apartment Services</b>	<b>Total</b>	<b>General and Administrative</b>	<b>Total</b>
Salaries	\$	\$ 165,927	\$ 165,927	\$ 88,172	\$ 254,099
Employee benefits		44,369	44,369	23,577	67,946
Payroll taxes		17,532	17,532	9,316	26,848
<b>Total Personnel Expenses</b>		<b>227,828</b>	<b>227,828</b>	<b>121,065</b>	<b>348,893</b>
Amortization of debt services costs				4,899	4,899
Apartment operating and maintenance expenses		366,601	366,601	40,734	407,335
Apartment rental expenses		109,071	109,071	54,616	163,687
Depreciation		196,665	196,665	49,871	246,536
Dues and subscriptions				3,300	3,300
Equipment rental and maintenance				1,349	1,349
Insurance		112,863	112,863	18,044	130,907
Interest expense		79,208	79,208	8,801	88,009
Miscellaneous		2,344	2,344	260	2,604
Mortgage insurance premium		15,495	15,495	1,722	17,217
Occupancy	4,529		4,529	1,747	6,276
Office expense		66,058	66,058	7,379	73,437
Professional fees		43,659	43,659	737,717	781,376
Property taxes and licenses		2,474	2,474	275	2,749
Service Coordinator expense		70,828	70,828	7,870	78,698
Taxes, licenses, and fees				145	145
Travel and meetings				71	71
Utilities		191,920	191,920	21,324	213,244
<b>Total Expenses</b>	<b>\$ 4,529</b>	<b>\$ 1,485,014</b>	<b>\$ 1,489,543</b>	<b>\$ 1,081,189</b>	<b>\$ 2,570,732</b>

See notes to consolidated financial statements.

**YWCA of San Francisco & Marin and Subsidiary**  
**Consolidated Statements of Cash Flows**  
**Years Ended June 30, 2024 and 2023**

	<u>2024</u>	<u>2023</u>
<b>Cash Flows from Operating Activities</b>		
Change in net assets	\$ 499,156	\$ 458,911
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	233,998	246,536
Amortization of debt service costs	4,899	4,899
Realized and unrealized gains on investments	(564,801)	(532,673)
Changes in operating assets:		
Accounts receivable	(6,165)	10,970
Grants receivable		4,146
Receivable from affiliate		157,314
Prepaid expense and deposits	(9,425)	(30,193)
Changes in operating liabilities:		
Accounts payable	(30,025)	11,188
Accrued expenses	88,470	(31,239)
Tenant security deposits	619	38
Deferred revenue	(3,606)	6,792
<b>Net Cash Provided by Operating Activities</b>	<b>213,120</b>	<b>306,689</b>
<b>Cash Flows from Investing Activities</b>		
Purchases of furniture and equipment	(117,645)	
Purchases of investments		(87,945)
Proceeds from sales and maturities of investments	47,601	
Reinvestment of interest and dividends from beneficial interest in designated beneficiary fund	(32,854)	(6,852)
Proceeds from withdrawals from beneficial interest in designated beneficiary fund	103,528	
Proceeds from withdrawals from beneficial interest in designated endowment fund	110,861	138,741
<b>Net Cash Provided by Investing Activities</b>	<b>111,491</b>	<b>43,944</b>
<b>Cash Flows from Financing Activities</b>		
Principal payments on notes payable	(194,388)	(189,972)
<b>Net Cash Used in Financing Activities</b>	<b>(194,388)</b>	<b>(189,972)</b>
<b>Increase in in Cash, Cash Equivalents, and Restricted Cash</b>	<b>130,223</b>	<b>160,661</b>
<b>Cash, Cash Equivalents, and Restricted Cash at Beginning of Year</b>	<b>2,132,937</b>	<b>1,972,276</b>
<b>Cash, Cash Equivalents, and Restricted Cash at End of Year</b>	<b>\$ 2,263,160</b>	<b>\$ 2,132,937</b>
<b>Supplementary Disclosures</b>		
Cash paid during the year for:		
Income taxes	\$	\$
Interest	\$ 83,586	\$ 88,009

See notes to consolidated financial statements.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements**  
**June 30, 2024 and 2023**

**Note 1—Organization**

Founded in 1878, the YWCA San Francisco and Marin (Association) is a community-based organization serving women, girls, and their families throughout life. The Association works for peace, justice, dignity and equality through service, action, advocacy, and leadership development. The Association is dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom and dignity for all.

