COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. AND SUBSIDIARY, FRANKLIN SCHOOL APARTMENTS L.P., 21ST STREET SENIORS, L.P., 21ST STREET SENIORS II, L.P., COMMONS AT SPRING MILL, L.P., AND BEECH GROVE SENIOR, LLC

CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2014

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

TABLE OF CONTENTS

DECEMBER 31, 2014

AGRESTA, STORMS & O'LEARY PC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report

Board of Directors
COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. AND SUBSIDIARY
Indianapolis, Indiana

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Community Action of Greater Indianapolis, Inc. and Subsidiary (a nonprofit organization), Franklin School Apartments, L.P., 21st Street Seniors, L.P., 21st Street Seniors II, L.P., Commons at Spring Mill, L.P., and Beech Grove Senior, LLC (collectively, the Organization or Community Action of Greater Indianapolis, Inc. and Subsidiary, et al.), which comprise the consolidated statements of financial position as of December 31, 2014, and the related consolidated statements of activities, functional expenses, changes in net assets and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We did not audit the financial statements of Commons at Spring Mill, L.P., a subsidiary, whose statements reflect total assets constituting 33% of consolidated total assets at December 31, 2014, and total revenues constituting 5% of consolidated total revenues for the year then ended. Those statements were audited by other auditors, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Commons at Spring Mill, L.P., is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated 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 consolidated financial statements referred to above present fairly, in all material respects, the financial position of Community Action of Greater Indianapolis, Inc. and Subsidiary, Franklin School Apartments, L.P., 21st Street Seniors, L.P., 21st Street Seniors II, L.P., Commons at Spring Mill, L.P., and Beech Grove Senior, LLC as of December 31, 2014, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Office of Management and Budget Circular A-133*, Audits of State, Local Government, and Non-Profit Organizations*, 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 audit 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 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.

Report Issued in Accordance with *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 6, 2015, on our consideration of Community Action of Greater Indianapolis, Inc. and Subsidiary's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the 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 Community Action of Greater Indianapolis, Inc. and Subsidiary's internal control over financial reporting and compliance.

Agresta, Storms & O'Leary, PC

Indianapolis, Indiana
November 6, 2015

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2014

ASSETS	
Current assets:	
Cash and cash equivalents	$ 813,832
Accounts receivable	555,148
Other assets	51,710
Total current assets	1,420,690
Property and equipment:	
Land and land improvements	6,084,539
Property and equipment	22,117,424
	28,201,963
Accumulated depreciation	(5,879,771)
Net property and equipment	22,322,192
Other assets:	
Other receivable, related party	348
Construction in progress	1,094,900
Restricted deposits and funded reserves	926,915
Deferred costs, net of accumulated amortization	266,557
Total other assets	2,288,720
Total assets	$ 26,031,602
LIABILITIES AND NET ASSETS	
Current liabilities:	
Current portion of long-term debt	$ 1,304,138
Line of credit	200,000
Accounts payable	489,575
Other current liabilities	407,850
Total current liabilities	2,401,563
Long-term liabilities:	
Other long-term liabilities	521,866
Long-term debt, net of current portion	6,571,517
Total long-term liabilities	7,093,383
Total liabilities	9,494,946
Net assets:	
Unrestricted net assets	855,510
Temporarily restricted net assets	725,000
Noncontrolling interests	14,956,146
Total net assets	16,536,656
Total liabilities and net assets	$ 26,031,602

See accompanying Notes to Consolidated Financial Statements.

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2014

	Unrestricted	Temporarily Restricted	Total
Revenues and other support:			
Grant revenues	$ -0-	$ 9,424,504	$ 9,424,504
Other revenues	119,705	-0-	119,705
Gain on disposal of assets	7,052	-0-	7,052
Rental income	1,706,605	-0-	1,706,605
Interest income	435	-0-	435
Total revenues and other support	1,833,797	9,424,504	11,258,301
Net assets released from restrictions	9,424,504	(9,424,504)	-0-
Total revenues and other support	11,258,301	-0-	11,258,301
Expenses:			
Program services:			
Energy and Weatherization	5,742,805	-0-	5,742,805
Children and Youth	292,583	-0-	292,583
Housing and Welfare	1,701,451	-0-	1,701,451
Other	984,161	-0-	984,161
	8,721,000	-0-	8,721,000
Supporting services:			
General and administrative	1,004,730	-0-	1,004,730
Other multifamily housing expenses	2,463,586	-0-	2,463,586
Total expenses	12,189,316	-0-	12,189,316
Decrease in net assets before noncontrolling interests	(931,015)	-0-	(931,015)
Add back: Loss attributable to noncontrolling interests	954,856	-0-	954,856
Increase in net assets	$ 23,841	$ -0-	$ 23,841

See accompanying Notes to Consolidated Financial Statements.

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2014

	Energy and Weatherization	Children and Youth	Housing and Welfare	Other	Program Services Totals	General and Administrative	Total
Advertising	$ 3,862	$ -0-	$ 14,210	$ 3,849	$ 21,921	$ 977	$ 22,898
Benefit payments	4,506,156	5,760	1,344,419	7,417	5,863,752	3,330	5,867,082
Community relations	2,907	2,800	14	1,946	7,667	2,587	10,254
Temporary help	17,627	149,220	-0-	3,420	170,267	-0-	170,267
Depreciation	-0-	-0-	-0-	-0-	-0-	44,134	44,134
Employee benefits	93,728	5,585	51,600	101,003	251,916	98,024	349,940
In-kind	-0-	29,298	-0-	-0-	29,298	-0-	29,298
Insurance	35,584	-0-	3,360	36,252	75,196	23,326	98,522
Interest	-0-	-0-	-0-	-0-	-0-	61,364	61,364
Lease	106,778	-0-	20,417	21,016	148,211	48,091	196,302
Maintenance	13,521	-0-	553	1,294	15,368	74,288	89,656
Occupancy	108,393	-0-	29,810	46,760	184,963	118,327	303,290
Other expense	3,239	-0-	165	10,163	13,567	44,595	58,162
Payroll taxes	37,582	2,336	15,786	40,377	96,081	20,905	116,986
Postage	11,826	-0-	214	1,373	13,413	2,247	15,660
Professional fees	146,169	28,590	17,457	113,251	305,467	94,940	400,407
Salaries and wages	507,778	33,515	193,223	566,663	1,301,179	293,070	1,594,249
Security	19,112	-0-	-0-	-0-	19,112	21,835	40,947
Supplies	49,543	48	4,218	9,625	63,434	7,940	71,374
Taxes and licenses	85	-0-	11	-0-	96	2,084	2,180
Travel	7,529	35,431	2,459	13,956	59,375	5,602	64,977
Utilities	68,568	-0-	3,260	5,074	76,902	36,466	113,368
Vehicles	2,818	-0-	275	722	3,815	598	4,413
	$ 5,742,805	$ 292,583	$ 1,701,451	$ 984,161	$ 8,721,000	$ 1,004,730	$ 9,725,730

See accompanying Notes to Consolidated Financial Statements.

