YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES

Consolidated Financial Statements

For the Year Ended December 31, 2017

eliminating racism
empowering women
ywca
Seattle | King | Snohomish

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Clark Nuber PS

Independent Auditor's Report

To the Board of Directors
Young Women's Christian Association
of Seattle-King County-Snohomish County
Seattle, Washington

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying consolidated financial statements of Young Women's Christian Association of Seattle-King County-Snohomish County and Subsidiaries (collectively, the Organization), which comprise the consolidated statement of financial position as of December 31, 2017, and the related consolidated statements of activities, changes in net assets, functional expenses, and cash flows for the year then ended and the related notes to the consolidated financial statements.

Management 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 audit. We did not audit the financial statements of Summerfield Rehab LLLP (Summerfield) and Snohomish Portfolio LLLP (Snohomish), consolidated entities.

Summerfield's financial statements reflect total assets of approximately $18 million at December 31, 2017, and total revenues of approximately $703,000 for the year then ended. Those statements were audited by other auditors, whose reports have been provided to us, and our opinion, insofar as it relates to the amounts included for Summerfield, is based solely on the report of the other auditors.

Snohomish's financial statements reflect total assets of approximately $51 million at December 31, 2017, and total revenues of approximately $758,000 for the period then ended. Those statements were audited by other auditors, whose reports have been provided to us, and our opinion, insofar as it relates to the amounts included for Snohomish, is based solely on the report of the other auditors.

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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 financial statements are free from material misstatement. The financial statements of Summerfield Rehab LLLP and Snohomish Portfolio LLLP were not audited in accordance with *Government Auditing Standards*.

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, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of the Organization as of December 31, 2017, 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.

Restatements

As discussed in Note 17 to the consolidated financial statements, management determined the gains on the sale of buildings between YWCA and two of its subsidiaries should be eliminated for consolidated financial statement reporting purposes. Accordingly, amounts reported for changes in net assets, net assets and assets have been restated in the 2016 and 2017 consolidated financial statements now presented. Our opinion is not modified with respect to that matter.

Clark Nuber PS

Report on Summarized Comparative Information

We have previously audited the Organization's 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 31, 2017. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2016 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on pages 36 and 37 is presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the 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 financial statements as a whole.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2018, except for the effects of the restatements described in Note 17, which is January 4, 2019, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.

Clark Nuber P.S.

Certified Public Accountants
June 1, 2018, except for the effects of the restatements described in Note 17, which is January 4, 2019

CONSOLIDATED FINANCIAL STATEMENTS

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES
Consolidated Statement of Financial Position
December 31, 2017
(With Comparative Totals for 2016)

	2017	2016
Assets		
Current Assets:		
Cash and cash equivalents	$ 5,291,976	$ 2,485,834
Accounts and grants receivable	2,592,008	4,697,843
Current portion of pledges receivable, net	646,422	330,122
Prepaid expenses and other current assets	798,459	752,626
Total Current Assets	**9,328,865**	**8,266,425**
Pledges receivable, net of current portion	465,320	
Investments	35,919,188	32,651,246
Limited use assets	4,601,619	5,543,893
Land, buildings and equipment, net	126,030,340	124,489,029
Capitalized costs and other assets, net	404,950	343,350
Total Assets	**$ 176,750,282**	**$ 171,293,943**
Liabilities and Net Assets		
Current Liabilities:		
Accounts payable	$ 868,333	$ 1,148,760
Construction payable	966,138	508,004
Accrued salaries	1,342,288	1,371,401
Other current liabilities	1,583,905	1,972,265
Line of credit	2,898,496	
Current portion of long-term debt	369,580	19,363,105
Total Current Liabilities	**8,028,740**	**24,363,535**
Deferred revenue	128,569	142,855
Long-term debt, net of current portion	75,527,084	64,334,858
Total Liabilities	**83,684,393**	**88,841,248**
Net Assets:		
Unrestricted-		
Controlling interest	49,975,524	50,225,062
Noncontrolling interest	9,506,510	2,796,396
Total unrestricted net assets	59,482,034	53,021,458
Temporarily restricted	26,162,326	22,013,808
Permanently restricted	7,421,529	7,417,429
Total Net Assets	**93,065,889**	**82,452,695**
Total Liabilities and Net Assets	**$ 176,750,282**	**$ 171,293,943**

See accompanying notes.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES
Consolidated Statement of Activities
For the Year Ended December 31, 2017
(With Comparative Totals for 2016)

	Unrestricted	Temporarily Restricted	Permanently Restricted	2017 Total	2016 Total
Operating Activities					
Support and Revenues:					
Public support-					
Governmental fees and grants	$ 19,920,333	$ -	$ -	$ 19,920,333	$ 19,193,276
Contributions	3,040,457	3,721,084		6,761,541	6,680,864
United Way grants		1,101,578		1,101,578	1,441,790
Net assets released from restriction	3,861,760	(3,861,760)			
Total public support	26,822,550	960,902		27,783,452	27,315,930
Earned revenue-					
Program service fees and rents	7,371,129			7,371,129	7,066,403
Operating investment return	1,203,504			1,203,504	1,110,796
Total earned revenue	8,574,633			8,574,633	8,177,199
Total Support and Revenues	**35,397,183**	**960,902**		**36,358,085**	**35,493,129**
Expenses:					
Program services-					
Permanent housing	15,676,294			15,676,294	15,266,144
Homeless services	9,423,010			9,423,010	10,089,543
Economic empowerment	4,101,540			4,101,540	4,217,299
Children & youth	1,720,762			1,720,762	1,732,952
Health & safety	3,584,517			3,584,517	3,400,153
Supporting services-					
Management and general	2,628,593			2,628,593	2,481,264
Fundraising	1,822,021			1,822,021	1,893,425
Total Expenses	**38,956,737**			**38,956,737**	**39,080,780**
Change in Net Assets From Operating Activities	**(3,559,554)**	**960,902**		**(2,598,652)**	**(3,587,651)**
Nonoperating Activities					
Endowment contributions			4,100	4,100	12,377
Contributions restricted for long-term investment		400,000		400,000	
Nonoperating investment return	624,644	3,773,616		4,398,260	1,808,431
Gain on debt forgiveness	20,790			20,790	240,000
Contributions of property					2,795,503
Net assets released from restriction	986,000	(986,000)			
Change in Net Assets From Nonoperating Activities	**1,631,434**	**3,187,616**	**4,100**	**4,823,150**	**4,856,311**
Total Change in Net Assets From Operating and Nonoperating Activities	**(1,928,120)**	**4,148,518**	**4,100**	**2,224,498**	**1,268,660**
Noncontrolling interest in net losses of subsidiaries	1,678,582			1,678,582	771,518
Change in Net Assets From Operating and Nonoperating Activities Excluding Noncontrolling Interest	**$ (249,538)**	**$ 4,148,518**	**$ 4,100**	**$ 3,903,080**	**$ 2,040,178**

See accompanying notes.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES
Consolidated Statement of Changes in Net Assets
For the Year Ended December 31, 2017
(With Comparative Totals for 2016)

	Unrestricted						
	Controlling Interest	Noncontrolling Interest	Total	Temporarily Restricted	Permanently Restricted	2017 Total	2016 Total
Beginning of year net assets	$ 50,225,062	$ 2,796,396	$ 53,021,458	$ 22,013,808	$ 7,417,429	$ 82,452,695	$ 80,696,234
Change in net assets from operating and nonoperating activities excluding noncontrolling interest	(249,538)		(249,538)	4,148,518	4,100	3,903,080	2,040,178
Change in net assets from noncontrolling interests:							
Operating and nonoperating net losses		(1,678,582)	(1,678,582)			(1,678,582)	(771,518)
Syndication costs		(60,000)	(60,000)			(60,000)	(87,199)
Partner contribution		8,448,696	8,448,696			8,448,696	575,000
Total change in net assets	(249,538)	6,710,114	6,460,576	4,148,518	4,100	10,613,194	1,756,461
End of Year Net Assets	**$ 49,975,524**	**$ 9,506,510**	**$ 59,482,034**	**$ 26,162,326**	**$ 7,421,529**	**$ 93,065,889**	**$ 82,452,695**

See accompanying notes.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES
Consolidated Statement of Functional Expenses
For the Year Ended December 31, 2017
(With Comparative Totals for 2016)