The Association owns a property in San Francisco, California that was designed by the architect Julia Morgan in 1932 as a low-cost hotel for women. In 1979, YWCA Apartments, Inc. (Project) was formed for the purpose of obtaining a loan under Section 207, pursuant to Section 223(f) of the National Housing Act to convert the property to an affordable housing project regulated by the U.S. Department of Housing and Urban Development (HUD). The Project is subsidized under Section 8 Housing Assistance Payments Contracts by HUD. In June 2019, the Board approved the legal integration of YWCA of San Francisco & Marin and YWCA Apartments with YWCA Golden Gate Silicon Valley of which represents the 'parent' organization.

Nature of Activities—The programs of the Association include the following:

- The Fifty-Plus Employability Program offers job readiness and job placement services for women over the age of 50 who seek stable employment with a sustainable, living wage. Services include career assessments, job research and interview training, networking techniques, and computer classes. At the end of the year ended June 30, 2023, all programming has been transferred to YWCA Golden Gate Silicon Valley.
- The Apartment services comprise 97 units of affordable housing from the Project, subsidized by HUD, to adults over age 65 or with disabilities. As of March 2021, the Project's property management is subcontracted to the John Stewart Company.

**Note 2—Summary of Significant Accounting Policies**

Consolidated Financial Statement Presentation—The Association's consolidated financial statements are prepared using the accrual basis of accounting in accordance with generally accepted accounting principles for not-for-profit organizations. The consolidated financial statements include the accounts of the Association and its wholly-owned subsidiary, the Project. All material inter-organizational transactions have been eliminated in the consolidated presentation. The Association's net assets are classified based on the existence or absence of donor-imposed restrictions. As such, the net assets of the Association and changes therein are presented and reported as follows:

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

Net assets with donor restrictions—Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; such restrictions that may or will be met either by actions of the Association and/or the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated that the funds be maintained in perpetuity. Generally, the donors of such assets permit the Association to use all or part of the income earned on related investments for general or specific purposes.

Donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restriction. When a time restriction expires or a purpose restriction is satisfied, net assets with donor restrictions are reclassified to net assets without donor restrictions and are reported in the statement of activities as net assets released from restrictions.

**Note 2—Summary of Significant Accounting Policies—Continued**

Recently Adopted Accounting Principles

Credit Losses—In June 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards (ASU) No. 2016-13, *Financial Instruments—Credit Losses (Topic 326)*, which requires organizations to measure all expected credit losses for financial instruments held at the reporting date based on historical experience, current conditions, and reasonable supportable forecasts. This standard replaces the incurred loss methodology with an expected loss methodology that is referred to as the current expected credit loss (CECL) methodology. The new guidance affects organizations that hold financial assets and net investments in leases that are not accounted for at fair value with changes in fair value reported in net income, including loans, debt securities, trade receivables, net investments in leases, off-balance-sheet credit exposures, reinsurance receivables, and any other financial assets not excluded from the scope that have the contractual right to receive cash. The Association adopted ASU No. 2016-13 on a retrospective basis for the year ended June 30, 2024 with no resulting impact on the consolidated financial statement presentation.

Leases—In February 2016, FASB issued ASU No. 2016-02, *Leases (Topic 842)*. This amendment is applicable to leases with terms exceeding 12 months and requires lessees to recognize the assets and related liabilities that arise from leases in the consolidated statement of financial position. Additionally, in July 2018, FASB issued ASU 2018-11 *Leases (Topic 842)—Targeted Improvements*, which, among other things, provides an additional transition method that would allow entities to not apply the guidance in ASU 2016-02 in the comparative periods presented in the consolidated financial statements and instead recognize a cumulative effect adjustment to the opening balance of net assets without donor restrictions in the period of adoption. Since the Association has no leases with terms exceeding one year as of the year ended June 30, 2023, the Association has adopted ASU No. 2016-02 and its related amendments on a prospective basis, with no resulting impact on the consolidated financial statement presentation.