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS

YEAR ENDED DECEMBER 31, 2014

	Controlling Interest				
	Unrestricted Net Assets	Temporarily Restricted Net Assets	Total	Noncontolling Interest	Total
Balance, December 31, 2013	$ 831,669	$ 725,000	$ 1,556,669	$ 12,540,889	$ 14,097,558
Increase in net assets	23,841	-0-	23,841	(954,856)	(931,015)
Capital contributions	-0-	-0-	-0-	3,370,113	3,370,113
Balance, December 31, 2014	$ 855,510	$ 725,000	$ 1,580,510	$ 14,956,146	$ 16,536,656

See accompanying Notes to Consolidated Financial Statements.

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

CONSOLIDATED STATEMENT OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2014

Cash flow from operating activities:	
Increase in net assets	$ 23,841
Adjustments to reconcile increase in net assets to net cash used in operating activities:	
Depreciation and amortization	904,343
Loan forgiveness	(42,262)
Net gain on disposal of assets	(7,052)
Loss attributable to noncontrolling interests	(954,856)
Changes in assets and liabilities:	
Increase in accounts receivable	(79,921)
Decrease in other assets	10,826
Increase in accounts payable	22,248
Decrease in other current liabilities	(82,609)
Decrease in other long-term liabilities	(43,250)
Net cash used in operating activities	(248,692)
Cash flow from investing activities:	
Net payments to reserve and escrow accounts	(138,649)
Capital expenditures	(4,131)
Capital expenditures-construction in progress	(1,094,900)
Proceeds from disposal of assets	54,758
Net cash used in investing activities	(1,182,922)
Cash flow from financing activities:	
Net borrowings on line of credit	200,000
Net developer fee payments	(10,000)
Repayments on long-term debt	(168,456)
Net payments on bridge loan	(1,501,358)
Capital contributions from noncontrolling interests	3,370,113
Other financing activities	27,039
Net cash provided by financing activities	1,917,338
Net increase in cash and cash equivalents	485,724
Cash and cash equivalents, beginning of year	328,108
Cash and cash equivalents, end of year	$ 813,832
Supplemental disclosure of cash flow information:	
Cash paid during the year for interest	$ 478,824

See accompanying Notes to Consolidated Financial Statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

NATURE OF ACTIVITIES

Community Action of Greater Indianapolis, Inc. (CAGI), a not-for-profit organization, exists to empower those we serve to become self-reliant and self-sufficient. Programs include energy assistance, children's services, economic enhancement initiatives, emergency assistance services and housing assistance and improvements. The majority of funding for program services is energy related. The operations also include CAGI Housing, Inc. (Housing); CAGI 21st Street, LLC (CAGI 21st Street), a wholly owned subsidiary of Housing; CAGI 21st Street II, LLC (CAGI 21st Street II), a wholly owned subsidiary of Housing; Commons at Spring Mill, LLC (CAGI Commons), a wholly owned subsidiary of Housing; CAGI Beech Grove, LLC (CAGI Beech Grove), a wholly owned subsidiary of Housing; Franklin School Apartments, L.P. (FSA); 21st Street Seniors, L.P. (21st Street Seniors); 21st Street Seniors II, L.P. (21st Street Seniors II); Commons at Spring Mill, L.P. (Commons at Spring Mill); and Beech Grove Senior, LLC (Beech Grove Senior). Housing, (wholly owned by CAGI), CAGI 21st Street, CAGI 21st Street II, CAGI Commons, and CAGI Beech Grove facilitate the development and operations of FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill and Beech Grove Senior affordable housing developments. Housing, CAGI 21st Street, CAGI 21st Street II, CAGI Commons and CAGI Beech Grove had no activity during 2014. See Notes 2 and 3.

PRINCIPLES OF CONSOLIDATION

The consolidated financial statements include the accounts of CAGI, Housing, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior (collectively, the Organization or Community Action of Greater Indianapolis, Inc. and Subsidiary, et al.). All significant intercompany transactions and balances have been eliminated in consolidation.

BASIS OF PRESENTATION

The Organization reports its activities in the following expense categories: program services, general and administrative expenses, and other multifamily housing expenses, which consist of all other nonprogram expenses. Program services include Energy and Weatherization, which provides low-income area residents financial assistance with energy costs; Children and Youth, which includes the Foster Grandparent Program; and Housing and Welfare, which helps fund various basic repairs to eligible homes. Expenses that are common to these two categories are allocated based upon management's estimate. For example, salaries and wages expense is allocated based on management's estimate of employee time spent on program services and general and administrative activities. Housing, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior do not report information in this manner, as they are for-profit enterprises and are not program-driven. Accordingly, all expenses for Housing, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior are included in other multifamily housing expenses.

In accordance with FASB ASC Topic 958, *Not-For-Profit Entities*, CAGI reports information regarding its financial position and activities in three categories of net assets: unrestricted, temporarily restricted, and permanently restricted. Housing, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior do not report their information in such categories, as they are for-profit enterprises.

Unrestricted net assets include resources which are not subject to donor-imposed restrictions and those resources for which donor-imposed restrictions have been satisfied. Donor-restricted contributions and grants whose restrictions were met in the same year are reported as unrestricted support. Temporarily restricted net assets include assets of CAGI related to contributions with explicit donor-imposed restrictions that may or will be met either by action of CAGI and/or the passage of time. Permanently restricted net assets include assets subject to donor-imposed stipulations in that they are to be maintained permanently by CAGI.

Revenue and support are reported as increases in the appropriate category of net assets for CAGI. Expenses are reported as decreases in unrestricted net assets for CAGI. Gains and losses on investments are reported in the statement of activities as increases or decreases in unrestricted net assets unless their use is restricted by explicit donor stipulations or by law. CAGI had $725,000 in temporarily restricted net assets and no permanently restricted net assets at December 31, 2014.

Basis of Accounting

The consolidated financial statements for CAGI are prepared in conformity with the basis of accounting prescribed or permitted by the federal grantors, as listed in the schedule of expenditures of federal awards. This basis of accounting differs from accounting principles generally accepted in the United States of America. Except as described in the following paragraphs, CAGI, Housing, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, an Beech Grove Senior's financial statements are prepared using the accrual basis of accounting whereby revenues and assets are recorded when earned and expenses and liabilities are recorded when incurred.