	Program Services						Supporting Services				
	Permanent Housing	Homeless Services	Economic Empowerment	Children & Youth	Health & Safety	Total Program	Management and General	Fund-Raising	Total Supporting	2017 Total Expenses	2016 Total Expenses
Salaries	$ 2,820,859	$ 3,873,137	$ 2,536,469	$ 1,052,552	$ 2,086,464	$ 12,369,481	$ 1,503,509	$ 757,653	$ 2,261,162	$ 14,630,643	$ 14,412,490
Employee benefits	401,832	649,128	344,082	110,510	314,109	1,819,661	211,155	90,336	301,491	2,121,152	2,154,230
Payroll taxes	298,446	368,306	248,965	105,483	200,100	1,221,300	127,556	68,753	196,309	1,417,609	1,315,051
Total personnel costs	3,521,137	4,890,571	3,129,516	1,268,545	2,600,673	15,410,442	1,842,220	916,742	2,758,962	18,169,404	17,881,771
Grants to others	3,141,116	2,571,197	155,317	30,715	504,249	6,402,594				6,402,594	6,320,791
Occupancy	2,868,291	1,012,015	150,763	77,493	70,811	4,179,373	57,866	18,756	76,622	4,255,995	4,320,722
Interest	1,819,492		48,076			1,867,568				1,867,568	1,724,125
Supplies	172,237	170,297	126,446	124,560	73,483	667,023	94,192	263,643	357,835	1,024,858	1,038,256
Professional services	213,858	47,587	45,727	5,060	24,691	336,923	228,023	296,276	524,299	861,222	895,753
Property and liability insurance	228,474	82,680	37,273	25,531	35,997	409,955	50,368	16,227	66,595	476,550	477,810
Transportation	41,177	101,842	70,824	42,234	89,470	345,547	18,893	15,299	34,192	379,739	374,834
Telephone	96,054	84,020	72,615	20,446	56,387	329,522	14,975	5,314	20,289	349,811	315,272
Miscellaneous	243,947	4,507	3,200	12,416	6,553	270,623	2,342	41,609	43,951	314,574	48,660
Equipment rental	48,581	51,512	53,991	20,713	21,657	196,454	20,935	2,783	23,718	220,172	209,896
Printing and publications	4,138	5,438	4,925	2,437	1,664	18,602	31,698	148,006	179,704	198,306	177,986
Conferences and meetings	10,871	24,371	29,198	12,762	17,149	94,351	36,792	9,475	46,267	140,618	117,298
Licenses, permits & fees	64,136	1,817	1,333	847	3,035	71,168	34,879	30,856	65,735	136,903	160,166
Dues	9,842	34,413	246	33	689	45,223	7,101	299	7,400	52,623	50,623
In-kind expenses	26,775	9,831	1,354	1,575	1,057	40,592		5,600	5,600	46,192	1,156,152
Advertising	2,887	2,800	6,173	4,117	4,706	20,683	17,119	2,672	19,791	40,474	56,700
Payments to affiliated organizations							40,000		40,000	40,000	40,000
Postage and shipping	9,397	3,390	4,472	577	4,548	22,384	7,653	7,555	15,208	37,592	39,176
Total Expenses Before Depreciation	**12,522,410**	**9,098,288**	**3,941,449**	**1,650,061**	**3,516,819**	**30,729,027**	**2,505,056**	**1,781,112**	**4,286,168**	**35,015,195**	**35,405,991**
Depreciation of buildings	2,995,255	223,098	114,442	47,262	28,217	3,408,274	53,812	17,592	71,404	3,479,678	3,242,112
Depreciation of equipment	158,629	101,624	45,649	23,439	39,481	368,822	69,725	23,317	93,042	461,864	432,677
Total Expenses	**$ 15,676,294**	**$ 9,423,010**	**$ 4,101,540**	**$ 1,720,762**	**$ 3,584,517**	**$ 34,506,123**	**$ 2,628,593**	**$ 1,822,021**	**$ 4,450,614**	**$ 38,956,737**	**$ 39,080,780**

See accompanying notes.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES
Consolidated Statement of Cash Flows
For the Year Ended December 31, 2017
(With Comparative Totals for 2016)

	2017	2016
Cash Flows From Operating Activities:		
Change in net assets from operating and nonoperating activities	$ 2,224,498	$ 1,268,660
Adjustments to reconcile change in net assets to		
net cash provided by operating activities-		
Contributions restricted to long-term investment	(404,100)	(12,377)
Financing cost amortization	64,628	46,985
Depreciation and amortization	3,941,542	3,674,789
Loan fees write off	215,001	
Gain on debt forgiveness	(20,790)	(240,000)
Unrealized and realized gain on investments	(3,824,661)	(1,819,093)
Changes in operating assets and liabilities:		
Accounts and grants receivable	2,105,835	(1,536,854)
Pledges receivable	(830,670)	904,421
Prepaid expenses and other assets	(93,635)	(74,903)
Accounts payable	(324,043)	351,987
Accrued salaries	(29,113)	166,660
Other current liabilities	(388,360)	600,705
Deferred revenue	(14,286)	(14,286)
Net Cash Provided by Operating Activities	**2,621,846**	**3,316,694**
Cash Flows From Investing Activities:		
Purchases of land, buildings and equipment	(48,885,988)	(20,252,108)
Proceeds from sale of building	43,951,379	10,134,631
Proceeds from sale of investments	8,128,541	1,379,656
Purchase of investments	(7,571,822)	(799,731)
Decrease in limited use assets	942,274	(278,111)
Net Cash Used by Investing Activities	**(3,435,616)**	**(9,815,663)**
Cash Flows From Financing Activities:		
Capital contributions from noncontrolling interest	8,448,696	575,000
Payment of syndication costs	(60,000)	(87,199)
Principal payments on long-term debt	(31,405,139)	(2,592,081)
Net increase in line-of-credit	2,898,496	
Proceeds from issuance of long-term debt	23,719,570	8,949,705
Proceeds from contributions restricted for long-term investment	453,150	151,500
Additions to deferred financing costs	(374,569)	(142,982)
Additions to capitalized tax credit fees	(60,292)	(69,918)
Net Cash Provided by Financing Activities	**3,619,912**	**6,784,025**
Net Change in Cash and Cash Equivalents	**2,806,142**	**285,056**
Cash and cash equivalents balance, beginning of year	2,485,834	2,200,778
Cash and Cash Equivalents Balance, End of Year	**$ 5,291,976**	**$ 2,485,834**
Supplementary Disclosure of Cash Flow Information:		
Cash paid during the year for interest	$ 864,620	$ 1,025,544
Fixed assets purchased on account	$ 1,094,089	$ 592,339

See accompanying notes.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Note 1 - Nature of Activities

Young Women's Christian Association of Seattle-King County-Snohomish County, dba YWCA Seattle | King | Snohomish, and Subsidiaries (collectively, the Organization) was established in 1894.

OUR MISSION: YWCA is on a mission to eliminate racism and empower women.

OUR VISION: A healthy community transformed by racial and gender equity, where women and girls of color have equal access to opportunity, and there is social justice for all people.

OUR CORE BELIEFS:

- When the barriers of institutional and structural racism are broken down, everyone will benefit.
- Because women of color have been historically marginalized and excluded, their voices must be centered in this work.
- When people are confident in their inherent strength and communities are valued and self-directed, they are empowered.
- We must stand together across lines of difference with courage, compassion, and commitment to transform our community.

The Organization's comprehensive, integrated intervention and prevention services include:

Permanent Housing - Affordable permanent housing, primarily for low and very low income women and families; coordination of tenant based housing voucher programs in Snohomish County; resident services, 24-hour front desk and security services at some sites, and information/referral.

Homeless and Other Services - Day center for homeless women; time-limited housing; case management, housing placement services, eviction prevention, veterans support services, and information/referral. Community and volunteer services, and racial equity and social justice work both internal and external to the Organization.

Economic Empowerment - Individual and group job search counseling, placement assistance, follow-up support, case management, financial education, tuition assistance, and assistance with food, clothing, housing, and access to health care.

Children and Youth - Developmental child care for infants through school age children, most of whom are below median income and receive subsidized child care; after-school and summer program aimed at skill-building and mentoring for at-risk girls in middle and high school; counseling and coping for children who have been exposed to domestic violence; adopt-a-family and school days programs.

Health and Safety - Counseling for women recovering from domestic violence, and educational outreach in the community regarding domestic violence; behavioral health services; assessment, education, and advocacy for clients needing access to health care.

Note 2 - Summary of Significant Accounting Policies

Principles of Consolidation - The consolidated financial statements include the accounts of Young Women's Christian Association of Seattle-King County-Snohomish County (YWCA), and its controlled subsidiary organizations, Young Women's Service Association of Seattle-King County (YWSA), Dress for Success® Seattle (DFSS), YWCA Family Village at Redmond LLC, Angeline's LLC, YW AHF Mountlake Terrace LLC, YW AHF Lynnwood LLC, YW AHF Everett LLC, YWCA Greenbridge LLC, YW Home Now LLC, YWCA Family Village at Issaquah LLC, YWCA Family Village at Issaquah II LLC, Summerfield Admin GP LLC, Summerfield Rehab LLLP, Snohomish Portfolio Admin GP LLC, Snohomish Portfolio LLLP, and Greenbrier Preservation LLC. All intercompany transactions have been eliminated.