Measure of Operations—The statement of activities reports all changes in net assets, including changes in net assets from operating and nonoperating activities. Operating activities consist of the Association's employment services, community services and advocacy, low-cost housing rental services, and interest and dividends earned on investments. Nonoperating activities are limited to resources that generate return from investments, non-program rental income and other activities considered to be of a more unusual or nonrecurring nature.

Income Taxes—The Association is a nonprofit entity, exempt from the payment of income taxes under Internal Revenue Code Section 501(c)(3) and California Revenue and Taxation Code Section 23701(d). Accordingly, no provision has been made for income taxes in the consolidated financial statements. In addition, the Association has been determined by the Internal Revenue Service not to be a private foundation within the meaning of Section 509(a) of the Internal Revenue Code.

Accounting standards require an organization to evaluate its tax positions and provide for a liability for any positions that would not be considered 'more likely than not' to be upheld under a tax authority examination. Management has evaluated its tax positions and has concluded that a provision for a tax liability is not necessary June 30, 2024 and 2023. Generally, the Association's information returns remain open for examination for a period of three (federal) or four (state of California) years from the date of filing.

Cash, Cash Equivalents, and Restricted Cash Deposits—The Association considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. Restricted cash deposits include escrow deposits, replacements reserve funds, and residual receipts funds that are separately maintained by the YWCA Apartments, as required by HUD, totaling \$1,751,307 and \$1,471,789 at June 30, 2024 and 2023, respectively. Disbursements are subject to HUD's prior written approval.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 2—Summary of Significant Accounting Policies—Continued**

The following table provides a reconciliation of cash, cash equivalents, and restricted cash deposits reported in the consolidated statements of financial position to the sum total of cash, cash equivalents, and restricted cash reported in the consolidated statement of cash flows at June 30, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
<b>Cash Accounts Reported in Consolidated Statements of Financial Position</b>		
Cash and cash equivalents	\$ 511,853	\$ 661,148
Restricted cash deposits	<u>1,751,307</u>	<u>1,471,789</u>
<b>Total Cash, Cash Equivalents, and Restricted Cash Reported in Consolidated Statements of Cash Flows</b>	<b><u>\$ 2,263,160</u></b>	<b><u>\$ 2,132,937</u></b>

Accounts Receivable—Accounts receivable consist primarily customers and are stated at the amount that management expects to collect from outstanding balances. The Association’s management has assessed the credit risk associated with the deposits and receivables held at June 30, 2024 and 2023 and has determined that an allowance for potential credit losses is not necessary.

Investments—Investments are valued at fair market value and investment transactions are recorded on the trade date. Investment income and realized and unrealized gains and losses, net of investment management fees, are reported as increases or decreases in the appropriate net asset category.

Property and Equipment—The Association capitalizes property and equipment over \$1,000. Lesser amounts are expensed. Purchased property and equipment is capitalized at cost. Donations of property and equipment are recorded as contributions at their estimated fair value. Such donations are reported as contributions without donor restrictions unless the donor has restricted the donated asset for a specific purpose. Assets donated with explicit restrictions regarding their use and cash that must be used to acquire property are reported as contributions with donor restrictions. Absent donor stipulation regarding how long those donated assets must be maintained, the Association reports expirations of donor restrictions when the donated or acquired asset are placed into service.

The Association’s Marin Women’s Hall of Fame Collection (MWHF) consists of digitized video collection accessible on the internet, and other biographical information concerning over one hundred and forty inspiring women who have been inducted into the Marin Women’s Hall of Fame since its inception in 1987. The Association created an honoree advisory council to work with the community and oversee the collection. The collection is capitalized on the statement of net assets. The collection is not depreciated because the assets are considered to have indefinite useful lives.

Depreciation—The Association uses the straight-lined method over the estimated useful lives of five to ten years for furniture and equipment and ten to seventy-five years for buildings and improvements. Depreciation expense for the years ended June 30, 2024 and 2023 was \$233,998 and \$246,536, respectively.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 2—Summary of Significant Accounting Policies—Continued**

Concentration of Credit Risk—Financial instruments which potentially subject the Association to concentrations of credit risk consist of cash and cash equivalents, investments in securities, and accounts and grants receivables.

