FINANCIAL STATEMENTS

As of and for the Years Ended June 30, 2020 and 2019 And Report of Independent Auditor



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Report of Independent Auditor

To the Board of Directors Matthew 25, Incorporated Nashville, Tennessee

We have audited the accompanying financial statements of Matthew 25, Incorporated (a nonprofit organization), which comprise the statements of financial position as of June 30, 2020 and 2019, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Matthew 25, Incorporated, as of June 30, 2020 and 2019, 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.

Emphasis of Matter

As discussed in Note 13, toward the end of December 2019, an outbreak of a novel strain of coronavirus (COVID-19) emerged globally. There have been various mandates and/or requests from federal, state, and local authorities resulting in closures of non-essential businesses, which could negatively impact the Organization's operations. Although it is not possible to reasonably estimate the length or severity of this outbreak and hence its financial statement impact, any significant reduction of program revenues could negatively impact the Organization's operations for an indeterminable time period. Other financial impacts could occur though such potential impacts are unknown at this time. Our opinion is not modified with respect to this matter.

Ching Bekant LLP

Nashville, Tennessee March 8, 2021

STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2020 AND 2019

	 2020	 2019
ASSETS		
Cash and cash equivalents, including amounts held for		
residents of \$9,873 and \$30,078, respectively	\$ 144,432	\$ 110,405
Grants receivable	49,987	29,664
Property and equipment, net	 76,709	 94,517
Total Assets	\$ 271,128	\$ 234,586
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable	\$ 15,008	\$ 13,778
Accrued expenses	8,840	8,706
Resident deposits	9,873	30,078
Line of credit	25,000	-
Economic Injury Disaster Loan (EIDL)	10,000	-
Deferred grant revenue	 87,230	 -
Total Liabilities	 155,951	 52,562
Net Assets:		
Without donor restrictions	101,359	178,206
With donor restrictions	 13,818	 3,818
Total Net Assets	 115,177	182,024
Total Liabilities and Net Assets	\$ 271,128	\$ 234,586

MATTHEW 25, INCORPORATED STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2020

	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support:			
Federal and state financial assistance	\$ 436,580	\$-	\$ 436,580
Contributions	130,300	10,000	140,300
Program service fees	94,477	-	94,477
Other income	7,842	-	7,842
Released from restrictions			
Total Revenue and Other Support	669,199	10,000	679,199
Expenses:			
Program Services:			
Transitional programs	87,049	-	87,049
Veteran Affairs programs	471,683	-	471,683
Three-Quarter Way Housing	31,957	-	31,957
Case management	44,664		44,664
Total Program Services	635,353		635,353
Supporting Services:			
Management and general	88,313	-	88,313
Fundraising	22,380		22,380
Total Supporting Services	110,693		110,693
Total Expenses	746,046		746,046
Change in net assets	(76,847)	10,000	(66,847)
Net assets, beginning of year	178,206	3,818	182,024
Net assets, end of year	\$ 101,359	\$ 13,818	\$ 115,177

MATTHEW 25, INCORPORATED STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2019

	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support:			
Federal and state financial assistance	\$ 372,580	\$ -	\$ 372,580
Contributions	99,065	65,784	164,849
Program service fees	115,304	-	115,304
Other income	8,218	-	8,218
Released from restrictions	61,966	(61,966)	
Total Revenue and Other Support	657,133	3,818	660,951
Expenses:			
Program Services:			
HUD progressive housing	536	-	536
Transitional programs	101,987	-	101,987
Veteran Affairs programs	368,678	-	368,678
Three-Quarter Way Housing	48,993		48,993
Total Program Services	520,194		520,194
Supporting Services:			
Management and general	114,127	-	114,127
Fundraising	12,507		12,507
Total Supporting Services	126,634		126,634
Total Expenses	646,828		646,828
Change in net assets	10,305	3,818	14,123
Net assets, beginning of year	167,901		167,901
Net assets, end of year	\$ 178,206	\$ 3,818	\$ 182,024

MATTHEW 25, INCORPORATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED JUNE 30, 2020