YWSA - During 1986, the YWSA, a Washington nonprofit corporation, was established by YWCA. YWSA was formed to renovate the single-room occupancy facilities of floors five through eight of the facility located at 1118 Fifth Avenue in Seattle. In 2007, to facilitate the acceptance of New Markets Tax Credit, YWCA donated the balance of the facility located at 1118 Fifth Avenue to the YWSA. The YWSA now owns the entire building. YWCA retains control of YWSA via totally interlocking boards of directors and a single chief executive officer.

DFSS - In 2002, YWCA entered into a management agreement with DFSS, a Washington nonprofit organization. YWCA manages DFSS in accordance with the Dress for Success® Worldwide Trademark License Agreement and Membership Agreement, maintained the corporate and business records of DFSS, and performed management reporting and accounting services for DFSS. Through 2016, YWCA retained control of DFSS via totally interlocking boards of directors and a single chief executive officer. As part of a program evaluation process during 2016, YWCA decided it would no longer subsidize the operations of Dress for Success Seattle. A group of DFSS volunteers stepped forward and offered to take over the operations. In January 2017, the Articles of Incorporation and Bylaws were amended, new board members were elected, and all YWCA board members were removed as DFSS board members. As of January 17, 2017, the new articles were recorded and the two entities ceased to be related parties.

Summerfield Housing LLC - Summerfield Housing LLC was a separate entity created in 2005 to purchase and hold real property to be used for affordable housing. It held title to the 52-unit apartment complex in Bellevue known as Summerfield Apartments. Summerfield Housing LLC was wholly-owned by YWCA. In March 2016, the real property was sold to Summerfield Rehab LLLP, see below.

YWCA Family Village at Redmond LLC - YWCA Family Village at Redmond LLC is a separate entity created in 2010 to own the Family Village at Redmond permanent supportive housing project. YWCA Family Village at Redmond LLC is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization.

Angeline's LLC - During 2002, YWCA and one other partner formed Angeline's LLC to own floors three through seven of the YWCA Opportunity Place building, which includes 145 units of housing. YWCA is the managing member of Angeline's LLC with a 0.01% interest in income, losses and capital events of Angeline's LLC. The activities of Angeline's LLC are consolidated with the financial statements of YWCA in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), as YWCA has substantial control.

YW AHF Mountlake Terrace LLC - YW AHF Mountlake Terrace LLC is a separate entity created in 2007 to purchase and hold real property to be used for affordable housing. It held title to the 66-unit apartment complex in Mountlake Terrace known as Victorian Woods Apartments. YW AHF Mountlake Terrace LLC is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization. In August 2017, the real property was sold to Snohomish Portfolio LLLP, see below.

Note 2 - Continued

YW AHF Lynnwood LLC - YW AHF Lynnwood LLC is a separate entity created in 2007 to purchase and hold real property to be used for affordable housing. It held title to the 64-unit apartment complex in Lynnwood known as Somerset Village Apartments. YW AHF Lynnwood LLC is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization. In August 2017, the real property was sold to Snohomish Portfolio LLLP, see below.

YW AHF Everett LLC - YW AHF Everett LLC is a separate entity created in 2007 to purchase and hold real property to be used for affordable housing. It held title to the 90-unit apartment complex in south Everett known as Wear To Live Apartments. YW AHF Everett LLC is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization. In August 2017, the real property was sold to Snohomish Portfolio LLLP, see below.

YWCA Greenbridge LLC - YWCA Greenbridge LLC is a separate entity created in 2007 to purchase and hold real property. It holds title to the YWCA Learning Center at Greenbridge, located in the White Center area of unincorporated King County, which was completed in November 2008. YWCA Greenbridge LLC is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization.

YW Home Now LLC - YW Home Now LLC (Home Now) is a separate entity created in 2006 to act as a member in future YWCA housing projects. Home Now owns the Passage Point supportive housing project. In 2007 King County granted an easement that gave the land and existing buildings to Home Now for YWCA's use over the next 50 years as long as the site is used to provide services. The project renovated the former Cedar Hills Alcohol Treatment Center in Maple Valley into 46 housing units for persons exiting the correction system, which was completed in 2011. Home Now is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization.

YWCA Family Village at Issaquah LLC - YWCA Family Village at Issaquah LLC is a separate entity created in 2009 to purchase and hold real property. It holds title to Phase I of YWCA Family Village at Issaquah, which includes 98 units of housing and the non-housing spaces. Construction of the project was completed in 2011. YWCA Family Village at Issaquah LLC is wholly-owned by YWCA and is therefore included in the consolidated financial statements of the Organization.

YWCA Family Village at Issaquah II LLC - YWCA Family Village at Issaquah II LLC is a separate entity created in 2009 to purchase and hold real property. It holds title to Phase II of YWCA Family Village at Issaquah, which includes 48 units of housing. In 2009, YWCA Family Village at Issaquah II LLC was wholly-owned by YWCA. In 2010, an amended LLC operating agreement added a second investor. YWCA is the managing member of the LLC with a 0.01% interest in income, losses and capital events of the LLC. Construction of the project was completed in 2011. The activities of YWCA Family Village at Issaquah II LLC are consolidated with the financial statements of YWCA in accordance with U.S. GAAP, as YWCA has substantial control.

Summerfield Admin GP LLC - In 2015, YWCA and a related party individual formed this entity, which was created to serve as the administrative general partner of Summerfield Rehab LLLP. YWCA owns 79% of Summerfield Admin GP LLC.

Note 2 - Continued

Summerfield Rehab LLLP - In 2015, Summerfield Rehab LLLP was formed. This entity was set up to purchase the Summerfield Apartments in 2016 as part of the refinancing of that property with Low Income Housing Tax Credits. The partnership is made up of an Investment Limited Partner, a Special Limited Partner, and Administrative General Partner, and a Nonprofit General Partner, with ownership interest of 99.99%, 0.0%, 0.009%, and 0.001%, respectively. YWCA is the Nonprofit General Partner. The activities of Summerfield Rehab LLLP are consolidated with the financial statements of YWCA in accordance with U.S. GAAP, as YWCA has substantial control.

Snohomish Portfolio Admin GP LLC - In 2016, YWCA and DASH, another local nonprofit housing provider, formed this entity, which was created to serve as the administrative general partner of Snohomish Portfolio LLLP. YWCA owns 79% of Snohomish Portfolio Admin GP LLC.

Snohomish Portfolio LLLP - In 2016, Snohomish Portfolio Admin GP LLC (General Partner) and YWCA (Initial Limited Partner) formed Snohomish Portfolio LLLP. This entity was set up with the intent to purchase three Snohomish County housing complexes (Wear To Live, Somerset Village and Victorian Woods) in 2017 as part of the refinancing of those properties with Low Income Housing Tax Credits. The Limited Partner has a 99.99% interest and the General Partner has a 0.01% interest in income, losses and capital events of Snohomish Portfolio LLLP. The activities of Snohomish Portfolio LLLP are consolidated with the financial statements of YWCA in accordance with U.S. GAAP, as YWCA has substantial control.

Greenbrier Preservation LLC - In 2017, YWCA and DASH, another local nonprofit housing provider, formed this entity, which was created to serve as the limited partner of Woodinview Senior Housing Associates Limited Partnership which owns and operates a 50-unit affordable housing apartment complex in Woodinville, Washington, commonly known as the Greenbrier Senior Apartments. YWCA owns 1% of Greenbrier Preservation LLC.

Basis of Presentation - In accordance with U.S. GAAP, net assets and revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Organization and changes therein are classified and reported as follows:

Unrestricted Net Assets - Net assets that are not subject to donor-imposed stipulations.

Temporarily Restricted Net Assets - Net assets subject to donor-imposed stipulations that may or will be met either by actions of the Organization and/or the passage of time.

Permanently Restricted Net Assets - Net assets subject to donor-imposed stipulations that they be maintained permanently by the Organization. Generally the donors of these assets permit the use of all or part of the income earned on related investments for general or specific purposes.

Cash and Cash Equivalents - For the purpose of the consolidated statement of cash flows, the Organization considers all highly-liquid investments purchased with original maturities of three months or less, except for those held in its investment and reserves portfolios, to be cash and cash equivalents. At times during the year, the Organization had cash and cash equivalents in excess of federally insured limits on deposit in a single credit institution.

Note 2 - Continued

YWCA Funds Held in Trust - The Organization has a memorandum of understanding with nineteen YWCAs known as the Women of the West (WOW) to administer reserve funds for the purpose of subsidizing travel costs of WOW members. As fiscal agent, the Organization oversees investment of reserve funds and payment of WOW expenses.

As of December 31, 2017 and 2016, there was $342,119 and $337,541 held in restricted investments on behalf of WOW, respectively, which represents the net assets of WOW. These amounts are included in the other current liabilities total on the Organization's consolidated statement of financial position.

Limited Use Assets - The Organization is required under debt agreements, agency relationships and tenant rental activities to hold assets in restricted accounts.