The Association places its cash and cash equivalents with high credit quality financial institutions where the funds are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per institution. Cash held in investment accounts at securities brokerage firms are insured by the Securities Investors Protection Corporation (SIPC) up to \$250,000 and the investments in securities are insured up to \$500,000, per institution. SIPC insurance protects the custody function of the investment custodian; it does not provide protection against fluctuations in market value. At times, such balances are in excess of the FDIC and SIPC coverage limits. Management regularly reviews the financial stability of its cash and money market fund depositories and its allocation of investments and believes it is not exposed to any significant credit risk with its cash and cash equivalents and investments.

Accounts receivable at June 30, 2024 and 2023 are due from customers and are stated at the amount that management expects to collect from outstanding balances. Management of the Association has assessed the credit risk associated with these accounts receivable and has determined that an allowance for credit losses is not necessary.

Contributions—Contributions received are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Contributions that are restricted by the donor are reported as an increase in net assets without donor restrictions if the restriction expires in the reporting period in which the contribution is recognized. All other donor-restricted contributions are reported as an increase in net assets with donor restrictions, depending on the nature of restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

In-Kind Contributions—The Association records the value of donated materials and services at their fair value at the date of donation. In-kind services are recognized only if the services (a) create or enhance nonfinancial assets, or (b) require specialized skills that are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. Donated use of facilities is recorded at the estimated fair value of the free space provided, at the rate of \$3.48 per square foot.

Contributed Services—Many individuals volunteer their time and perform a variety of tasks that assist the Association at the resident's facilities. Such donated services are not reflected in the accompanying consolidated financial statements as they do not meet the criteria for recognition under current accounting standards.

Contracts with Customers—Accounting standards require an organization to recognize revenue arising from contracts with customers at the time the customer obtains control of a contracted goods or service. Other major provisions include capitalization of certain contract costs, consideration of time value of money in the transaction price, and allowing estimates of variable consideration to be recognized before contingencies are resolved in certain circumstances. The guidance also requires enhanced disclosures regarding the nature, amount, timing, and uncertainty of revenue and cash flows arising from an entity's contracts with customers.

Rental Income—Tenants are invoiced for monthly rent due on the first of the month. Rental income is recognized at the conclusion of the paid rental period. Tenant leases are not renewed on an annual basis in accordance with HUD requirements but rather annual certifications are conducted. Included in rental income are tenant assistance payments provided by HUD totaling \$2,530,378 and \$2,509,236, respectively for the years ended June 30, 2024 and 2023, respectively.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 2—Summary of Significant Accounting Policies—Continued**

Interest and Dividend Income—Interest and dividend income earned on investments is recognized when received and is reported as interest and dividend income under public support and revenue in the statement of activities.

Functional Allocation of Expenses—The costs of providing the various program and supporting services have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated between the program services and supporting services benefitted. Depreciation, insurance, interest expense, miscellaneous, mortgage insurance premium, office expense, property taxes and licenses, taxes, licenses, fees, and utilities are allocated on the basis of square footage. Salaries and wages, employee benefits, payroll taxes, apartment operating and maintenance expenses, professional fees, and service coordinator expense are allocated on the basis of estimates of time and effort. All other expenses are charged directly to the related program or supporting service.

Distributions—The Project’s regulatory agreement with HUD stipulates, among other things, that the Project will not make distributions of assets or income to the Association or to the officers or directors of either board. Agreements with HUD allow for management fees and accounting fees as well as rent to be paid to the Association.

Use of Estimates—The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. The most sensitive estimates affecting the consolidated financial statements are the valuation of donated food, and the valuation of donated volunteer service hours.

**Note 3—Availability and Liquidity**

The Association’s goal is generally to maintain financial assets to meet 90 days of operating expenses (approximately \$590,000). The following represents the availability and liquidity of the Association’s financial assets at June 30, 2024 and 2023 to cover operating expenses for the next fiscal year:

	<u>2024</u>	<u>2023</u>
Cash and cash equivalents, less amounts purpose-restricted or not available for use within one year	\$ 511,853	\$ 643,775
Investments	1,453,112	1,295,959
Accounts receivable	11,590	5,425
<b>Current Availability of Financial Assets</b>	<b><u>\$ 1,976,555</u></b>	<b><u>\$ 1,945,159</u></b>

Additionally, the Association established a board-designated beneficiary fund and a board-designated endowment fund (see Note 5) totaling \$5,660,909 and \$5,482,397 at June 30, 2024 and 2023, respectively, that could be made available to meet any unforeseen circumstances.

