

**ST. GABRIEL THE ARCHANGEL
CATHOLIC COMMUNITY**

McKinney, Texas

Financial Statements

Years Ended June 30, 2018 and 2017

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Financial Statements

Years Ended June 30, 2018 and 2017

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1
Statements of Financial Position	2
Statements of Activities	3
Statements of Cash Flows	4
Notes to Financial Statements	5 - 9



INDEPENDENT AUDITORS' REPORT

To the Finance Council
of St. Gabriel the Archangel Catholic Community

We have audited the accompanying financial statements of St. Gabriel the Archangel Catholic Community, which comprise the statements of financial position as of June 30, 2018 and 2017, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' 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 auditors consider internal control relevant to the Church'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 Church's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of St. Gabriel the Archangel Catholic Community as of June 30, 2018 and 2017, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

PSK LLP

Arlington, Texas
September 12, 2018

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Statements of Financial Position

June 30, 2018 and 2017

	<u>2018</u>	<u>2017</u>
ASSETS		
Current assets		
Cash	\$ 1,622,994	\$ 3,976,212
Prepaid expenses	<u>258</u>	<u>1,284</u>
Total current assets	<u>1,623,252</u>	<u>3,977,496</u>
Physical properties		
Land	626,770	626,770
Buildings and improvements	9,414,519	9,315,468
Furniture and equipment	655,081	655,081
Construction in progress	15,241,678	4,957,831
Accumulated depreciation	<u>(4,189,255)</u>	<u>(3,924,380)</u>
Net physical properties	<u>21,748,793</u>	<u>11,630,770</u>
Other assets		
Cash restricted for building costs	<u>-</u>	<u>671,402</u>
Total assets	<u>\$ 23,372,045</u>	<u>\$ 16,279,668</u>
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable	\$ 107,079	\$ 101,305
Accrued expenses	22,346	40,915
Deferred revenue	61,418	36,352
Current portion of note payable	<u>21,654</u>	<u>-</u>
Total current liabilities	212,497	178,572
Long-term Liabilities		
Note payable, net of current portion	<u>4,312,173</u>	<u>-</u>
Total liabilities	<u>4,524,670</u>	<u>178,572</u>
Net assets		
Unrestricted		
Undesignated	17,600,346	11,538,546
Board designated	<u>1,195,870</u>	<u>3,833,990</u>
Total unrestricted	18,796,216	15,372,536
Temporarily restricted	<u>51,159</u>	<u>728,560</u>
Total net assets	<u>18,847,375</u>	<u>16,101,096</u>
Total liabilities and net assets	<u>\$ 23,372,045</u>	<u>\$ 16,279,668</u>

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

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Statements of Activities
Years Ended June 30, 2018 and 2017

	<u>2018</u>	<u>2017</u>
Change in unrestricted net assets:		
Revenues and other support:		
Stewardship and contributions	\$ 2,526,552	\$ 2,425,855
Youth	100,054	117,590
Faith Formation	77,757	79,810
Worship	25,438	23,732
Fellowship	109,194	57,872
Family Life	29,358	26,942
SVdP Gala / Mardi Gras	29,428	24,828
Miscellaneous	120,966	100,567
Net assets released from restrictions	<u>3,200,701</u>	<u>3,720,079</u>
 Total revenues and other support	 <u>6,219,448</u>	 <u>6,577,275</u>
 Program expenses:		
Youth	234,931	250,208
Faith Formation	250,000	230,456
Worship	451,020	414,165
Outreach	151,762	115,382
Fellowship	114,107	72,669
Family Life	<u>28,438</u>	<u>29,326</u>
 Total program expenses	 1,230,258	 1,112,206
 Supporting services:		
General and administration	<u>1,565,510</u>	<u>1,481,075</u>
 Total expenses	 <u>2,795,768</u>	 <u>2,593,281</u>
 Change in unrestricted net assets	 <u>3,423,680</u>	 <u>3,983,994</u>
 Change in temporarily restricted net assets:		
Stewardship and contributions	2,523,300	4,342,967
Net assets released from restrictions	<u>(3,200,701)</u>	<u>(3,720,079)</u>
 Change in temporarily restricted net assets	 <u>(677,401)</u>	 <u>622,888</u>
 Change in net assets	 2,746,279	 4,606,882
 Net assets at beginning of the year	 <u>16,101,096</u>	 <u>11,494,214</u>
 Net assets at end of the year	 <u>\$ 18,847,375</u>	 <u>\$ 16,101,096</u>

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

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITYStatements of Cash Flows
Years Ended June 30, 2018 and 2017