Limited use assets consisted of the following at December 31:

	2017	2016
Cash-		
Bond payment funds	$ -	$ 1,213,546
Building reserve accounts	3,961,750	3,696,125
Tenant security deposits	297,750	296,681
Investments-		
YWCA funds held in trust	342,119	337,541
	$ 4,601,619	**$ 5,543,893**

Accounts and Grants Receivable - Accounts and grants receivable are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances still outstanding after management has used reasonable collection efforts are written-off through a charge to the valuation allowance and a credit to accounts and grants receivable. The valuation allowance and changes in the valuation allowance have not been material to the consolidated financial statements, and therefore an allowance has not been recorded.

Investments - Investments in marketable securities with readily determinable fair values and all investments in debt securities are measured at fair value in the consolidated statement of financial position. Investment income or loss (including realized and unrealized gains and losses on investments) is included in the change in unrestricted net assets unless the income or loss is restricted by donor or law. Investment balances are in excess of the available SPIC insurance.

Fair Value of Financial Instruments - The carrying amount in the consolidated financial statements approximates fair value for cash and cash equivalents, accounts and grants receivable, pledges receivable, investments, limited use assets, accounts payable, accrued expenses, other current liabilities, and long-term debt due to the generally short maturity period of the instruments, market-rate interest rates, or the year-end values being adjusted to fair value on a recurring basis. The fair value of investments is based on quoted market prices. The approximate fair values of pledges receivable are the net present value of the receivables, discounted using risk-adjusted interest rates.

Note 2 - Continued

Land, Buildings and Equipment - Land, buildings and equipment with a cost or value greater than $5,000 are recorded at cost or, if donated, at the approximate fair value at the date of donation. Improvements are capitalized while expenditures for maintenance and repairs are charged to expense as incurred. Depreciation has been provided for furnishings and equipment on the straight-line basis over 3 to 12 years; for site and building improvements on a straight-line basis over 15 to 20 years; and for buildings on the straight-line basis over 40 years. Leasehold improvements have been amortized over the shorter of the useful lives of the assets or the lease term.

Impairment of Real Estate - The Organization reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the assets, net of accumulated depreciation, to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the real estate is considered impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from the appraisal, discounted cash flows analysis, or other valuation technique. There was no impairment loss recognized for the years ended December 31, 2017 or 2016.

Donated Property and Services - Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Items of questionable or uncertain value are not recorded. Otherwise, donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies temporarily restricted net assets to unrestricted net assets at that time.

Donated services are recorded at fair value if they create or enhance a nonfinancial asset or if they consist of specialized skills that would have been purchased if they were not donated. In most cases, this represents labor to construct or improve an asset or necessary professional services.

In-kind revenue and expenses were as follows for the years ended December 31:

	2017	2016
Goods	$ 46,192	$ 933,156
Leased facilities		20,657
Total in-kind revenue	46,192	953,813
Plus in-kind lease amortization expense		202,339
Total In-Kind Expense	**$ 46,192**	**$ 1,156,152**

Grants to Others - The Organization provides payments on behalf of individual clients and also pass-through grants to other organizations. The assistance for clients includes rental, utility, transportation, childcare, food, tuition, clothing and other types of assistance.

Note 2 - Continued

Restricted and Unrestricted Revenue and Support - All donor-restricted contributions are reported as increases in either temporarily or permanently restricted net assets. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statement of activities as net assets released from restrictions.

Operating and Nonoperating Activities - All activities are considered operating except for revenues, expenses, gains, and losses related to endowments, capital projects, loan forgiveness, sales of property, and nonoperating investment income (Note 5).

Federal Income Tax - YWCA, YWSA, and DFSS have been notified by the Internal Revenue Service that they are exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. Summerfield Housing LLC, YWCA Family Village at Redmond LLC, YW AHF Mountlake Terrace LLC, YW AHF Lynnwood LLC, YW AHF Everett LLC, YWCA Greenbridge LLC, YWCA Home Now LLC, and YWCA Family Village at Issaquah LLC are all treated as disregarded entities for federal income tax purposes and therefore, income or loss is included in YWCA's tax return. Angeline's LLC; YWCA Family Village at Issaquah II, LLC; Summerfield Admin GP LLC; Summerfield Rehab LLLP; Snohomish Portfolio Admin GP LLC; Snohomish Portfolio LLLP; and Greenbrier Preservation LLC, have no provision or benefit for income taxes included in these consolidated financial statements since taxable income or loss passes through to, and is reportable by, each partner or member individually.

Functional Allocation of Expenses - The costs of providing the various programs and other activities have been summarized on a functional basis in the consolidated statement of activities and consolidated statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services based on the benefits derived.

Use of Estimates - The preparation of consolidated financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions affecting the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Comparative Totals - The consolidated financial information includes certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with U.S. GAAP. Accordingly, such information should be read in conjunction with the Organization's consolidated financial statements for the year ended December 31, 2016, from which the summarized information was derived.

Subsequent Events - The Organization has evaluated subsequent events through January 4, 2019, the date on which the consolidated financial statements were issued.

Note 3 - Pledges Receivable

Pledges receivable are due as follows:

	2017	2016
Receivable in less than one year	$ 647,423	$ 352,174
Receivable in one to five years	550,000	
	1,197,423	352,174
Less allowance for uncollectible pledges	(62,571)	(22,052)
Less unamortized discount 2.4% for pledges received in 2017	(23,110)	
Less current portion, net	(646,422)	(330,122)
Long-Term Portion	**$ 465,320**	**$ -**

Pledges receivable of $1,000 at December 31, 2017, are included in the above total of pledges due in less than one year, but are reported as a long-term asset on the consolidated statement of financial position because they have been restricted to investment in long-term assets by the donor. There were no such long-term pledges receivable at December 31, 2016.

Contributed Facilities - The Organization had a lease for the Trinity Apartments at the below-market annual rental rate of $1. The original lease term was for 15 years and commenced in April 2005. The value of this contribution of 15 years of below-market rent, discounted to present value, was recorded as in-kind contribution revenue of $2,795,503 during 2005 when the lease was signed. The value of the remaining use of these facilities at below-market rent, discounted to present value through the end of the anticipated lease term was included in pledges receivable until 2016. During the year ended December 31, 2016, the owner of the Apartments donated the land and building to the Organization. The Organization reversed the remaining pledge balance, and recognized the additional market value of the property as contribution revenue in the consolidated statement of activities during the year ended December 31, 2016.

Note 4 - Land, Buildings and Equipment

Land, buildings and equipment consisted of the following at December 31:

	2017	2016
Land	$ 18,296,309	$ 20,386,067
Buildings and leasehold improvements	131,688,497	136,027,207
Construction in progress	6,186,015	221,134
Furniture and equipment	4,672,638	4,297,369
	160,843,459	160,931,777
Less accumulated depreciation	(34,813,119)	(36,442,748)
Total Land, Buildings and Equipment, Net	**$ 126,030,340**	**$ 124,489,029**

Note 5 - Investments

Investments held at December 31 are summarized as follows:

	2017	2016
Cash and cash equivalents	$ 640,461	$ 1,046,265
Marketable debt securities	11,681,263	10,454,334
Marketable equity securities	22,002,464	21,150,647
Alternative investment funds	1,595,000	
Total Investments	**$ 35,919,188**	**$ 32,651,246**

Investment return for the years ended December 31 was as follows:

	2017	2016
Interest and dividends	$ 1,777,103	$ 1,100,134
Realized gains	11,293,082	53,380
Unrealized (losses) gains	(7,468,421)	1,765,713
Total Investment Return	**$ 5,601,764**	**$ 2,919,227**

Operating investment return is based on the board approved payout from accumulated earnings on endowment funds that are used to fund current operations of the Organization. All other investment return is considered nonoperating revenue.

	2017	2016
Operating investment return	$ 1,203,504	$ 1,110,796
Nonoperating investment return	4,398,260	1,808,431
Total Investment Return	**$ 5,601,764**	**$ 2,919,227**

Note 6 - Fair Values of Assets and Liabilities Measured on a Recurring Basis

Valuation Techniques - U.S. GAAP provides a consistent model for determining fair value measurements for financial assets and liabilities. U.S. GAAP identifies three levels of inputs that are used for measuring fair value. Financial assets and liabilities valued using Level 1 inputs are based on unadjusted quoted market prices within active markets for identical assets and liabilities. Financial assets and liabilities valued using Level 2 inputs are based primarily on quoted prices for similar assets or liabilities in active or inactive markets. Financial assets and liabilities using Level 3 inputs are primarily valued using management's assumptions about the assumptions market participants would utilize in pricing the asset or liability. Valuation techniques utilized to determine fair value are consistently applied.