**Note 4—Investments and Fair Value Measurements**

In April 2006, the Association’s governing board of directors established a mutual fund investment with The Investment Fund for Foundations (TIFF) by transferring \$900,000 from the Association’s operating account. The TIFF Multi-Asset Fund account was opened for the purpose of diversifying the Association’s investment portfolios. The board of directors has the ability to withdraw the funds at its discretion. The fair value of the investment at June 30, 2024 and 2023 was \$1,453,112 and \$1,295,959, respectively.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 4—Investments and Fair Value Measurements—Continued**

Fair values of assets measured on a recurring basis at June 30, 2024 are as follows:

	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Beneficial interest in board-designated beneficiary fund at the Marin Community Foundation	\$ 2,686,618	\$	\$	\$ 2,686,618
Beneficial interest in board-designated endowment fund at the San Francisco Foundation	2,974,291			2,974,291
<b>Total Assets in the Fair Value Hierarchy</b>	<b>5,660,909</b>	<b>\$</b>	<b>\$</b>	<b>\$ 5,660,909</b>
Investments measured at NAV as a practical expedient TIFF Multi-Asset Fund	1,453,112			
<b>Total Assets at Fair Value</b>	<b>\$ 7,114,021</b>			

Fair values of assets measured on a recurring basis at June 30, 2023 are as follows:

	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Beneficial interest in board-designated beneficiary fund at the Marin Community Foundation	\$ 2,607,830	\$	\$	\$ 2,607,830
Beneficial interest in board-designated endowment fund at the San Francisco Foundation	2,874,567			2,874,567
<b>Total Assets in the Fair Value Hierarchy</b>	<b>5,482,397</b>	<b>\$</b>	<b>\$</b>	<b>\$ 5,482,397</b>
Investments measured at NAV as a practical expedient TIFF Multi-Asset Fund	1,295,959			
<b>Total Assets at Fair Value</b>	<b>\$ 6,778,356</b>			

In determining the fair value of assets and liabilities, the Association utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible. The Association determines fair value based on assumptions that market participants would use in pricing an asset or liability in the principal or most advantageous market.

When considering market participant assumptions in fair value measurements, the following fair value hierarchy distinguishes between observable and unobservable inputs, which are characterized in one of the following levels:

Level 1—Unadjusted quoted prices in active markets for identical assets or liabilities accessible to the Association at the measurement date.



**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 4—Investments and Fair Value Measurements—Continued**

Level 2—Valuations based on observable inputs (other than Level 1), such as quoted prices for similar assets at the measurement date, quoted prices in markets that are not active, or other inputs that are observable, either directly or indirectly.

Level 3—Valuations based on inputs that are unobservable and significant to the overall fair value measurement, and involve management judgment.

The Association utilizes a practical expedient, Net Asset Value (NAV) per share (or its equivalent) for measuring the fair value of investments in investment companies for which the investment does not have a readily determinable fair value. In some instances, the NAV may not equal the fair value that would be calculated under fair value accounting standards. The Association has an investment with the TIFF Multi-Asset Fund, as described previously, which is classified at NAV as a practical expedient during the year ended June 30, 2024 and 2023.

A reconciliation of the Association's Level 3 assets for the year ended June 30, 2024 is as follows:

	<u>SFF</u>	<u>MCF</u>	<u>Total</u>
Balance at beginning of year	\$ 2,874,567	\$ 2,607,830	\$ 5,482,397
Investment returns, net	210,585	149,463	360,048
Interest and dividends		32,854	32,854
<b>Change in Value of Beneficial Interest Funds held by MCF and SFF</b>	<b>210,585</b>	<b>182,317</b>	<b>392,902</b>
Transfers out of Level 3	(110,861)	(103,529)	(214,390)
<b>Balance at End of Year</b>	<b>\$ 2,974,291</b>	<b>\$ 2,686,618</b>	<b>\$ 5,660,909</b>