Accounts Receivable

Accounts receivable consists primarily of amounts due from claims submitted by CAGI against federal, state and local grants. The federal government of the United States and the State of Indiana, combined, account for approximately 78% of the accounts receivable of CAGI at December 31, 2014. Based upon prior history and management's assessment of collectability, no allowance has been deemed necessary for accounts receivable.

Management has determined that operating advances to and interest earned from certain related parties are to be reserved. All amounts related to operating advances to and interest earned from these related parties have been eliminated in the consolidated statement of financial position and consolidated statement of activities as of and for the year ended December 31, 2014.

Inventory

Materials and supplies are charged to expense during the period of purchase. As a result, no inventory is recognized for these items in the accompanying consolidated financial statements.

Property and Equipment

Buildings are depreciated over their estimated useful life of 40 years using the straight-line method. Building improvements are depreciated over their useful life of 5, 10 or 15 years using the straight-line method. Equipment is depreciated over its estimated useful life of five years using the straight-line method.

Equipment purchased by CAGI with federal and state grant funds is charged to expense in the period in which it is purchased instead of being recognized as an asset and depreciated over its useful life. As a result, the expenses reflected in the accompanying consolidated financial statements include the cost of equipment purchased with federal and state grant funds during the year rather than a provision for depreciation on equipment.

The equipment purchased is used in the program for which it was purchased or in other future authorized programs. Funding agencies obtain a reversionary interest in any proceeds from the sale of equipment when the original acquisition was paid with federal or state grant funds.

Property and equipment received by CAGI without donor-imposed restrictions is classified as unrestricted net assets.

FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior record building and improvements at the initial purchase price plus the cost of the renovation. Construction period interest and certain holding costs have been capitalized. The buildings, site improvements, and personal property are depreciated using the straight-line method over lives of 40 to 50 years, 15 to 20 years, and 5 to 10 years, respectively. Depreciation expense totaled $860,209 for the year ended December 31, 2014 and is recorded in general and administrative expenses and in other multifamily housing expenses on the consolidated statement of activities. Repair and maintenance costs are expensed as incurred.

LONG-LIVED ASSETS

The Organization reviews the carrying values of its long-lived assets for possible impairment whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. Any long-lived assets held for sale are reported at the lower of their carrying amounts or fair value less the estimated cost to sell. Recoverability for FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property, including the low-income housing tax credits and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property.

REVENUE RECOGNITION

CAGI recognizes revenues from cost-reimbursement grants in the period in which the related expenses are incurred. Reimbursements requested for grant funds under cost-reimbursement programs prior to related expenses being incurred are recognized as deferred revenue. Development fees earned for services provided in the development of low-income housing tax credit projects are deferred until collected. Revenues for Housing, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior are recognized when earned.

INCOME TAXES

CAGI is a not-for-profit organization incorporated under the laws of the State of Indiana and is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code.

CAGI files income tax returns in the U.S. federal jurisdiction and one state. CAGI is no longer subject to U.S. federal or state income tax examinations by tax authorities for the years prior to 2011. Such tax examinations could include questioning CAGI's tax exempt status and compliance with federal, state, and local tax laws. As of and for the year ended December 31, 2014, tax authorities have not proposed any adjustments that would result in a material change to CAGI's consolidated financial position. No tax-related interest or penalties have been recorded in these consolidated financial statements. GAAP requires an entity to recognize the financial statement impact of a tax benefit position when it is more likely than not that the position will be sustained upon examination. CAGI does not believe it is taking any uncertain tax benefit positions.

Housing, a C corporation, accounts for income taxes in accordance with FASB ASC Topic 740, *Income Taxes* (Topic 740), as required. Topic 740 provides for current and deferred tax liabilities and assets utilizing an asset and liability approach. No current or deferred taxes were recorded at December 31, 2014.

FSA, 21st Street Seniors, 21st Street Seniors II, and Commons at Spring Mill are organized as limited liability partnerships and Beech Grove Senior is organized as a limited liability company under the Internal Revenue Code. Income, gains, losses and credits are recognized by individual partners and members. Accordingly, no provision for federal and state taxes on revenue and net income has been recognized in the accompanying consolidated financial statements.

ESTIMATES

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses including asset impairment losses. Actual results could differ from those estimates.

CASH AND CASH EQUIVALENTS

The Organization considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

ADVERTISING COSTS

The Organization incurs advertising costs in the normal course of business, which are expensed as incurred. Advertising costs totaled $36,051 during the year ended December 31, 2014 and are recorded in general and administrative expenses, program services expense, and in other multifamily housing expenses on the consolidated statement of activities.

2. LOW-INCOME HOUSING TAX CREDIT (LIHTC) SUBSIDIARIES

CAGI's consolidated financial statements include the activity of FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior (collectively, the LIHTCs), which are all affordable housing developments formed to operate in compliance with Section 42 of the Internal Revenue Code of 1986. CAGI has made various guarantees related to the financing, management, performance, maintenance and operation of the LIHTCs and certain creditors of these entities may have recourse to CAGI's assets. Also, CAGI has the power to direct the activities that significantly impact the economic performance of these entities including management oversight and strategic decision making. Should the LIHTCs require additional support in the future, it is expected that CAGI would provide it due to the guarantees provided. The related partnership agreements and operating agreements provide for the sale of these multifamily apartment complexes to third parties at the administrative and/or limited partner's/member's option, after completion of the compliance period (defined as 15 taxable years beginning with the first taxable year). The agreements also give CAGI the right of first refusal to acquire the administrative and limited investor partners'/members' interest at the end of the compliance period for a sum equal to the minimum purchase price as defined in the agreements. Furthermore, in the event of noncompliance, CAGI could be required to return the limited partners'/members' contributions or to purchase the limited partners'/members' interests in accordance with the terms of the agreements.

During the year ended December 31, 2014, the development and construction of Beech Grove Senior, LLC was begun. Construction in progress in the amount of $1,198,650 is included in the consolidated statement of financial position at December 31, 2014. Beech Grove Senior, LLC is expected to be completed and placed in service no later than December 31, 2016.

3. RELATED PARTIES

OPERATING ADVANCES

CAGI makes periodic advances to certain subsidiaries to cover operating expenses. During the year ended December 31, 2014, CAGI advanced $26,372 to these subsidiaries for operating expenses. All advances for operating expenses have been eliminated in the consolidated statement of functional expenses.