	Program Services					Su	pporting Servi	ces	
	Transitional Programs	Veteran Affairs Programs	Three- Quarter Way Housing	Case Management	Total Program Services	Management and General	Fundraising	Total Supporting Services	Total Expenses
Payroll and related expenses	\$ 66,340	\$ 351,620	\$ 5,800	\$ 42,542	\$ 466,302	\$ 54,316	\$ 16,020	\$ 70,336	\$ 536,638
Rent	4,759	26,358	20,482	-	51,599	5,491	-	5,491	57,090
Food and supplies	3,452	31,839	720	-	36,011	-	-	-	36,011
Insurance	3,612	20,005	-	-	23,617	4,167	-	4,167	27,784
Professional fees	2,288	11,442	-	-	13,730	9,153	-	9,153	22,883
Depreciation	3,562	11,576	-	-	15,138	2,671	-	2,671	17,809
Utilities	849	4,365	4,159	2,122	11,495	815	-	815	12,310
Office supplies	882	4,489	-	-	5,371	2,645	-	2,645	8,016
Miscellaneous	408	3,067	692	-	4,167	1,956	1,821	3,777	7,944
Maintenance and repairs	493	3,660	104	-	4,257	934	-	934	5,191
Marketing	-	-	-	-	-	-	4,383	4,383	4,383
Dues and memberships	-	-	-	-	-	4,345	-	4,345	4,345
IT support	139	927	-	-	1,066	394	-	394	1,460
Transportation	142	1,168	-	-	1,310	-	-	-	1,310
Drug testing	123	1,167	-	-	1,290	-	-	-	1,290
Bad debt	-	-	-	-	-	816	-	816	816
Website	-	-	-	-	-	515	-	515	515
Postage	-	-		-	-	95	156	251	251
Total Expenses	\$ 87,049	\$ 471,683	\$ 31,957	\$ 44,664	\$ 635,353	\$ 88,313	\$ 22,380	\$ 110,693	\$ 746,046

The accompanying notes to the financial statements are an integral part of these statements.

MATTHEW 25, INCORPORATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED JUNE 30, 2019

				Р	rogra	m Servic	es				Supporting Services							
	HL Progre Hou	essive	-	isitional ograms	А	eteran Affairs ograms	Q	Three- uarter Housing	Pr	Total rogram ervices		agement and ieneral	Fur	ndraising	Su	Total pporting ervices		Total penses
Payroll and related expenses	\$	536	\$	68,237	\$	260,906	\$	16,056	\$	345,735	\$	67,414	\$	12,042	\$	79,456	\$	425,191
Rent		-		6,758		21,965		24,381		53,104		5,069		-		5,069		58,173
Food and supplies		-		7,670		26,847		3,835		38,352		-		-		-		38,352
Insurance		-		6,768		21,996		-		28,764		5,078		-		5,078		33,842
Professional fees		-		2,857		9,286		-		12,143		17,510		-		17,510		29,653
Depreciation		-		2,589		9,777		-		12,366		1,942		-		1,942		14,308
Utilities		-		996		3,238		4,356		8,590		1,687		-		1,687		10,277
Office supplies		-		1,355		4,526		-		5,881		2,847		-		2,847		8,728
Maintenance and repairs		-		1,733		4,111		173		6,017		1,189		-		1,189		7,206
Dues and memberships		-		-		-		-		-		5,802		-		5,802		5,802
Drug testing		-		689		2,756		-		3,445		-		-		-		3,445
Marketing		-		-		-		-		-		3,208		-		3,208		3,208
Transportation		-		1,111		2,041		-		3,152		-		-		-		3,152
Miscellaneous		-		309		947		192		1,448		395		200		595		2,043
IT support		-		915		282		-		1,197		211		-		211		1,408
Bank fees		-		-		-		-		-		1,009		-		1,009		1,009
Website		-		-		-		-		-		605		-		605		605
Postage		-				-				-		161		265		426		426
Total Expenses	\$	536	\$ 1	101,987	\$	368,678	\$	48,993	\$	520,194	\$	114,127	\$	12,507	\$	126,634	\$	646,828