A reconciliation of the Association's Level 3 assets for the year ended June 30, 2023 is as follows:

	<u>SFF</u>	<u>MCF</u>	<u>Total</u>
Balance at beginning of year	\$ 2,780,851	\$ 2,423,041	\$ 5,203,892
Investment returns, net	202,401	156,962	359,363
Interest and dividends		27,827	27,827
<b>Change in Value of Beneficial Interest Funds held by MCF and SFF</b>	<b>202,401</b>	<b>184,789</b>	<b>387,190</b>
Transfers out of Level 3	(108,685)		(108,685)
<b>Balance at End of Year</b>	<b>\$ 2,874,567</b>	<b>\$ 2,607,830</b>	<b>\$ 5,482,397</b>

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 4—Investments and Fair Value Measurements—Continued**

Return on investments for the years ended June 30, 2024 and 2023 is as follows:

	<u>2024</u>	<u>2023</u>
Investment return		
Investment gains	\$ 204,753	\$ 122,279
<b>Investment Return, Net</b>	<b>204,753</b>	<b>122,279</b>
Beneficial interest in funds held by Community Foundations		
Investment gains	445,408	438,221
Investment expenses	(52,506)	(51,031)
<b>Change in Value of Beneficial Interest in Funds Held by Community Foundations</b>	<b>392,902</b>	<b>387,190</b>
Interest and dividend income	147	229
<b>Total Return on Investment</b>	<b>\$ 597,802</b>	<b>\$ 509,698</b>

**Note 5—Beneficial Interests in Funds Held by Community Foundations**

The Association has beneficial interests in the following community foundation assets:

Marin Community Foundation (MCF)—In June 2002, the governing board of directors (Board) of the Association established a Designated Beneficiary Fund with the Marin Community Foundation (MCF) for the benefit of the Association. The Board has the ability to withdraw funds at its discretion. The Board of Trustees (Trustees) of MCF has the power to modify any restriction or condition on the distribution of funds for any specified charitable purposes or to a specified organization if, in the sole judgement of the Trustees, such restriction of condition becomes, in effect, unnecessary, incapable of fulfillment, or inconsistent with the needs of the community served by MCF. The fund is managed by MCF and is invested in MCF's equity and fixed income pools. The fund is valued at fair market value and is classified and reported as net assets without donor restrictions since the fund resulted from an internal designation and is not donor-restricted. The fair value of the MCF fund at June 30, 2024 and 2023 was \$2,686,618 and \$2,607,830, respectively.

San Francisco Foundation (SFF)—During the year ended June 30, 2003, the Board transferred \$350,000 to the San Francisco Foundation (SFF) to create a board-designated endowment fund to support the Association. Distributions from the fund are made in accordance with the spending policy of SFF, as described below. Other distributions are allowed for unexpected financial needs not likely to recur or to acquire or renovate a capital asset. In the event the original purposes of the fund become impracticable, undesirable or unnecessary, SFF has the power to vary the terms, provided the Association is notified. The fund is invested in an endowment pool, is valued at fair market value, and is classified and reported as net assets without donor restrictions since the fund resulted from an internal designation and is not donor-restricted. The fair value of the SFF fund at June 30, 2024 and 2023 was \$2,974,291 and \$2,874,567, respectively.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 6—Property and Equipment**

Property and equipment for the years ended June 30, 2024 and 2023 consists of the following:

	<u>2024</u>	<u>2023</u>
Land	\$ 1,008,408	\$ 1,008,408
Buildings and Improvements	10,148,302	10,276,156
Furniture and equipment	482,700	754,712
MWHF Collection acquired March 1, 2013	113,758	83,318
<b>Total Property and Equipment</b>	<b>11,753,168</b>	<b>12,122,594</b>
Less accumulated depreciation	(6,575,680)	(6,828,753)
<b>Property and Equipment, Net</b>	<b><u>\$ 5,177,488</u></b>	<b><u>\$ 5,293,841</u></b>

Depreciation expense for the year ended June 30, 2024 and 2023 was \$233,998 and \$246,536, respectively.