NOTES RECEIVABLE AND INTEREST INCOME

At December 31, 2014, CAGI had advanced notes receivable to FSA with the following long-term obligations:

- Affordable Housing Grant in the amount $500,000. The grant is to be repaid to CAGI to the extent of 75% of annual cash flow generated by the related party with any unpaid amounts due on December 31, 2032. The note is interest free and is secured by a second mortgage on the multifamily apartment complex.

- HOME Investment Partnership Program Grant in the amount of $700,000. The grant is to be repaid to CAGI on the earlier of December 31, 2033 or on the date of sale of the multifamily apartment complex. This note bears interest at the rate of 4.9% per annum. The note is secured by a third mortgage on the multifamily apartment complex.

- CDBG Grant in the amount of $25,000. This note is to be repaid to CAGI on December 31, 2032. The note bears interest at the rate of 5.69% per annum. The note is secured by a fourth mortgage on the multifamily apartment complex.

During the year ended December 31, 2014, CAGI earned interest income in the amount of $35,723 related to notes receivable from FSA. At December 31, 2014, total interest due on these related-party notes receivable was $397,767. These amounts are not included in the consolidated statement of financial position or consolidated statement of activities as of and for the year ended December 31, 2014, as these amounts have been offset by an allowance for the same amount or eliminated from the consolidated financial statements.

OTHER RELATED PARTIES

The Organization has an affiliation with CAAP Housing, Inc., a not-for-profit corporation that shares the same board of directors as CAGI. From time to time, the Organization purchases and provides contracted services on behalf of CAAP Housing, Inc. There were no revenues or expenses related to these activities for the year ended December 31, 2014. There was no amount due from CAAP Housing, Inc. at December 31, 2014.

4. PROPERTY AND EQUIPMENT

As of December 31, 2014, property and equipment for CAGI, FSA, 21st Street Seniors, 21st Street Seniors II, and Commons at Spring Mill consist of the following:

	December 31, 2014						
	Community Action of Greater Indianapolis, Inc. and Subsidiary	Franklin School Apartments, L.P.	21st Street Seniors, L.P.	21st Street Seniors II, L.P.	Commons at Spring Mill L.P.	Consolidating Entries	Consolidated
Land and land improvements	$ 8,500	$ 111,691	$ 1,767,555	$ 1,380,693	$ 2,816,100	$ -0-	$ 6,084,539
Building and building improvements, low-income housing apartments	-0-	2,901,263	4,806,520	6,372,846	5,783,190	(1,227,831)	18,635,988
Administrative buildings	544,067	-0-	-0-	-0-		-0-	544,067
Daycare center building	765,995	-0-	-0-	-0-		-0-	765,995
Building improvements, daycare center	467,092	-0-	-0-	-0-		-0-	467,092
Personal property	-0-	47,782	620,886	702,175	333,439	-0-	1,704,282
	1,785,654	3,060,736	7,194,961	8,455,714	8,932,729	(1,227,831)	28,201,963
Accumulated depreciation	(533,125)	(1,142,018)	(2,152,857)	(1,339,980)	(711,791)	-0-	(5,879,771)
	$ 1,252,529	$ 1,918,718	$ 5,042,104	$ 7,115,734	$ 8,220,938	$ (1,227,831)	$ 22,322,192

5. LONG-TERM DEBT

Note payable, bank, in monthly installments of $8,571, including interest at 6.30%. Effective as of November 1, 2015, monthly principal payments are $1,500 plus interest. Due May 31, 2016, contingent on sale of the Lebanon building (see Note 6). Secured by substantially all of the assets of CAGI.	$ 509,770
Note payable, bank, noninterest-bearing. Forgivable by bank on the 15th anniversary of the completion date of the construction of the FSA low-income housing apartment building if provisions of the agreement are complied with through the date of the note and no demand for payment is made prior to the 15th anniversary. Secured by a mortgage on the FSA apartment building.	500,000
Note payable, bank, in monthly installments of $3,487 and one balloon payment of $344,021, including interest at 4.179%. Due June 10, 2016. Secured by a mortgage on certain CAGI real estate.	383,623
Mortgage payable, bank, in monthly installments of $5,045, with interest at 7.63% per annum. Due December 2020. Secured by a mortgage on certain FSA real estate.	562,260
Note payable, The Community Development Trust, L.P., in monthly installments of $7,890 including interest at 9.48%, with remaining balance due October 2029. Note includes a prepayment penalty and is secured by a mortgage on certain 21st Street Seniors II real estate and assignment of rents and leases. Guaranteed by CAGI 21st Street.	919,515
Mortgage payable, bank, in monthly installments of $7,805, with interest at 6.48% per annum. Due June 30, 2028. Secured by the mortgage and security interest on Commons at Spring Mill and all property and equipment and an assignment of any rents or income to be derived from the project.	1,205,708
Note payable, Indiana Housing and Community Development Authority. Commencing August 31, 2011 and continuing each year until maturity, the outstanding principal balance of the loan is to be reduced annually by one-fifteenth of the original $633,935 principal balance of the loan at 21st Street Seniors II.	464,887
Mortgage payable, bank, in monthly installments of $10,121, with interest at 7.48% per annum. Due February 2026. Secured by a mortgage on certain 21st Street Seniors real estate.	1,335,142
Bridge loan payable, Key Community Development Corporation. Principal payments of $1,800,000 were paid before September 1, 2014, and the remaining principal balance is due on or before September 1, 2015. Interest at 4.17%. Loan is to be repaid from the proceeds of Commons at Spring Mill's Limited Partner's capital contributions.	1,182,845
Note payable, Indiana Housing and Community Development Authority. Interest-only payments due monthly at 1.375% per annum through the lesser of 24 months or the conversion date of the note. Commencing on the first day of the 12th month following the conversion date, the note is due in quarterly principal and interest installments of $8,620 with remaining balance due the first day of the 181st calendar month after the conversion date. Secured by personal property and a mortgage on certain property on Commons at Spring Mill real estate.	811,905
	7,875,655
Less current portion	(1,304,138)
Long-term portion	$ 6,571,517

Scheduled minimum annual principal repayments of long-term debt in each of the next five years are as follows:

Year ending December 31,	
2015	$ 1,304,138
2016	951,399
2017	98,108
2018	604,245
2019	110,847
Thereafter	4,806,918
	$ 7,875,655

6. CONCENTRATIONS

FUNDING

CAGI is substantially funded by grants awarded by the federal government. The majority of the agreements contain provisions which permit the arrangements to be terminated or the funds provided to be reduced if the unit of government does not appropriate an adequate amount of funds to maintain the current funding levels. Any deferred revenue or excess funds on hand under cost reimbursement grants at the termination date would be subject to refund if such funds exceeded the accrued expenditures allowable under the grants and contracts at that date.