STATEMENTS OF CASH FLOWS

YEARS ENDED JUNE 30, 2020 AND 2019

	 2020	 2019
Cash flows from operating activities:		
Change in net assets	\$ (66,847)	\$ 14,123
Adjustments to reconcile change in net assets to		
cash flows from operating activities:		
Depreciation	17,809	14,308
Changes in operating assets and liabilities:		
Grants receivable	(20,323)	9,742
Prepaid expenses	-	301
Accounts payable	1,230	1,603
Accrued expenses	133	644
Resident deposits	(20,205)	4,488
Deferred grant revenue	 87,230	
Net cash flows from operating activities	 (973)	 45,209
Cash flows from investing activities:		
Purchase of property and equipment	 	 (76,016)
Net cash flows from investing activities	 	 (76,016)
Cash flows from financing activities:		
Borrowings under line of credit	25,000	-
Economic Injury Disaster Loan (EIDL) borrowings	 10,000	-
Net cash flows from financing activities	 35,000	
Change in cash and cash equivalents	34,027	(30,807)
Cash and cash equivalents, beginning of year	 110,405	 141,212
Cash and cash equivalents, end of year	\$ 144,432	\$ 110,405

JUNE 30, 2020 AND 2019

Note 1—Organization and summary of significant accounting policies

Matthew 25, Incorporated (the "Organization") was incorporated in Tennessee on February 11, 1986, as a nonprofit corporation, to provide shelter and other assistance to homeless persons in the Metropolitan Nashville – Davidson County, Tennessee area. The Organization also assists with vocational training and job placement of homeless people. The Organization is supported primarily through governmental grants, donor contributions, and private agency funding.

Basis of Presentation – The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"). Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets that are not subject to donor-imposed restrictions, and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization's management and Board of Directors.

Net Assets With Donor Restrictions – Net assets subject to stipulations imposed by donors or grantors. Some donor restrictions are temporary in nature; those restrictions will be met either by actions of the Organization and/or the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. The Organization had no net assets with donor restrictions perpetual in nature at June 30, 2020 and 2019.

Use of Estimates – The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses and allocation of functional expenses during the reporting period. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents – For purposes of the statement of cash flows, the Organization considers all cash funds, cash bank accounts, and liquid debt instruments with an original maturity when purchased of three months or less to be cash and cash equivalents. The cash accounts are held primarily by financial institutions and, at times, may exceed amounts that are federally insured. Cash balances were within federally insured limits at June 30, 2020 and 2019.

Property and Equipment – Property and equipment are recorded at cost if purchased or fair value if contributed. Expenditures for ordinary maintenance and repairs are charged to operations. Renewals and betterments that materially extend the life of the asset are capitalized. Depreciation is provided in amounts necessary to allocate the cost of the various classes of assets over their estimated useful lives. Estimated useful lives of all major classes of assets are as follows:

Leasehold improvements	2 - 10 years
Furniture and equipment	5 - 7 years

Income Taxes – The Organization is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is not a private foundation. Therefore, no provision for income taxes has been made.

JUNE 30, 2020 AND 2019

Note 1—Organization and summary of significant accounting policies (continued)

The Organization follows Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") guidance that clarifies the accounting for uncertainty in income taxes recognized in an Organization's financial statements. This guidance prescribes a minimum probability threshold that a tax position must meet before a financial statement benefit is recognized. The minimum threshold is defined as a tax position that is more likely than not to be sustained upon examination by the applicable taxing authority, including resolution of any related appeals or litigation processes, based on the technical merits of the position. The tax benefit to be recognized is measured as the largest amount of benefit that is greater than 50% likely of being realized upon ultimate settlement. The Organization has no tax penalties or interest reported in the accompanying financial statements. The Organization had no uncertain tax positions at June 30, 2020 and 2019.

Allocation of Functional Expenses – The costs of providing various programs and other activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Salaries and related expenses are allocated to the various program and supporting services based on actual or estimated time employees spend on each function. The remaining expenses are specifically allocated based on the area served. The following program and supporting services are included in the accompanying financial statements:

Program Services – Includes housing and recovery services through counseling and financial education carried out to fulfill the Organization's mission.