**Note 7—Legal Integration with YWCA Golden Gate Silicon Valley**

On July 1, 2019, the governing board of directors (Board) of the Association and YWCA GGSV approved to legally integrate. The organizational combination will create a larger geographic region with greater mission impact where the Association can have a common set of goals and vision for the future. During the year ended June 30, 2021, the Association transitioned its Fifty-Plus Employability Program and Advocacy Programming to YWCA GGSV. The Association assets and housing programs remain with this entity. The Association had no receivable balances from YWCA GGSV at June 30, 2023. The Association had no outstanding payable balance to the YWCA GGSV at June 30, 2024. At June 30, 2023, the Association had an outstanding payable balance to the YWCA GGSV of \$16,000. Related party activity during the years ended June 30, 2024 and 2023 consisted of professional fees paid to YWCA GGSV of \$616,944 and \$627,435, respectively.

**Note 8—Mortgage Note Payable, Net**

Net mortgage note payable for the years ended June 30, 2024 and 2023 consists of the following:

	<u>2024</u>	<u>2023</u>
Mortgage note payable to PNC Bank, secured by the apartment building, bearing interest at 2.3%, requiring monthly payments of \$23,195, including principal and interest, maturing in July 2039	\$ 3,544,673	\$ 3,739,061
Less current portion	(198,905)	(194,371)
<b>Mortgage Note Payable, Long-Term</b>	<b>3,345,768</b>	<b>3,544,690</b>
Unamortized financing cost		
Gross financing costs	(73,480)	(73,480)
Amortized financing cost	57,047	52,148
<b>Unamortized Financing Cost, Net</b>	<b>(16,433)</b>	<b>(21,332)</b>
<b>Mortgage Note Payable, Long-Term Portion, Net</b>	<b><u>\$ 3,329,335</u></b>	<b><u>\$ 3,523,358</u></b>

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 8—Mortgage Payable, Net—Continued**

Maturities on the mortgage note payable in each of the five years subsequent to June 30, 2024 are as follows:

<u>Year Ending June 30,</u>	
2025	\$ 198,905
2026	203,529
2027	208,260
2028	213,100
2029	218,054
Thereafter	<u>2,502,825</u>
	<b>Total Mortgage Payable 3,544,673</b>
Less unamortized deferred financing costs	<u>(16,433)</u>
	<b>Total Mortgage Payable, Net \$ 3,528,240</b>

Amortization of deferred financing cost totaled \$4,899 for the years ended June 30, 2024 and 2023.

The fair value of the mortgage note payable is estimated based on the current rates offered to the Association for debt of the same remaining maturities. At June 30, 2024 and 2023, the fair value of the mortgage note payable approximates the amounts recorded in the consolidated financial statements.

**Note 9—In-Kind Contributions**

With programmatic work now led by YWCA Golden Gate Silicon Valley, the related office space designated to the Association were paid by YWCA Golden Gate Silicon Valley along with the recording of all program revenues and expenses. As a result, the Association has recorded in-kind contributions to recognize the donated use of facilities. Management's fair value of the space provided to the Association is \$3.48 per square feet using an estimated purchase price of similar spaces in the region, amounting to no in-kind contributions in the year ended June 30, 2024 and \$4,529 for the year ended June 30, 2023. In-kind contributions are reported in the statement of activities under public support and revenue, and in the statement of functional expenses under occupancy. Although the in-kind contributions for the year ended June 30, 2023 were received without donor restrictions, the donated facilities were primarily used for the Fifty-Plus program.

**Note 10—Concentrations**

The operations of YWCA Apartments, Inc., are concentrated in the multifamily real estate market. In addition, YWCA Apartments, Inc. operates in a heavily regulated environment and is subject to the administrative directive, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change. Because of the HUD regulatory requirements, the YWCA Apartments is unable to reduce its concentration risks.

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 11—Net Assets without Donor Restrictions**

Board-designated net assets at June 30, 2024 and 2023 consist of the following:

	<u>2024</u>	<u>2023</u>
Without donor restrictions	\$ 5,315,133	\$ 4,977,116
Board-designated Beneficiary Fund		
Beneficial interest in the MCF	2,686,618	2,607,830
Board-designated Endowment Fund		
Beneficial interest in the SFF	2,974,291	2,874,567
<b>Totals</b>	<b><u>\$ 10,976,042</u></b>	<b><u>\$ 10,459,513</u></b>

As further discussed in Note 5, the Association maintains board-designated net assets as beneficial interests at the Marin Community Foundation (MCF) and the San Francisco Foundation (SFF).