In the normal course of operations, CAGI receives grant funds from various federal agencies. The grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. In the opinion of management, the audits will not result in a material liability to CAGI.

During the year ended December 31, 2014, 96% of CAGI's grant revenue was passed through from the Indiana Housing and Community Development Authority, of which the Energy Assistance Program accounted for 49% of CAGI's total grant revenue.

During the year ended December 31, 2014, the Energy Assistance Program (EAP) for Marion County for the program period beginning October 1, 2014 was awarded to another organization as the result of the funding agency's request for proposal process. CAGI's loss of this program resulted in a decrease in the grant contract of 84% for the program period October 2014 to September 2015. In response to losing the administration of the EAP program, CAGI implemented an action plan. CAGI made a number of cost reductions in 2014 to offset the revenue expected to be lost. Management's action plan included the following:

- Management implemented staff and management reductions as well as reductions to executive salaries in 2014.

- Management renegotiated multiple leasing arrangements including a reduction in office space as well as a reduction in office equipment leased during 2014 and future periods.

- Management budgeted expense reductions for professional services, insurance premiums, supplies and other expenses for 2015 and future periods.

- In 2015, the Organization obtained a purchase agreement for the sale of its building in Lebanon. The purchase agreement is contingent upon the prospective purchaser successfully obtaining Low Income Housing Tax Credits on or before March 31, 2016.

Management believes that by taking the actions described above and adhering to its budgeted cost reductions, it will be successful in executing its action plan.

In 2015, the National Foreclosure Mitigation Counseling Program and the Indiana's Hardest Hit Fund, both awarded through the Indiana Foreclosure Prevention Network, were discontinued as the application for the grants for the period July 1, 2015 through June 30, 2016 were not approved. The grant awards for these discontinued programs amounted to $621,691 for the period July 1, 2014 through June 30, 2015.

CREDIT RISK

CAGI, FSA, 21st Street Seniors, 21st Street Seniors II, Commons at Spring Mill, and Beech Grove Senior maintain substantially all temporary cash investments at high credit quality financial institutions. From time to time, such balances may exceed federally insured limits. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash.

7. LINE OF CREDIT

CAGI has a line of credit with a bank with maximum availability in the amount of $300,000. Interest is payable monthly at the bank's daily LIBOR rate plus 3.0% (3.17% at December 31, 2014). This line of credit agreement, scheduled to expire on January 13, 2015 and subsequently renewed, is secured by substantially all assets of CAGI. The line of credit had outstanding borrowings of $200,000 at December 31, 2014.

8. LEASE COMMITMENT

CAGI leases office space at a building in Marion County at their primary location. This lease was originally signed in 2011. Addendums were signed in 2012 and 2014 due to changes in the amount of space being leased. The monthly lease payments at December 31, 2014 were $21,694 with future lease payments adjusted through October 2021. CAGI also leases office space in two surrounding counties. These leases, requiring monthly payments of $1,000 and $1,700, respectively, expire at various dates through May 2017. CAGI leases office equipment with monthly payments ranging from $49 to $2,902, which expire at various dates through November 2017. Lease and occupancy expense related to the above leases totaled $499,591 for the year ended December 31, 2014.

The minimum lease commitments for the above leases are as follows:

Year ending December 31,	
2015	$ 339,549
2016	260,293
2017	220,284
2018	179,088
2019	179,088
	$ 1,178,302

9. DEFERRED COSTS

Deferred costs represent mortgage financing and low-income housing tax credit monitoring costs that are being amortized over their estimated useful lives of 15 to 18 years. Amortization expense for the year ended December 31, 2014 totaled $23,224 and is recorded in other multifamily housing expenses on the consolidated statement of activities.

The following represents deferred costs and related accumulated amortization as of December 31, 2014:

Description	
Mortgage finance costs	$ 219,713
Low-income housing tax credit monitoring costs	156,536
Accumulated amortization	(109,692)
Total deferred costs, net	$ 266,557

10. TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets include assets of CAGI related to contributions with explicit donor-imposed restrictions that may or will be met either by action of CAGI and/or the passage of time. Temporarily restricted net assets as of December 31, 2014 were received from the following:

HOME Investment Partnership Program Funds	$ 700,000
Community Development Block Grant Funds	25,000
	$ 725,000

11. COMMITMENTS AND CONTINGENCIES

CAGI is a party to action and claims arising in the ordinary course of business. In the opinion of management and legal counsel, the claims and actions can be resolved in a manner which will not result in a material liability to CAGI.

12. SUBSEQUENT EVENTS

In accordance with FASB ASC Topic 855, *Subsequent Events*, the Organization has evaluated subsequent events through November 6, 2015, which is the date these financial statements were available to be issued. See Notes 5, 6 , and 7 for disclosure of subsequent events.

SUPPLEMENTARY INFORMATION

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2014

Federal Grantor/Pass-through Grantor/Program Title	Federal CFDA Number	Grant Expenditures
Department of Health and Human Services:		
Passed through Indiana Housing and Community Development Authority:		
Community Services Block Grant	93.569	$ 1,272,200
Low Income Home Energy Assistance	93.568	5,451,032
Temporary Assistance for Needy Families (TANF)-State Energy Assistance	93.558	117,933
Total Department of Health and Human Services		6,841,165
Department of Energy:		
Passed through Indiana Housing and Community Development Authority:		
Weatherization Assistance for Low-income Persons	81.042	450,136
Department of Housing and Urban Development:		
Passed through Indiana Housing and Community Development Authority:		
Community Development Block Grant-Home Repair	14.218	76,898
Passed through Indiana Housing and Community Development Authority:		
Section 8 Housing Choice Vouchers	14.871	1,364,389
Total Department of Housing and Urban Development		1,441,287
Corporation for National and Community Service:		
Direct Program:		
Foster Grandparents Program	94.011	229,762
Total federal awards expended		$ 8,962,350

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2014

1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) summarizes the federal award expenditures disbursed by Community Action of Greater Indianapolis, Inc. received from the federal government for the year ended December 31, 2014.

For the purpose of the Schedule, federal awards include pass-through funds from grants and contracts entered into directly between CAGI and state or local agencies and departments of the federal government. Expenditures for these federal pass-through programs, as well as nonpass-through programs, are recognized on the accrual basis of accounting.