Note 6 - Continued

The Organization measures the fair value of investments that do not have readily determinable fair values on the basis of the net asset value (NAV) per share, or its equivalent, as a practical expedient for measuring fair value. The Organization performs due diligence reviews of the NAV in the capital accounts with its investment managers to ensure conformity with U.S. GAAP. The Organization has assessed factors including, but not limited to, managers' compliance with fair value measurement standards, price transparency and valuation procedures in place, the ability to redeem at NAV at the measurement date, and existence of certain redemption restrictions at the measurement date. NAV is determined by audited financial statements of the investments and quarterly valuation updates provided by investment managers. The NAV of an investment may be adjusted to reflect illiquidity or non-transferability of an investment.

During the year ended December 31, 2017, the Organization implemented ASU 2015-07, Fair Value Measurement (Topic 820): Disclosures for Investments in Certain Entities that Calculate Net Asset Value per Share (or its Equivalent), which removes the requirement that investments for which fair value is measured using the NAV per share, or its equivalent, be categorized in the fair value hierarchy. The change was implemented retrospectively for all periods presented.

Following is a description of the valuation methodologies used for assets and liabilities measured at fair value. There have been no changes in the methodologies used at December 31, 2017 or 2016.

Cash and Cash Equivalents - Amounts are primarily held in money market funds which are valued at cost plus accrued interest, which approximates fair value.

Closed-End Funds - Valued at quoted market prices for identical assets in active markets.

Mutual Funds - Valued at quoted market prices for identical assets in active markets.

Government, Mortgage Backed and Corporate Bonds - Valued at the present value of the bond's cash flow.

Alternative Investment Funds - Valued using audited financial statements of the investments and quarterly valuation updates provided by investment managers, which represent the NAV of shares held at year end.

Note 6 - Continued

Fair Values Measured on a Recurring Basis - Fair values of assets and liabilities measured on a recurring basis at December 31, 2017, were as follows:

	Fair Value Measurements as of December 31, 2017			
	Level 1	Level 2	Level 3	Total
Cash and cash equivalents	$ 651,495	$ -	$ -	$ 651,495
Debt securities-				
Corporate bonds		408,466		408,466
Government bonds		1,634,922		1,634,922
Mutual funds-				
Multisector bond	2,596,245			2,596,245
World bond	1,876,196			1,876,196
Large value	3,272,044			3,272,044
Intermediate term bond	5,172,832			5,172,832
Real estate	1,594,019			1,594,019
Large growth	328,301			328,301
Diversified emerging markets	2,011,590			2,011,590
Mid-cap value	3,261,674			3,261,674
Foreign small/mid value	1,936,615			1,936,615
Foreign large blend	1,989,900			1,989,900
Large blend	7,497,418			7,497,418
Moderate allocation	431,807			431,807
Total Assets at Fair Value	**$ 32,620,136**	**$ 2,043,388**	**$ -**	34,663,524
Investments measured at NAV[(a)]				1,595,000
Less funds held for others (restricted investments)				(339,336)
Total Unrestricted Investments				**$ 35,919,188**

(a) In accordance with ASU 2015-07, *Fair Value Measurement (Topic 820): Disclosures for Investments in Certain Entities that Calculate Net Asset Value per Share (or its Equivalent)*, certain investments that were measured at fair value using the NAV per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the line items presented in the consolidated statement of financial position.

Note 6 - Continued

The following table lists by category, private investments in partnerships and managed accounts for which fair value is measured using the NAV per share practical expedient by concentration, summarizes significant terms of the agreements with certain investment companies, and discloses unfunded investment commitments:

Strategy:	Alternative investment funds
Fair value at December 31, 2017:	$ 1,595,000
Unfunded Commitments:	$ -
Redemption Frequency:	Pre-set basis, annually after "lock up" periods or as permitted by the general partner, in its discretion
Redemption Notice Period:	105 days
Other Restrictions:	Lock up period of 24 months from the date interest is acquired

Note 6 - Continued

Fair values of assets and liabilities measured on a recurring basis at December 31, 2016, were as follows:

	Fair Value Measurements as of December 31, 2016			
	Level 1	Level 2	Level 3	Total
Cash and cash equivalents	$ 1,061,348	$ -	$ -	$ 1,061,348
Closed-end funds	660,732			660,732
Debt securities-				
Corporate bonds		483,347		483,347
Mortgage backed bonds		380,945		380,945
Government bonds		1,257,934		1,257,934
Mutual funds-				
International	652,560			652,560
Large value fund	5,245,046			5,245,046
Intermediate-term bond	4,659,758			4,659,758
Short-term bond	2,488,862			2,488,862
Real estate	504,258			504,258
Large growth	3,773,260			3,773,260
Small blend	1,949,484			1,949,484
Emerging market	525,533			525,533
Diversified emerging market	762,508			762,508
Mid-cap growth	2,579,825			2,579,825
Foreign large growth	814,269			814,269
Commodities	164,196			164,196
Large blend	4,650,330			
Moderate allocation	376,387			376,387
	$ 30,868,356	**$ 2,122,226**	**$ -**	32,990,582
Less funds held for others (restricted investments)				(339,336)
Total Unrestricted Investments				**$ 32,651,246**

Note 7 - Debt

At December 31, long-term debt consisted of the following:

	2017	2016
Note payable to US Bank; bearing interest at 2.74% per annum; secured by the board restricted and temporarily restricted endowment funds held at US Bank; paid in full as of October 31, 2017; note balance included accrued interest of $12,147 at December 31, 2016.	$ -	$ 13,312,147
Lexington-Concord Building:		
Note payable to the City of Seattle; bearing interest at 1% per annum; secured by a Deed of Trust on the building; due July 5, 2028; however, if all terms and conditions of the loan are met, extensions may be requested at five-year intervals; interest will be forgiven over a 20-year period beginning July 5, 2028 provided all terms and conditions have been met; note balance includes accrued interest of $436,558 and $420,965 at December 31, 2017 and 2016, respectively.	1,995,675	1,980,080
Bellevue Townhomes:		
Note payable to King County; noninterest bearing; secured by a mortgage on the townhomes; loan will be forgiven on June 6, 2047, if used for the purposes specified in the Housing Trust Fund Agreement (federal funds - HOME program).	79,000	79,000
Note payable to the City of Bellevue; noninterest bearing; secured by a mortgage on the townhomes; loan will be forgiven on May 29, 2047, if used for the purposes specified in the Regulatory Agreement and Declaration of Restrictive Covenants (federal funds - Community Development Block Grant).	30,800	30,800
Windermere House:		
Note payable to the City of Seattle; interest forgiveness of $2,163 per annum as of October 30, 2010; secured by a Deed of Trust on the house; loan was extended through September 30, 2019; the note balance includes accrued interest of $25,945 and $28,110 at December 31, 2017 and 2016, respectively.	245,818	247,983
East Union Apartments:		
Note payable to the City of Seattle; accruing interest at 1% per annum through August 2014; interest forgiveness beginning in 2015; secured by a Deed of Trust on the apartments; loan matures on August 1, 2034; the note balance includes accrued interest of $26,574 and $28,138 at December 31, 2017 and 2016, respectively.	192,380	193,944

Note 7 - Continued

	2017	2016
YWCA Opportunity Place:		
Note payable to the City of Seattle; noninterest bearing; loan will be forgiven on August 31, 2019, if used for the purposes specified in the Regulatory Agreement and Declaration of Restrictive Covenants; secured by a Deed of Trust on Unit #1 (federal funds - Community Development Block Grant).	200,000	200,000
Passage Point:		
Note payable to King County; noninterest bearing; loan is due on December 31, 2053; nonrecourse note payable secured by a deed of trust on the Passage Point property; annual payments of principal due from Net Cash Flow as defined in the agreement.	5,171,825	5,171,825
Note payable to the State of Washington Department of Commerce; debt assumed June 2010; noninterest bearing for the first 40 years; loan matures December 28, 2051; secured by a Deed of Trust on the Passage Point property.	2,000,000	2,000,000
YWCA Family Village at Redmond LLC:		
Note payable to the State of Washington Department of Commerce, noninterest bearing; matures March 31, 2043; secured by Deed of Trust on Family Village project land; noninterest bearing and due upon sale or change of use of the Family Village project.	500,000	500,000
Note payable to King County for reimbursement of Family Village costs; noninterest bearing and unsecured; loan was forgiven on June 2, 2017.		20,790
Angeline's LLC:		
Note payable to the Housing Authority of the City of Seattle, bearing interest at 5.6%; payments of interest only began in 2003 and continued through December 2004, after which monthly principal and interest payments of $19,840 continue until the note matures in December 2022; note secured by a Deed of Trust and assignment of leases and rents on the project; loan and regulatory agreement restrict the use of the property to low-income housing for the term of the loan. Note balance includes accrued interest of $12,803 and $0 at December 31, 2017 and 2016, respectively.	2,667,837	2,733,144