**Note 12—Net Assets with Donor Restrictions**

Net assets with donor restrictions consist of the following at June 30, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Subject to expenditure for specified purpose:		
MWHF Video Digitizing Project	\$	\$ 17,373
<b>Total Net Assets with Donor Restrictions</b>	<b><u>\$</u></b>	<b><u>\$ 17,373</u></b>

Net assets released from donor restrictions for the years ended June 30, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Satisfaction of purpose restrictions:		
MWHF Video Digitizing Project	\$ 17,373	
<b>Total Net Assets Released from Restrictions</b>	<b><u>\$ 17,373</u></b>	<b><u>\$</u></b>

**Note 13—Endowment**

As further discussed in Note 5, the Association has a board-designated endowment fund in which the assets are maintained, in beneficial interest, at the San Francisco Foundation. The Association's endowment is subject to the requirements of the Uniform Prudent Management of Institutional Funds Act (UPMIFA) adopted by the State of California. As a result of this interpretation, the Association classified as board-designated net assets (a) the original value of funds designated to the board-designated endowment, and (b) the original value of investment returns earned by the board-designated endowment until those amounts are appropriated for distribution.

In accordance with UPMIFA, the Association considered the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- (1) The duration and preservation of the fund
- (2) The purposes of the Association and the donor-restricted endowment fund
- (3) General economic conditions
- (4) The possible effect of inflation and deflation
- (5) The expected total return from income and the appreciation of investments

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 13—Endowment—Continued**

- (6) Other resources of the Association
- (7) The investment policies of the Association

The Association has adopted investment and spending policies that attempt to provide a predictable stream of funding to programs supported by its endowment assets, while seeking to maintain the purchasing power of those endowment assets over the long-term. Endowment assets are held in a professionally managed account and are invested in a well-diversified asset mix that is intended to result in a consistent inflation-protected rate of return that has sufficient liquidity to make an annual distribution, while growing the fund if possible.

The Association has a policy of appropriating for distribution each year 3% to 5% of its board-designated endowment balance. In establishing this policy, the Association considered the long-term expected return on its investment assets, the nature and duration of the individual endowment funds, and the possible effect of inflation. Accordingly, over the long term, the Association expects the current spending policy to maintain or grow the principal endowment amounts. This is consistent with the Association's objective to maintain the principal balances of the endowment assets.

Activity in the Association board-designated endowment fund held at the San Francisco Foundation for the years ended June 30, 2024 and 2023 is as follows:

	Without Donor Restrictions	Purpose Restricted	Perpetual in Nature	Total
<b>Endowment Net Assets at June 30, 2022</b>	<b>\$ 2,780,851</b>	<b>\$</b>	<b>\$</b>	<b>\$ 2,780,851</b>
Investment return				
Investment gain	232,457			232,457
Investment fees	(30,056)			(30,056)
<b>Investment Return, Net</b>	<b>202,401</b>			<b>202,401</b>
Amounts appropriated for expenditure	(108,685)			(108,685)
<b>Endowment Net Assets at June 30, 2023</b>	<b>2,874,567</b>			<b>2,874,567</b>
Investment return				
Investment gain	242,231			242,231
Investment fees	(31,646)			(31,646)
<b>Investment Return, Net</b>	<b>210,585</b>			<b>210,585</b>
Amounts appropriated for expenditure	(110,861)			(110,861)
<b>Endowment Net Assets at June 30, 2024</b>	<b>\$ 2,974,291</b>	<b>\$</b>	<b>\$</b>	<b>\$ 2,974,291</b>

**YWCA of San Francisco & Marin and Subsidiary**  
**Notes to Consolidated Financial Statements—Continued**

**Note 14—Subsequent Events**

Management evaluated all activities of YWCA of San Francisco & Marin through May 14, 2025, which is the date the consolidated financial statements were available to be issued, and concluded that no material subsequent events have occurred that would require adjustment to the consolidated financial statements or disclosure in the notes to the consolidated financial statements