EQUIPMENT

Equipment purchased with federal and state grant funds is charged to expense in the period in which it is purchased instead of being recognized as an asset and depreciated over its useful life. As a result, the expenses reflected in the accompanying schedule include the cost of equipment purchased with federal and state grant funds during the year rather than a provision for depreciation on equipment.

The equipment acquired is used in the program for which it was purchased or in other future authorized programs. Funding agencies obtain a reversionary interest in any proceeds from the sale of equipment when the original acquisition was paid with federal or state grant funds.

Property and equipment received without donor-imposed restrictions is classified as unrestricted net assets.

INVENTORY

Materials and supplies are charged to expense during the period of purchase. As a result, no inventory is recognized for these items in the accompanying financial statements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES FOR FEDERAL AWARD EXPENDITURES

Expenditures consist of direct and indirect costs. Direct costs are those that can be readily identified with an individual federally sponsored program. Benefit payments made on behalf of an eligible recipient and the materials consumed by the program are examples of direct costs.

Unlike direct costs, indirect costs cannot be readily identified with an individually sponsored project. Indirect costs are the costs of services and resources that benefit many projects as well as nonsponsored projects and activities. Indirect costs primarily consist of expenses incurred for administration, payroll taxes and fringe benefits.

3. MANAGEMENT’S USE OF ESTIMATES

The above basis of accounting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses and disclosures of contingent assets and liabilities reported in the Schedule of Expenditures of Federal Awards. Actual results could differ from those estimates.

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

DETAILS OF CONSOLIDATING STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2014

ASSETS	Community Action of Greater Indianapolis, Inc.	CAGI Housing, Inc. and Subsidiary	Community Action of Greater Indianapolis, Inc. and Subsidiary	Franklin School Apartments, L.P.	21st Street Seniors, L.P.	21st Street Seniors II, L.P.	Commons at Spring Mill, L.P.	Beech Grove Senior LLC	Eliminating Entries	Consolidated
Current assets:										
Cash and cash equivalents	$ 284,987	$ -0-	$ 284,987	$ 1,387	$ 8,923	$ 67,432	$ 12,455	$ 438,648	$ -0-	$ 813,832
Accounts receivable	545,953	-0-	545,953	2,428	194	600	5,973	-0-	-0-	555,148
Other assets	16,873	171	17,044	12,600	16,245	-0-	5,992	-0-	(171)	51,710
Total current assets	847,813	171	847,984	16,415	25,362	68,032	24,420	438,648	(171)	1,420,690
Property and equipment:										
Land and land improvements	8,500	-0-	8,500	111,691	1,767,555	1,380,693	2,816,100	-0-	-0-	6,084,539
Property and equipment	1,777,154	-0-	1,777,154	2,949,045	5,427,406	7,075,021	6,116,629	-0-	(1,227,831)	22,117,424
	1,785,654	-0-	1,785,654	3,060,736	7,194,961	8,455,714	8,932,729	-0-	(1,227,831)	28,201,963
Accumulated depreciation	(533,125)	-0-	(533,125)	(1,142,018)	(2,152,857)	(1,339,980)	(711,791)	-0-	-0-	(5,879,771)
Net property and equipment	1,252,529	-0-	1,252,529	1,918,718	5,042,104	7,115,734	8,220,938	-0-	(1,227,831)	22,322,192
Other assets:										
Notes receivable, related party	1,225,000	-0-	1,225,000	-0-	-0-	-0-	-0-	-0-	(1,225,000)	-0-
Other receivable, related party	952,113	-0-	952,113	-0-	-0-	985	-0-	-0-	(952,750)	348
Construction in progress	-0-	-0-	-0-	-0-	-0-	-0-	-0-	1,198,650	(103,750)	1,094,900
Restricted deposits and funded reserves	-0-	-0-	-0-	71,037	225,595	277,112	353,171	-0-	-0-	926,915
Deferred cost, net of accumulated amortization	-0-	-0-	-0-	6,948	55,945	129,184	74,480	-0-	-0-	266,557
Total other assets	2,177,113	-0-	2,177,113	77,985	281,540	407,281	427,651	1,198,650	(2,281,500)	2,288,720
Total assets	$ 4,277,455	$ 171	$ 4,277,626	$ 2,013,118	$ 5,349,006	$ 7,591,047	$ 8,673,009	$ 1,637,298	$ (3,509,502)	$ 26,031,602

LIABILITIES AND NET ASSETS

Current liabilities:										
Current portion of long-term debt	$ 34,184	$ -0-	$ 34,184	$ 18,519	$ 22,342	$ 7,849	$ 1,221,244	$ -0-	$ -0-	$ 1,304,138
Line of credit	200,000	-0-	200,000	-0-	-0-	-0-	-0-	-0-	-0-	200,000
Accounts payable	378,520	-0-	378,520	306,816	3,792	1,648	26,395	67,185	(294,781)	489,575
Other current liabilities	104,726	-0-	104,726	458,730	85,272	68,724	88,205	-0-	(397,807)	407,850
Total current liabilities	717,430	-0-	717,430	784,065	111,406	78,221	1,335,844	67,185	(692,588)	2,401,563
Long-term liabilities:										
Other long-term liabilities	815,527	-0-	815,527	478,840	341,468	416,277	121,718	-0-	(1,651,964)	521,866
Long-term debt, net of current portion	1,359,209	-0-	1,359,209	1,768,741	1,312,800	1,376,553	1,979,214	-0-	(1,225,000)	6,571,517
Total long-term liabilities	2,174,736	-0-	2,174,736	2,247,581	1,654,268	1,792,830	2,100,932	-0-	(2,876,964)	7,093,383
Total liabilities	2,892,166	-0-	2,892,166	3,031,646	1,765,674	1,871,051	3,436,776	67,185	(3,569,552)	9,494,946
Net assets and partners' equity:										
Unrestricted net assets	660,289	171	660,460	-0-	-0-	-0-	-0-	-0-	195,050	855,510
Temporarily restricted net assets	725,000	-0-	725,000	-0-	-0-	-0-	-0-	-0-	-0-	725,000
Noncontrolling interest	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	14,956,146	14,956,146
Partners' equity	-0-	-0-	-0-	(1,018,528)	3,583,332	5,719,996	5,236,233	1,570,113	(15,091,146)	-0-
Total net assets and partners' equity	1,385,289	171	1,385,460	(1,018,528)	3,583,332	5,719,996	5,236,233	1,570,113	60,050	16,536,656
Total liabilities and net assets	$ 4,277,455	$ 171	$ 4,277,626	$ 2,013,118	$ 5,349,006	$ 7,591,047	$ 8,673,009	$ 1,637,298	$ (3,509,502)	$ 26,031,602

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARY, ET AL.