Supporting Services -

Management and General – Relates to the overall direction of the Organization. These expenses are not identifiable with a particular program or with fundraising, but are indispensable to the conduct of those activities and are essential to the Organization. Specific activities include organization oversight, business management, recordkeeping, budgeting, financing, information systems and technology, and other administrative activities.

Fundraising – Includes costs of activities directed toward appeals for financial support, including special events. Other activities include the cost of solicitations and creation and distribution of fundraising materials.

Donated Services, Materials, and Assets – Donated services, materials, and assets, if any, are reflected as contributions in the accompanying statements at their estimated values at the date of receipt.

New Accounting Pronouncement – In June 2018, FASB issued ASU 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made.* The guidance in this ASU clarifies the accounting guidance for contributions received and contributions made. The amendments in this ASU will assist entities in (1) evaluating whether transactions should be accounted for as contributions (nonreciprocal transactions) within the scope of Topic 958, *Not-for-Profit Entities*, or as exchange (reciprocal) transactions subject to other guidance and (2) determining whether a contribution is conditional. This guidance is effective for the year ending June 30, 2020. The Organization has evaluated the impact of this standard on its financial statements and determined the new accounting requirements did not have a significant effect on the Organization's financial statements.

JUNE 30, 2020 AND 2019

Note 1—Organization and summary of significant accounting policies (continued)

Accounting Policies for Future Pronouncements – In May 2014, FASB issued ASU 2014-09, Revenue from Contracts with Customers. ASU 2014-09 clarifies the principles for recognizing revenue and develops a common revenue standard under U.S. GAAP under which an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. ASU 2014-09 is effective for the Organization for the fiscal year ending June 30, 2021. The Organization is currently evaluating the effect of the implementation of this new standard.

In February 2016, FASB issued ASU 2016-02, *Leases*. This guidance introduces a lessee model that reports substantially all leases on the statements of financial position. This guidance is effective for the year ending June 30, 2023. The Organization is evaluating the impact this guidance may have on its financial statements.

Subsequent Events – The Organization evaluated subsequent events through March 8, 2021, when these financial statements were available to be issued.

Note 2—Liquidity and availability

The Organization regularly monitors liquidity required to meet its operating needs and other contractual commitments. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Organization considers all expenditures related to its ongoing activities of providing programs and services, as well as conduct of services undertaken to support those activities to be general expenditures.

As a part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. Additionally, as discussed in Note 8, the Organization has access to a line of credit.

Financial assets available for general expenditures, that is, without donor or other restrictions limiting their use, within one year of the statements of financial position date, comprise the following at June 30:

	2020	2019
Financial assets at year-end:		
Cash and cash equivalents	\$ 144,432	\$ 110,405
Grants receivable	 49,987	 29,664
Total financial assets	194,419	140,069
Less amounts not available to be used for general expenditures within one year:		
Net assets subject to restrictions	13,818	3,818
Cash held for residents	9,873	30,078
Financial assets available to meet cash needed for general expenditures within one year:	\$ 170,728	\$ 106,173

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2020 AND 2019

Note 3—Grants receivable

A summary of grants receivable is as follows as of June 30:

	2020	2019
Veteran Affairs	\$ 49,987	\$ 24,916
State Parole	 -	 4,748
	\$ 49,987	\$ 29,664

Note 4—Property and equipment

Property and equipment consists of the following at June 30:

	2020			2019
Equipment	\$	59,033	\$	59,033
Furniture		40,545		40,545
Automobiles		38,326		38,326
Leasehold improvements		40,548		40,548
		178,452		178,452
Less accumulated depreciation		(101,743)		(83,935)
Net property and equipment	\$	76,709	\$	94,517

Note 5—Restricted cash

Cash of \$9,873 and \$30,078 as of June 30, 2020 and 2019, respectively, is held by the Organization (as trustee) under a savings plan for the benefit of the residents.

Note 6—Net assets with donor restrictions

Net assets with donor restrictions are restricted for the following purposes at June 30:

	 2020		2019	
Furniture renovations	\$ 3,818	\$	3,818	
Marketing	 10,000		-	
	\$ 13,818	\$	3,818	

Note 7—Donated services and materials

Numerous individuals volunteer their time and perform a variety of tasks that assist the Organization with its programs and supporting activities. No amounts have been reflected in the financial statements for the benefit received because the criteria for recognition under accounting standards is not met.