Note 7 - Continued

	2017	2016
Note payable to the City of Seattle; nonrecourse note payable secured by a Deed of Trust and assignments of rents on the project; bears interest at 1% per annum and matures in December 2052; payments of principal and interest are due 50 years from the date of the original agreement; according to the terms of the regulatory agreement, use of the property is restricted to low-income housing through maturity; note balance includes accrued interest of $611,323 and $568,226 at December 31, 2017 and 2016, respectively.	4,921,049	4,877,952
Note payable to the State of Washington Department of Community, Trade and Economic Development; nonrecourse note payable secured by a Deed of Trust on the project; bears interest at 1% per annum and matures in December 2043; annual principal and interest payments of $30,456 began in December 2004; note contains a covenant agreement which restricts the use of the property to low-income housing through maturity.	694,236	717,516
Note payable to the City of Seattle; secured by a Deed of Trust; bears interest at 2.5% per annum; compounding annually; note matures November 2043; annual payments of principal and interest due from Net Cash Flow as defined in the agreement; note balance includes accrued interest of $98,936 and $90,425 at December 31, 2017 and 2016, respectively.	348,936	340,425
Note payable to King County Housing and Community Development; secured by a Deed of Trust; noninterest bearing; note matures May 2039; no monthly payments required if terms in the agreement are met.	225,000	225,000
Affordable Housing Fund:		
Note payable to Everett Housing Authority; 501(c)(3) tax exempt fixed rate bonds; accrued interest at 4.89%; semi-annual payments of interest were due June 1st and December 1st and annual principal payments were due June 1st according to bond schedule; loan was backed by Contingent Loan Agreement with Snohomish County, secured by a subordinated Deed of Trust on the Victorian Woods, Somerset Village, and Wear To Live apartments; note balance was paid in full during 2017. Note balance included accrued interest of $47,474 at December 31, 2016.		11,697,474

Note 7 - Continued

	2017	2016
Note payable to Snohomish County; noninterest bearing; was scheduled to be forgiven when the mortgaged property had been continuously used for 40 years for the purposes specified in the loan agreement; secured by a Deed of Trust on the Victorian Woods apartments (federal funds - HOME program). Note balance was assumed by Snohomish Portfolio LLLP on September 8, 2017 (see below).		615,229
YWCA Greenbridge LLC:		
Note payable to US Bank; bearing interest at 4.80%; monthly principal and interest payments of $12,580; note matures in January 2025; secured by a Deed of Trust and assignment of leases and rents on the YWCA Learning Center at Greenbridge; note balance includes accrued interest of $3,768 and $4,198 at December 31, 2017 and 2016, respectively.	915,479	1,019,741
YWCA Family Village at Issaquah LLC:		
Note payable to King County; 501(c)(3) tax exempt bonds 2009 (YWCA Family Village at Issaquah - Phase I); annual principal coupon rate varies from 3.25% to 5.12%, average coupon for all maturity years equals 4.88%, interest due semi-annually, principal due annually according to the bond schedule; loan backed by Contingent Loan Agreement with King County, bonds mature beginning on January 1, 2013 through January 1, 2045; secured by a Deed of Trust on the property.	5,170,000	5,265,000
Note payable to the Washington State Housing Finance Commission; noninterest bearing; matures November 30, 2059; secured by a Deed of Trust on the project; note contains a covenant agreement which restricts the use of the property to low-income housing through maturity (federal funds - TCAP Program).	13,020,680	13,020,680
Note payable to the State of Washington Department of Commerce for the Family Village at Issaquah project; loan accrues no interest until November 30, 2031, starting November 30, 2031 the loan accrues interest at 1.0% compounding quarterly, and quarterly interest payments of $1,500 are required; the loan matures on November 30, 2061; secured by a Deed of Trust on the Family Village at Issaquah Phase I property.	600,000	600,000

Note 7 - Continued

	2017	2016
Note payable to the King County Housing and Community Development for the Family Village at Issaquah project; bearing interest at 1.0%; compounded annually; no payment required until December 31, 2031; loan matures December 31, 2061; secured by a Deed of Trust on the Family Village at Issaquah Phase I property; debt balance includes accrued interest of $128,567 and $81,700 at December 31, 2017 and 2016, respectively.	2,378,567	2,355,017
Note payable to Cities of Bellevue, Kirkland, and Issaquah (referred to as the 'ARCH' loan) for the Family Village at Issaquah Phase I project; bearing interest at 1.0% from January 1, 2012, compounded annually; annual principal and interest payments of $19,135 began June 2013; loan matures January 1, 2062; secured by a Deed of Trust on the Family Village at Issaquah Phase I property; debt balance includes accrued interest of $7,005 and $7,413 at December 31, 2017 and 2016, respectively.	698,044	710,173
YWCA Family Village at Issaquah II LLC:		
Note payable to King County Housing Authority associated with the issuance of 2009 Revenue Bonds (YWCA Family Village at Issaquah - Phase II); annual principal coupon rate varies from 2.4% to 4.75%, average coupon for all maturity years equals 4.17%, interest due semi-annually, principal due annually; loan backed by Contingent Loan Agreement with King County, bonds mature beginning in 2013 through 2028; secured by a Deed of Trust on the property.	2,810,000	2,865,000
Note payable to the King County Housing and Community Development for the Family Village at Issaquah project; bearing interest at 1%; compounded annually; loan matures December 31, 2061; secured by a Deed of Trust on the Family Village at Issaquah Phase II property; debt balance includes accrued interest of $128,348 and $107,275 at December 31, 2017 and 2016, respectively.	2,128,348	2,107,275
Note payable to the State of Washington Department of Commerce for the Family Village at Issaquah project; bearing interest at 1%, compounding quarterly; quarterly payments of principal and interest in the amount of $6,105 are required as of March 2032; the loan matures on December 31, 2061; secured by a Deed of Trust on the Family Village at Issaquah Phase II property. Debt balance includes accrued interest of $123,514 and $102,411 at December 31, 2017 and 2016, respectively.	2,123,514	2,102,411

Note 7 - Continued

	2017	2016
Note payable to the Cities of Bellevue, Clyde Hill, Issaquah, Medina, Mercer Island, Newcastle, Redmond, Sammamish, and towns of Hunts Point and Yarrow Point for the Family Village at Issaquah project; interest on the outstanding amount began accruing on January 1, 2012 at an interest rate of 1.0% compounded annually; loan matures June 2062; secured by a subordinate Deed of Trust on the Family Village at Issaquah Phase II property; debt balance includes accrued interest of $46,141 and $38,258 at December 31, 2017 and 2016.	796,141	788,258
<u>Summerfield Rehab LLLP:</u> Note payable to King County Housing Authority associated with the issuance of 2016 Revenue Bonds (Summerfield Rehab LLLP); monthly interest-only payments at 2.625%, with final payment of principal and interest due no later than March 2, 2018, subject to one 6-month extension option. On December 19, 2017, $3.45M of the loan balance was converted to the Term Loan and the remaining balance of principal and accrued interest was paid in full.		8,858,724
Term loan payable to King County Housing Authority. From the time of conversion, 4.25% interest is charged on any unpaid portion. An interest-only payment is due on the first day of the first full calendar month following the date of conversion, followed by monthly principal and interest payments of $15,797 commencing on the first day of the second full calendar month following the conversion. The note is amortized over 35 years and matures March 1, 2035. Loan balance includes accrued interest of $8,583 at December 31, 2017.	3,458,583	
<u>Snohomish Portfolio LLLP:</u> Renovation and term loan agreement with Banner Bank associated with multi-family housing revenue bonds issued by the Washington State Housing Finance Commission. During the interim renovation loan period, monthly interest-only payments, beginning on the first day of the first month after the first advance is made on the note, are to be made with final payment of principal and interest due not later than October 1, 2019, subject to one 6-month extension option with an extended maturity of April 1, 2020. The interest rate during the renovation loan period is fixed at 3.25%. Loan balance includes accrued interest of $62,229 at December 31, 2017.	22,942,146	

Note 7 - Continued

	2017	2016
Note payable to Snohomish County; noninterest bearing; scheduled to be forgiven when the mortgaged property has been continuously used for 40 years for the purposes specified in the loan agreement; secured by a Deed of Trust on the Victorian Woods apartments (federal funds - HOME program).	615,229	
	76,929,287	84,635,588
Less unamortized debt issuance costs	(1,032,623)	(937,625)
	$ 75,896,664	**$ 83,697,963**

Future principal maturities of long-term debt are as follows:

For the Year Ending December 31,	
2018	$ 369,580
2019	23,327,469
2020	466,119
2021	490,381
2022	510,370
Thereafter	48,181,905
Total principal	73,345,824
Deferred interest	3,583,463
Less unamortized financing costs	(1,032,623)
Less current portion	(369,580)
Total Long-Term Debt	**$ 75,527,084**

Interest expense totaled $1,867,568 and $1,724,125 for the years ended December 31, 2017 and 2016, respectively. Interest has not been imputed on any of the above mortgages that carry below-market rate loans as they are payable to governmental entities that set the interest rates and carry legal restrictions. The restrictions require the Organization to use the property for low-income housing, as defined by the mortgages' regulatory agreement.