DETAILS OF CONSOLIDATING STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2014

	Community Action of Greater Indianapolis, Inc.	CAGI Housing Inc. and Subsidiary	Community Action of Greater Indianapolis, Inc. and Subsidiary	Franklin School Apartments, L.P.	21st Street Seniors, L.P.	21st Street Seniors II, L.P.	Commons at Spring Mill, L.P.	Beech Grove Senior, LLC	Eliminating Entries	Consolidated
Changes in unrestricted net assets:										
Revenues and other support:										
Grant revenues	$ -0-	$ -0-	$ -0-	$ -0-	$ -0-	$ -0-	$ -0-	$ -0-	$ -0-	$ -0-
Other revenues	173,961	-0-	173,961	6,369	2,352	45,059	-0-	-0-	(108,036)	119,705
Gain on disposal of assets	7,052	-0-	7,052	-0-	-0-	-0-	-0-	-0-	-0-	7,052
Rental income	164,075	-0-	164,075	223,687	391,685	387,950	539,208	-0-	-0-	1,706,605
Interest income	33	-0-	33	60	111	231	-0-	-0-	-0-	435
Total unrestricted revenues and other support	345,121	-0-	345,121	230,116	394,148	433,240	539,208	-0-	(108,036)	1,833,797
Net assets released from restrictions	9,424,504	-0-	9,424,504	-0-	-0-	-0-	-0-	-0-	-0-	9,424,504
Total unrestricted revenues and support and reclassifications	9,769,625	-0-	9,769,625	230,116	394,148	433,240	539,208	-0-	(108,036)	11,258,301
Expenses:										
Program services:										
Energy and Weatherization	5,742,805	-0-	5,742,805	-0-	-0-	-0-	-0-	-0-	-0-	5,742,805
Children and Youth	292,583	-0-	292,583	-0-	-0-	-0-	-0-	-0-	-0-	292,583
Housing and Welfare	1,701,451	-0-	1,701,451	-0-	-0-	-0-	-0-	-0-	-0-	1,701,451
Other	984,161	-0-	984,161	-0-	-0-	-0-	-0-	-0-	-0-	984,161
	8,721,000	-0-	8,721,000	-0-	-0-	-0-	-0-	-0-	-0-	8,721,000
Supporting services:										
General and administrative	1,004,730	-0-	1,004,730	-0-	-0-	-0-	-0-	-0-	-0-	1,004,730
Other multifamily housing expenses	-0-	-0-	-0-	339,883	656,293	650,930	904,462	-0-	(87,982)	2,463,586
Total expenses	9,725,730	-0-	9,725,730	339,883	656,293	650,930	904,462	-0-	(87,982)	12,189,316

Increase (decrease) in unrestricted net assets before noncontrolling interest	43,895	-0-	43,895	(109,767)	(262,145)	(217,690)	(365,254)	-0-	(20,054)	(931,015)
Loss attributable to noncontrolling interests	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	954,856	954,856
Increase (decrease) in unrestricted net assets	43,895	-0-	43,895	(109,767)	(262,145)	(217,690)	(365,254)	-0-	934,802	23,841
Changes in temporarily restricted net assets:										
Grant revenue	9,424,504	-0-	9,424,504	-0-	-0-	-0-	-0-	-0-	-0-	9,424,504
Net assets released from restrictions	(9,424,504)	-0-	(9,424,504)	-0-	-0-	-0-	-0-	-0-	-0-	(9,424,504)
Increase in temporarily restricted net assets	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Increase (decrease) in net assets	$ 43,895	$ -0-	$ 43,895	$ (109,767)	$ (262,145)	$ (217,690)	$ (365,254)	$ -0-	$ 934,802	$ 23,841

AGRESTA, STORMS & O'LEARY PC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors of
COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. AND SUBSIDIARY
(an Indiana Not-For-Profit Corporation)
Indianapolis, Indiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Community Action of Greater Indianapolis, Inc. and Subsidiary (the Organization), Franklin School Apartments, L.P., 21st Street Seniors, L.P., 21st Street Seniors II, L.P., Commons at Spring Mill, L.P., and Beech Grove Senior, LLC which comprise the consolidated statements of financial position as of December 31, 2014, and the related consolidated statements of activities, functional expenses, 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 dated November 6, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Organization's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

We noted certain matters that we have reported to management in a separate letter dated November 6, 2015.

Purpose of this Report

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

Agresta, Storms & O'Leary, PC

Indianapolis, Indiana
November 6, 2015

AGRESTA, STORMS & O'LEARY PC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance in Accordance with OMB Circular A-133

To the Board of Directors
COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. AND SUBSIDIARY
(an Indiana Not-For-Profit Corporation)
Indianapolis, Indiana

Report on Compliance for Each Major Federal Program

We have audited Community Action of Greater Indianapolis, Inc. and Subsidiary's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Organization's major federal programs for the year ended December 31, 2014. The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Organization's major federal programs based on our audit of the types of compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and *OMB Circular A-133*, *Audits of States, Local Governments, and Non-Profit Organizations* (OMB Circular A-133). Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the major federal programs occurred. An audit includes examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Basis for Qualified Opinion on Low Income Home Energy Assistance

As described in the accompanying Schedule of Findings and Questioned Costs, Community Action of Greater Indianapolis, Inc. and Subsidiary did not comply with requirements regarding CFDA 93.568 Low Income Home Energy Assistance as described in finding number 2014-01 for eligibility consideration and documentation. Compliance with such requirements is necessary, in our opinion, for Community Action of Greater Indianapolis, Inc. to comply with the requirements applicable to that program.

Qualified Opinion on Low Income Home Energy Assistance

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion paragraph, Community Action of Greater Indianapolis, Inc. and Subsidiary complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on CFDA 93.568 Low Income Home Energy Assistance for the year ended December 31, 2014.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, Community Action of Greater Indianapolis, Inc. and Subsidiary complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor’s results section of the accompanying Schedule of Findings and Questioned Costs for the year ended December 31, 2014.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as item 2014-02. Except for the noncompliance described in the Basis for Qualified Opinion paragraph, our opinion on each major federal program is not modified with respect to these matters.

Community Action of Greater Indianapolis, Inc. and Subsidiary's response to the noncompliance findings identified in our audit are described in the accompanying schedule of findings and questioned costs. Community Action of Greater Indianapolis, Inc. and Subsidiary's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Management of Community Action of Greater Indianapolis, Inc. and Subsidiary is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Organization’s internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Organization’s internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be a material weakness and a significant deficiency.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is 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. We consider the deficiency in internal control over compliance described in the accompanying Schedule of Findings and Questioned Costs as 2014-01 to be a material weakness.