	<u>2018</u>	<u>2017</u>
Cash flows from operating activities:		
Change in net assets	\$ 2,746,279	\$ 4,606,882
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation expense	264,875	262,671
Contributions restricted for building costs	(2,503,418)	(4,257,437)
Change in assets and liabilities:		
Decrease in prepaid expenses	1,026	4,196
Increase in accounts payable	5,774	10,086
Increase (decrease) in accrued expenses	(18,569)	27,190
Increase in deferred revenue	<u>25,066</u>	<u>8,397</u>
Net cash provided by operating activities	<u>521,033</u>	<u>661,985</u>
Cash flows from investing activities:		
Decrease (increase) in cash restricted for building costs	671,402	(647,596)
Purchase of physical properties	<u>(10,382,898)</u>	<u>(3,647,727)</u>
Net cash used in investing activities	<u>(9,711,496)</u>	<u>(4,295,323)</u>
Cash flows from financing activities:		
Contributions restricted for building costs	2,503,418	4,257,437
Proceeds from note payable	<u>4,333,827</u>	<u>-</u>
Net cash provided by financing activities	<u>6,837,245</u>	<u>4,257,437</u>
Net change in cash	(2,353,218)	624,099
Cash at beginning of the year	<u>3,976,212</u>	<u>3,352,113</u>
Cash at end of the year	<u>\$ 1,622,994</u>	<u>\$ 3,976,212</u>
Supplemental information:		
Cash paid for interest	<u>\$ 10,065</u>	<u>\$ -</u>

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

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Notes to Financial Statements

1 - Historical Background

St. Gabriel the Archangel Catholic Community (the "Church") was established by the Catholic Diocese of Dallas (the "Diocese") in 1996 for the purpose of providing ministry services to Catholics and others in McKinney, Texas, and the surrounding area.

The Church is exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code as other than a private foundation.

In accordance with Diocesan policy, the Church discontinued sponsorship of its preschool ministry effective July 1, 2013. However, the Church has established an operating agreement with a newly formed tax-exempt organization known as Gabriel's Little Angels Preschool. This independent nonprofit organization has arranged to utilize the facilities of the Church for a preschool ministry that will continue to serve the local community.

2 - Summary of Significant Accounting Policies

Basis of Accounting - The financial statements of the Church have been prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned, and expenses are recorded when the obligation is incurred. The financial statements of the Church have been prepared using accounting principles generally accepted in the United States of America ("US GAAP").

Reporting Entity - These financial statements include the accounts of: St. Gabriel the Archangel Catholic Community; St. Gabriel the Archangel Land Trust; and St. Gabriel the Archangel School Trust. All significant activity between the entities has been eliminated in these financial statements.

Basis of Presentation - As required by the Not-for-Profit Entities Classification of Net Assets topic of the Financial Accounting Standards Board *Accounting Standards Codification* ("FASB ASC"), the Church reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Revenue Recognition - Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions.

All donor-restricted contributions are reported as an increase in temporarily or permanently restricted net assets, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statements of activities as net assets released from restrictions.

Revenues and Support - Revenues and support for the Church are primarily derived from contributions from Church membership.

Donated Assets - Donated marketable securities and other non-cash donations are recorded as contributions at their estimated fair values at the date of donation.

Donated Services - No amounts have been reflected in the financial statements for donated services. The Church pays for most services requiring specific expertise. A large number of people have contributed significant amounts of time to the activities of the Church without compensation. The financial statements do not reflect the value of those contributed services.

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Notes to Financial Statements

2 - Summary of Significant Accounting Policies (continued)

Compensated Absences - Employees of the Church, administrative and ministerial, are entitled to paid vacation depending on length of service and other factors. The Church cannot reasonably estimate the amount of compensation for future absences; accordingly, no liability has been recorded in the accompanying financial statements. The Church's policy is to recognize the cost of compensated absences when paid to employees.

Income Tax Status - The Internal Revenue Service issued a determination letter dated March 25, 1946, stating that all Catholic Church entities listed in the *Official Catholic Directory* are exempt from federal income taxes under Internal Revenue Code Section 501(c)(3). Each year since then, the IRS has issued a communication stating that the determination letter is still in effect. St. Gabriel the Archangel Catholic Community, as part of the Catholic Diocese of Dallas, is exempt under this ruling.

Use of Estimates - Management uses estimates and assumptions in preparing these financial statements in accordance with accounting principles generally accepted in the United States of America. Those estimates and assumptions affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

Cash and Cash Equivalents - For purposes of reporting cash flows, the Church considers all bank deposits and highly liquid financial instruments with an original maturity of three months or less, which are neither held for nor restricted by donors for long-term purposes, to be cash and cash equivalents. Cash and highly liquid financial instruments restricted for capital needs, endowments that are perpetual in nature, or other long-term purposes are excluded from this definition.

Functional Allocation of Expenses - The costs of providing the various program services and supporting activities of the Church have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among the program services and supporting activities.

Programs - The Church pursues its objectives through the execution of these major programs:

Youth - To encourage participation of all youth and young adults in parish life.

Faith Formation - Religious education and spiritual development programs for parishioners.