During the year ended December 31, 2016, the Organization entered into a line of credit agreement with a bank. The line allows for borrowings up to $1,000,000, with interest due monthly at LIBOR plus 1.75%. The line is collateralized by cash and investments held at the bank. There were no borrowings outstanding at December 31, 2017 and 2016.

Note 7 - Continued

During the year ended December 31, 2017, the Organization entered into a line of credit with its investment custodian, to pay off the US Bank Term loan. The line of credit is charged interest at a negotiated rate of federal funds plus 0.70%. Interest was charged at a rate of 2.2% at December 31, 2017. The borrowings are collateralized by existing eligible brokerage assets, provided the Organization maintains certain account balance requirements. The Organization took a deposit of $2,898,496 in board restricted investments upon which funds were advanced. These funds, which are assets of the Organization, are invested in investment funds held by the lender issuing the line of credit. There is no maturity date for the line of credit and full or partial payment is due on demand. Therefore, the amount due is shown as current on the consolidated statement of financial position. The Organization expects the line of credit to be partially repaid with project developer fee payments collected in future years.

Note 8 - Employee Benefits

The Organization participates in the following employee benefit plans:

Pension Plan - The Organization contributes to the YWCA Retirement Fund, a separate 501(c)(3) not-for-profit organization (EIN 13-1624231, PN 001). The YWCA Retirement Fund operates an employer-sponsored cash balance defined benefit plan under Section 401(a) of the Internal Revenue Code. Based on the most recently available information, the Organization has determined this plan is not in "critical" or "endangered" status as defined by the Pension Protection Act enacted in 2006 (PPA) for the plan year ended December 31, 2016. "Critical" status is defined as being less than 65% funded and "endangered" is defined as being 65-80% funded. Contributions made by the Organization for the plan years ended December 31, 2017 and 2016, did not constitute 5% or more of total contributions made to this plan. The Organization has elected to contribute an amount equal to 10% of the employee's monthly compensation, and is not responsible for any excess benefit obligation, which is solely the responsibility of the YWCA Retirement Fund. Contributions to the plan during the years ended December 31, 2017 and 2016, were $885,345 and $922,890, respectively.

403(b) Plan - The Organization has a defined contribution retirement plan qualified under Section 403(b) of the IRC. The Organization does not match contributions to this plan.

Note 9 - Self Insurance Programs

Self-Insured Unemployment - The Organization participates in a private insurance pool with other 501(c)(3) organizations to provide unemployment compensation insurance for its employees. The Organization has recorded an accrued liability for unemployment compensation of $119,226 and $104,232 at December 31, 2017 and 2016, respectively, which represents its estimated liability for claims incurred but not paid and is included in other current liabilities on the consolidated statement of financial position. Funds held in the pool on behalf of the Organization totaled $487,541 and $471,541 as of December 31, 2017 and 2016, respectively, and are included in prepaid expenses and other current assets on the consolidated statement of financial position.

Employee Health Benefits - Beginning January 1, 2014, the Organization acts as a co-insurer for medical benefits provided to its employees. A medical insurance company processes, pays, and provides reports on the medical benefits plan's claims and reserves. Management accrued $471,831 and $443,770 for claims that have been reported but not yet paid, and for claims incurred but not yet reported as of December 31, 2017 and 2016, respectively. The accrual is included in other current liabilities on the consolidated statements of financial position. The Organization is responsible for claims made, and also carries annual stop-loss insurance on an individual and collective basis.

Note 9 - Continued

The Organization's expense for employees' medical benefits was $1,219,947 and $1,241,781 for the years ended December 31, 2017 and 2016, respectively, net of employee premiums paid.

Note 10 - Concentration

For the years ended December 31, 2017 and 2016, the Organization received 53% and 50%, respectively, of its operating revenues from governmental sources. While government sources comprise a significant percent of operating revenues, this risk is mitigated by the large number of government grants received from a variety of government sources. A reduction in these programs would have a significant impact on the Organization's activities.

Note 11 - Leases

Real Estate Leases - The Organization has entered into lease agreements for time-limited housing and other facilities requiring cash payments with terms expiring on various dates through 2018. Future minimum lease obligations under these noncancelable operating lease agreements total $279,171 for 2018. Rent expense for 2017 and 2016 was $393,617 and $412,088, respectively.

Commercial Leases - The Seneca and Opportunity Place buildings have commercial tenants with noncancelable operating leases with terms expiring through 2021. The future minimum rental income to be received by the Organization under these leases is as follows:

For the Year Ending December 31,	
2018	$ 263,456
2019	90,888
2020	42,547
2021	33,637
2021	19,961
Total Minimum Rental Receipts	**$ 450,489**

Note 12 - Board Designated Reserves

The Organization's Board of Directors has established board designated funds that totaled $1,466,652 and $1,891,655 as of December 31, 2017 and 2016, respectively. The purposes of the funds are to provide for special projects and accumulate reserves that help ensure the long-term maintenance of the Organization's facilities.

Note 13 - Temporarily Restricted Net Assets

Net assets were temporarily restricted for the following purposes at December 31:

	2017	2016
Accumulated unappropriated earnings on endowments	$ 18,260,485	$ 15,472,869
Restricted for specific programs and/or timing	2,574,894	898,425
Passage Point exchange funds (timing restriction)	4,068,084	4,189,218
Sound Families grant (timing restriction)	1,258,863	1,453,296
Total Temporarily Restricted Net Assets	**$ 26,162,326**	**$ 22,013,808**

Note 14 - Permanently Restricted Net Assets

Permanently restricted net assets represent gifts restricted by donors for endowment purposes only, to be invested in perpetuity. Investment income can be used for general operations or is restricted for program services and is governed by the Organization's endowment spending policy.

Net assets were permanently restricted by donors for the following purposes at December 31:

	2017	2016
General endowment	$ 5,697,723	$ 5,693,623
Jeannie and Bruce Nordstrom Endowment Fund for Angeline's (Nordstrom Fund)	800,000	800,000
Shirley G. Bridge Endowment Fund for GirlsFirst (Shirley Bridge Fund)	200,000	200,000
Endowment Guild	723,806	723,806
Total Permanently Restricted Net Assets	**$ 7,421,529**	**$ 7,417,429**

Earnings on the Endowment Guild fund are restricted for child care programs; earnings on the Nordstrom Fund are restricted for safety, survival, and self-sufficiency services for homeless women; and earnings on the Shirley Bridge Fund are restricted for youth development programs. Earnings on all other endowment funds are considered temporarily restricted until appropriated by the Board of Directors for general support of the Organization.

Note 15 - Endowments

The Organization's endowment consists of funds established for a variety of purposes, and consists of donor-restricted endowment funds. As required by U.S. GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Note 15 - Continued

The Organization's Board of Directors has reviewed the Washington State Prudent Management of Institutional Funds Act (PMIFA), and, having considered its rights and obligations thereunder, has determined that it is desirable to preserve, on a long-term basis, the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this determination, the Organization classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, and (b) the original value of subsequent gifts to the permanent endowment.

The remaining portion of the donor-restricted endowment funds that are not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by PMIFA. In accordance with PMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund;
- The purposes of the Organization and the donor-restricted endowment fund;
- General economic conditions;
- The possible effect of inflation and deflation;
- The expected total return from income and the appreciation of investments;
- Other resources of the Organization; and
- The investment policies of the Organization.

Endowment net assets consisted of the following:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment Net Assets, December 31, 2017	$ -	$ 18,260,485	$ 7,421,529	$ 25,682,014
Endowment Net Assets, December 31, 2016	$ -	$ 15,472,869	$ 7,417,429	$ 22,890,298

Note 15 - Continued

Changes to endowment net assets for the year ended December 31, 2017, were as follows:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, December 31, 2016	$ -	$ 15,472,869	$ 7,417,429	$ 22,890,298
Endowment investment return-				
Interest and dividends		823,356		823,356
Realized and unrealized gains		2,950,260		2,950,260
Total endowment investment return		3,773,616		3,773,616
Endowment contributions			4,100	4,100
Appropriation of endowment for expenditure		(986,000)		(986,000)
Endowment Net Assets, December 31, 2017	**$ -**	**$ 18,260,485**	**$ 7,421,529**	**$ 25,682,014**

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or PMIFA requires the Organization to retain as a fund of perpetual duration. However, there were no such funds at December 31, 2017 and 2016.

The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Organization must hold in perpetuity or for donor-specified periods. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of a custom performance benchmark that is based 60% on the MSCI All Country World Index, and 40% on the Fixed Income Barclays Aggregate Bond Index, while assuming a moderate level of investment risk.

The Organization expects its endowment funds, over a market cycle, to return at least the nominal payout percentage (defined as the actual payout amount as a percentage of the current market value of the fund) on the current market value plus the annual rate of inflation. Actual returns in any given year may vary from this amount.