JUNE 30, 2020 AND 2019

Note 8—Line of credit

On November 22, 2016, the Organization entered into a revolving loan agreement with a financial institution. The note evidencing the agreement is secured by the assets of the Organization. Interest is payable monthly and is variable. The interest rate at June 30, 2020, was 4.25%. The Organization may borrow up to \$25,000 under this agreement. As of June 30, 2020 and 2019, there was \$25,000 and \$0 outstanding borrowings under this agreement, respectively. This revolving line of credit matures in December 2028.

Note 9—Deferred grant revenue

The Organization received a Paycheck Protection Program Ioan ("PPP Ioan") in the amount of \$87,230. The PPP Ioan is granted by the Small Business Administration under the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"). PPP Ioans are considered conditional contributions under ASC 958-605, *Not-for-Profit Entities – Revenue Recognition*. The Ioan must be repaid if the Organization does not overcome certain barriers within the CARES Act. The barriers under the program include the requirement to maintain employee headcount, spend up to 60% of the Ioan proceeds on certain payroll and employee benefits, and restricts other loan proceeds to be used for other qualifying expenses such as mortgage interest, rent, and utilities. The Organization has deferred recognition of grant revenue for the year ended June 30, 2020 because the conditions for forgiveness have not yet been substantially met, however, the Organization believes it will substantially meet the conditions required for forgiveness in the following year.

Note 10—Economic Injury Disaster Loan (EIDL) Advance Grant

The Organization received an Economic Injury Disaster Loan ("EIDL") Advance Grant in the amount of \$10,000. An EIDL loan generally requires the recipient to repay the non-collateralized loan over 30 years at an interest rate of 2.75% per annum. Such loans or grants can be forgiven upon meeting certain criteria.

Note 11—Leasing arrangements

The facility used by the Organization for its program services is leased from a governmental entity on a year-toyear basis, and is classified as an operating lease. The annual rent includes insurance, utilities, and certain maintenance. The lease requires monthly payments of \$2,816 through September 2020. Subsequent to June 30, 2020, the lease was renewed for one year under the same terms.

Beginning in March 2014, the Organization signed a lease with a governmental entity for additional space at the Vine Hill location to provide affordable housing. The lease is on a year-to-year basis, and is classified as an operating lease. The annual rent includes utilities and certain maintenance. The lease requires monthly payments of \$1,918 and renews automatically annually unless terminated by either party with a 30-day notice. The Organization, in turn, has short-term subleases with residents who are searching for affordable housing.

Additionally, the Organization leases other housing used in its progressive housing program, classified as operating leases. The Organization, in turn, has short-term subleases with residents who participate in the progressive housing program and the Vine Hill on-site program. Management expects that in the normal course of operations, the leases will be renewed or replaced by other leases.

Total rent expense for all operating leases was \$57,090 and \$58,173 for the years ended June 30, 2020 and 2019, respectively. Revenue received from residents under subleases totaled \$72,420 and \$104,959 for the years ended June 30, 2020 and 2019, respectively, and is included in program service fees revenue.

JUNE 30, 2020 AND 2019

Note 12—Concentrations

The Organization receives a substantial amount of its support from governmental agencies, with approximately 95% and 90% for the years ended June 30, 2020 and 2019, respectively, of federal and state financial assistance received from the U.S. Department of Veteran's Affairs. A significant reduction in the level of this support, if this were to occur, may have an effect on the Organization's programs and activities.

Additionally, contributions from one donor approximated 10% of total revenue and other support for the year ended June 30, 2019. No similar contributions were received during the year ended June 30, 2020.

Note 13—Contingencies

Late in December 2019, an outbreak of a novel strain of coronavirus ("COVID-19") emerged globally. As a result of the spread of COVID-19, economic uncertainties have arisen, which could negatively impact the Organization's revenue and operations for an indeterminable time period. At this time, the impact on the future operations cannot be reasonably estimated. Management has determined there are no other material events that require recognition or disclosure in the Organization's financial statements.