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. We consider the deficiency in internal control over compliance described in the accompanying Schedule of Findings and Questioned Costs as 2014-02 to be a significant deficiency.

The Organization's response to the compliance finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The Organization's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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 OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Apesta, Storms & O'Leary, PC

Indianapolis, Indiana
November 6, 2015

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2014

SECTION I – SUMMARY OF AUDITORS' RESULTS

Financial Statements Summary

Type of auditors' report issued: Unmodified

Is a 'going concern' emphasis-of-matter paragraph included in the audit report?	☐ YES	☒ NO
Is a significant deficiency disclosed?	☐ YES	☒ NO
Is a material weakness disclosed?	☐ YES	☒ NO
Is a material noncompliance disclosed?	☐ YES	☒ NO

Federal Programs Summary

Internal control over major programs:

• Material weakness(es) identified?	☒ YES	☐ NO
• Significant deficiencies identified that are not considered to be material weaknesses?	☒ YES	☐ NO

Type of auditors' report issued: Modified

What is the dollar threshold to distinguish Type A and Type B programs?		$266,592
Did the auditee qualify as a low-risk auditee?	☐ YES	☒ NO
Were Prior Audit Findings related to direct funding shown in the Summary Schedule of Prior Audit Findings?	☐ YES	☒ NO

Indicate which Federal agencies have current year audit findings related to direct funding or prior audit findings shown in the Summary Schedule of Prior Audit Findings related to direct funding.

CFDA #	Federal Agency	Name of Federal Program or Cluster
None		

Identification of major programs

CFDA #	Federal Agency	Name of Federal Program or Cluster
93.569	Department of Health and Human Services	Community Services Block Grant
93.568	Department of Health and Human Services	Low Income Home Energy Assistance
14.871	Department of Housing and Urban Development	Section 8 Housing Choice Vouchers
81.042	Department of Energy	Weatherization Assistance

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2014

SECTION II – FINANCIAL STATEMENT FINDINGS
SECTION III – FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

FINDINGS - SECTION II AND SECTION III COMBINED

***Department of Health and Human Services* - CFDA 93.568 Energy Assistance**

Finding No. 2014-01 – COMPLIANCE FINDING AND MATERIAL WEAKNESS OVER COMPLIANCE

Statement of Condition: Selected 67 files and 2 claims to test and noted the following:

- 9 instances where Points to Remember forms were either not signed or not included in the files;
- 3 instances where client files could not be located
- 4 instances where the month of application was not included in the income calculation resulting in only 11 months of annualized income;
- 1 instances where no proof of disability was included in the file;
- 1 instance where single site residence was marked on the application and used for the benefit calculation, but the client lived in multifamily housing;
- 1 instance where an adult resident's wages were not verified in the file.

Criteria: Eligibility files are required to be maintained and include certain information including: properly completed applications, income verification, and utility bill verifications. Matrix points should be awarded based on the current Energy Assistance Program Benefit Matrix form. Income should be calculated using current and complete information.

Effect: Eligibility for the recipients cannot be verified without the required documentation and the amount of assistance awarded may not be correct due to the potential of incorrect matrix points being awarded.

Cause: The control procedures over the intake and quality control procedures did not operate effectively. In addition, accepted income verification from a state agency being used to annualize income may not contain current and complete information.

Questioned Costs: Unknown

Recommendation: Management should continue to review control procedures over intake and other quality control procedures for additional improvements. Also, management should continue to evaluate the use of certain income documentation to ensure that an accurate income figure is used for recipients.

Management Response: Management asserts that the reduced number of findings and questioned costs is a direct result of policies and procedures that have been put into place to improve the management of the program. The Organization will continue to work to improve the program's management by focusing on training and adherence to internal and program policies and procedures. Management feels that the method used in the application process to calculate income from the State provided verification reports does conform to the method prescribed by the oversight agency.

***Department of Energy* - CFDA 81.042 Weatherization Assistance**

Finding No. 2014-02 – SIGNIFICANT DEFICIENCY IN INTERNAL CONTROL OVER COMPLIANCE

Statement of Condition: Selected 15 files and 2 claims to test and noted the following:

Noted several instances where payments to subcontractors exceeded the maximum 45 day period.

Criteria: Sub-grantees must maintain and implement written procedures to minimize the time elapsing between the transfer of funds to the sub-grantee and the sub-grantee's issuance of payment to subcontractors for program purposes. Sub-grantees will have a total of 45 days from the receipt of subcontractor invoice, to check issuance, to the funds being withdrawn from sub-grantee's account for Department of Energy funded grants.

Effect: Funding held for greater than 45 days from the receipt of subcontractor invoices is in violation of the fiscal policies and procedures of IHCDA and the State of Indiana.

Cause: The control procedures related to subcontractor payments did not operate effectively.

Questioned Costs: None

Recommendation: Management should review control procedures related to subcontractor payments to ensure payments are made within 45 days of the invoice date.

Management Response: Management has addressed the procedures involved with the approval and payment of subcontractor invoices to comply with program requirements. All staff involved in approving and processing these payments have been made aware of the importance of issuing payments within 45 days of receipt of the invoice and management expects future compliance with this requirement.

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. AND SUBSIDIARY

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED DECEMBER 31, 2014

***Department of Health and Human Services* - CFDA 93.568 Energy Assistance**

Finding No. 2013-01 – COMPLIANCE FINDING AND MATERIAL WEAKNESS

<u>Statement of Condition:</u> Selected 60 files and 2 claims to test and noted the following:

- 15 instances where Points to Remember forms were either not signed or not included in the files;
- 3 instances where no zero income affidavit was signed or included in the file and no explanation of how living expenses are met was included in the file;
- 1 instance where proof of income documentation was not included in the file;
- 1 instance where the client's application was not signed by a representative of the Organization;
- 2 instances where income was not included in the benefit calculation resulting in excessive matrix points being calculated;

<u>Recommendation:</u> Control procedures over intake and other quality control procedures should be reviewed by management to determine if they are adequate. In addition, management should evaluate the use of certain income documentation to ensure that an accurate income figure is used for recipients.

<u>Management Response:</u> Management asserts that the reduced number of findings and questioned costs is a direct result of policies and procedures that have been put into place to improve the management of the program. The Organization will continue to work to improve the program's management by focusing on training and adherence to internal and program policies and procedures. Management feels that the method used in the application process to calculate income from the State-provided verification reports does conform to the method prescribed by the oversight agency.

<u>Current Status:</u> Not cleared