Strategies Employed for Achieving Objectives - To satisfy its long-term rate-of-return objectives, the Organization relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Organization targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Note 15 - Continued

Spending Policy and How the Investment Objectives Relate to Spending Policy - The Organization has a policy of appropriating for distribution each year 5% of its endowment fund's moving average fair value for the seven years prior to the current budget year. In establishing this policy, the Organization considered the long-term expected return on its endowment. Accordingly, over the long term, the Organization expects the current spending policy to generate a gradually increasing payout amount each year. This is consistent with the Organization's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

Note 16 - Contingencies

The Organization is involved from time to time in claims, proceedings and litigation arising in the ordinary course of business. The Organization does not believe that any such pending claims, proceedings or litigation either alone or in the aggregate, will have a material effect on the Organization's financial position or results of operations.

Note 17 - Restatements

Subsequent to year end, management determined that gains recognized on the sale of two properties should be eliminated for consolidated financial statement reporting purposes. This includes a 2016 property transaction between YWCA and Summerfield Rehab LLLP, and a 2017 property transaction between YWCA and Snohomish Portfolio LLLP.

The following table sets forth the effect of these adjustments on the consolidated statement of financial position and the consolidated statement of activities as of December 31, 2016:

	As Previously Reported December 31, 2016	Adjustment	As Restated December 31, 2016
Land, buildings and equipment, net	$ 130,188,923	$ (5,699,894)	$ 124,489,029
Unrestricted Net Assets			
Controlling interest	55,924,956	(5,699,894)	50,225,062
Program Services Expenses			
Permanent housing	15,369,010	(102,866)	15,266,144
Gain on sale of building	5,802,760	(5,802,760)	

Note 17 - Continued

The following table sets forth the effect of these adjustments on the consolidated statement of financial position and the consolidated statement of activities as of December 31, 2017:

	As Previously Reported December 31, 2017	Adjustment	As Restated December 31, 2017
Land, buildings and equipment, net	$ 153,747,126	$ (27,716,786)	$ 126,030,340
Unrestricted Net Assets			
Controlling interest	77,692,310	(27,716,786)	49,975,524
Program Services Expenses			
Permanent housing	16,035,897	(359,603)	15,676,294
Gain on sale of building	22,376,495	(22,376,495)	

SUPPLEMENTARY INFORMATION

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES

Consolidating Statement of Financial Position
December 31, 2017

	YWCA and Wholly-Controlled Subsidiaries	Angeline's LLC	YWCA Family Village at Issaquah II LLC	Summerfield Rehab LLLP	Snohomish Portfolio LLLP	Eliminations	Consolidated Total 2017
Assets							
Current Assets:							
Cash and cash equivalents	$ 4,632,394	$ 147,547	$ 77,532	$ 217,534	$ 216,969	$ -	$ 5,291,976
Accounts and grants receivable	2,430,638	36,304	2,120	77,700	45,246		2,592,008
Current portion of pledges receivable, net	646,422						646,422
Intercompany receivables	136,547		11,787	46,927		(195,261)	
Prepaid expenses and other current assets	794,017			4,442			798,459
Total Current Assets	**8,640,018**	**183,851**	**91,439**	**346,603**	**262,215**	**(195,261)**	**9,328,865**
Pledges receivable, net of current portion	465,320						465,320
Investments	35,919,188						35,919,188
Investment in subsidiary	1,396,596					(1,396,596)	
Limited use assets	2,646,797	1,268,259	570,187	116,376			4,601,619
Long-term intercompany receivables	2,714,528					(2,714,528)	
Notes receivable from related parties	39,553,143					(39,553,143)	
Land, buildings and equipment, net	63,358,922	11,757,840	14,551,899	17,424,568	50,963,538	(32,026,427)	126,030,340
Capitalized costs and other assets, net	253,590		29,656	61,412	60,292		404,950
Total Assets	**$ 154,948,102**	**$ 13,209,950**	**$ 15,243,181**	**$ 17,948,959**	**$ 51,286,045**	**$ (75,885,955)**	**$ 176,750,282**
Liabilities and Net Assets							
Current Liabilities:							
Accounts payable	$ 712,985	$ 58,196	$ 9,050	$ 15,975	$ 67,838	$ -	$ 864,044
Construction payable					1,023,651	(57,513)	966,138
Accrued salaries	1,342,288						1,342,288
Other current liabilities	1,464,533		24,250	27,479	67,643		1,583,905
Related party payables	58,714	123,087	374,905	558,733	1,741,126	(2,852,276)	4,289
Line of credit	2,898,496						2,898,496
Current portion of long-term debt	216,345	113,166		40,069			369,580
Total Current Liabilities	**6,693,361**	**294,449**	**408,205**	**642,256**	**2,900,258**	**(2,909,789)**	**8,028,740**
Deferred revenue	128,569						128,569
Notes payable to related party		3,322,132	4,739,345	8,450,884	23,040,782	(39,553,143)	
Long-term debt, net of current portion	32,540,266	8,712,744	7,782,018	3,289,328	23,202,728		75,527,084
Total Liabilities	**39,362,196**	**12,329,325**	**12,929,568**	**12,382,468**	**49,143,768**	**(42,462,932)**	**83,684,393**
Net Assets and Equity:							
Unrestricted-controlling interest	82,002,051					(32,026,427)	49,975,624
Unrestricted-noncontrolling interest in consolidated subsidiaries						9,506,410	9,506,410
Total unrestricted net assets	82,002,051					(22,520,017)	59,482,034
Temporarily restricted	26,162,326						26,162,326
Permanently restricted	7,421,529						7,421,529
Owners' equity		880,625	2,313,613	5,566,491	2,142,277	(10,903,006)	
Total Net Assets and Equity	**115,585,906**	**880,625**	**2,313,613**	**5,566,491**	**2,142,277**	**(33,423,023)**	**93,065,889**
Total Liabilities, Net Assets and Equity	**$ 154,948,102**	**$ 13,209,950**	**$ 15,243,181**	**$ 17,948,959**	**$ 51,286,045**	**$ (75,885,955)**	**$ 176,750,282**

See independent auditor's report.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF SEATTLE-KING COUNTY-SNOHOMISH COUNTY AND SUBSIDIARIES

Consolidating Statement of Activities
For the Year Ended December 31, 2017

	YWCA and Wholly-Controlled Subsidiaries	Angeline's LLC	YWCA Family Village at Issaquah II LLC	Summerfield Rehab LLLP	Snohomish Portfolio LLLP	Eliminations	Consolidated Total 2017
Operating Activities							
Support and Revenues:							
Public support-							
Governmental fees and grants	$ 19,920,333	$ -	$ -	$ -	$ -	$ -	$ 19,920,333
Contributions	6,761,541						6,761,541
United Way grants	1,101,578						1,101,578
Total public support	27,783,452						27,783,452
Earned revenue-							
Program service fees and rents	4,679,826	1,468,331	524,329	703,480	758,380	(763,217)	7,371,129
Operating investment return	1,202,724	526	254				1,203,504
Total earned revenue	5,882,550	1,468,857	524,583	703,480	758,380	(763,217)	8,574,633
Total Support and Revenues	**33,666,002**	**1,468,857**	**524,583**	**703,480**	**758,380**	**(763,217)**	**36,358,085**
Expenses:							
Program services-							
Permanent housing	11,751,220	1,652,635	999,583	1,085,287	1,396,545	(1,208,976)	15,676,294
Homeless services	9,423,010						9,423,010
Economic empowerment	4,101,540						4,101,540
Children & youth	1,720,762						1,720,762
Health & safety	3,584,517						3,584,517
Supporting services-							
Management and general	2,678,697					(50,104)	2,628,593
Fundraising	1,822,021						1,822,021
Total Expenses	**35,081,767**	**1,652,635**	**999,583**	**1,085,287**	**1,396,545**	**(1,259,080)**	**38,956,737**
Change in Net Assets From Operating Activities	**(1,415,765)**	**(183,778)**	**(475,000)**	**(381,807)**	**(638,165)**	**495,863**	**(2,598,652)**
Nonoperating Activities							
Endowment contributions	4,100						4,100
Contributions restricted for long-term investment	400,000						400,000
Nonoperating investment return	4,398,260						4,398,260
Gain on sale of building	22,376,495					(22,376,495)	
Gain on debt forgiveness	20,790						20,790
Developer fee revenue	2,491,126					(2,491,126)	
Loss on investment in subsidiary	(168)					168	
Change in Net Assets From Nonoperating Activities	**29,690,603**					**(24,867,453)**	**4,823,150**
Total Change in Net Assets From Operating and Nonoperating Activities	**28,274,838**	**(183,778)**	**(475,000)**	**(381,807)**	**(638,165)**	**(24,371,590)**	**2,224,498**
Noncontrolling interest in net losses of subsidiaries						1,678,582	1,678,582
Change in Net Assets From Operating and Nonoperating Activities Excluding Noncontrolling Interest	**$ 28,274,838**	**$ (183,778)**	**$ (475,000)**	**$ (381,807)**	**$ (638,165)**	**$ (22,693,008)**	**$ 3,903,080**

See independent auditor's report.