Worship - Provide a hospitable atmosphere for increased participation in prayer and worship.

Outreach - Provide resources and programs to those grieving, marginalized, and/or served through appropriate agencies within McKinney, Texas, the United States and the world.

Fellowship - To bring parishioners together through social activities to build relationships that enhance Catholic values.

Family Life - To minister to all parishioners, through all stages of life, by providing support, guidance, and a sense of belonging.

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Notes to Financial Statements

3 - Physical Properties

Property and equipment are recorded at cost, if purchased, and fair market value at date of donation, if contributed. Depreciation is calculated using the straight-line method over the estimated useful lives of the respective assets as follows:

Buildings and improvements	10 - 40 years
Furniture and equipment	3 - 20 years

Depreciation expense for the years ended June 30, 2018 and 2017 amounted to \$264,875 and \$262,671, respectively. Maintenance, repairs and minor renewals that do not significantly improve or extend the lives of the representative assets are expensed when incurred. Additions, improvements and major renewals in excess of \$2,000 are capitalized.

4 - Operating Leases

The Church has non-cancelable operating leases for certain office equipment. The following is a schedule by years of minimum rentals under the leases as of June 30, 2018.

<u>Year Ending June 30,</u>	<u>Amount</u>
2019	\$ 6,505
2020	6,505
2021	6,284
2022	2,063

Rent expense for the years ended June 30, 2018 and 2017 totaled \$6,669 and \$8,827, respectively.

5 - Retirement Plan

The Church and its employees participate in the Diocese's 403(b) Retirement Plan for Lay Employees. After one year of employment, eligible employees receive an employer contribution of 3% of annual salary and an employer matching contribution of an additional 1% of annual pay. Aggregate employer contributions during the years ended June 30, 2018 and 2017 were \$19,315 and \$19,827, respectively.

6 - Note Payable

In August 2016, the Church entered into a loan agreement with a lending institution to finance the expansion of the Church's facilities. The agreement provides for maximum borrowings of \$7,500,000 through August 2018. The loan bears interest at a fixed rate of 2.75% through August 2023, at which time, the fixed rate will change to 4.90% and remain through maturity on August 10, 2033. The loan provides for monthly payments of interest only through August 2018. Monthly payments of principal and interest will begin in September 2018 and continue through maturity. The Church did not draw on this loan during the year ended June 30, 2017. The outstanding balance as of June 30, 2018 was \$4,333,827.

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Notes to Financial Statements

6 - Note Payable (continued)

Based on amended terms disclosed at Note 12, future maturities of the note payable are scheduled as follows:

Year Ending June 30,	Amount
2019	\$ 21,654
2020	263,750
2021	271,095
2022	278,645
2023	286,405
Thereafter	<u>3,212,278</u>
	<u>\$ 4,333,827</u>

7 - Concentration of Credit Risks

The Church maintains deposits with reputable financial institutions which are occasionally in excess of federally insured limits. The Church has not experienced any losses in these accounts, and management does not believe the Church is exposed to any significant credit risk.

8 - Income Taxes

The Church follows the Income Taxes topic of the FASB ASC, which prescribes a comprehensive model for the financial statement recognition, measurement, presentation and disclosure of uncertain tax positions taken or expected to be taken in income tax returns. The Church is not aware of any activities that would jeopardize its tax-exempt status and is not aware of any activities that are subject to tax on unrelated business income. As of June 30, 2018, the Church has no uncertain tax positions that qualify for either recognition or disclosure in the financial statements and does not expect this to change in the next twelve months.

9 - Temporarily Restricted Net Assets

The balance of temporarily restricted net assets as of June 30, 2018 and 2017, relates to certain contributions for which the donor has imposed restrictions. These restrictions require the Church to use such funds for expenses directly related to Church activities that correspond to the donor's wishes. During the years ended June 30, 2018 and 2017, temporarily restricted net assets in the amount of \$3,200,701 and \$3,720,079 had been expended in accordance with donor restrictions and have been reclassified to unrestricted net assets. Temporarily restricted net assets consisted of the following as of June 30, 2018 and 2017:

	<u>2018</u>	<u>2017</u>
Pro Life Ministry	\$ 23,136	\$ 49,805
Tithing - General and Outreach	20,670	-
Mission Trips	7,353	7,353
Building / Plus	<u>-</u>	<u>671,402</u>
	<u>\$ 51,159</u>	<u>\$ 728,560</u>

ST. GABRIEL THE ARCHANGEL CATHOLIC COMMUNITY

Notes to Financial Statements

10 - Board Designations

The leadership of St. Gabriel the Archangel Catholic Community has set aside certain unrestricted funds for specific purposes. These funds have not been restricted by the original donor; they are considered board designated. Unrestricted net assets - board designated consisted of the following reserves as of June 30, 2018 and 2017:

	<u>2018</u>	<u>2017</u>
Land Trust	\$ 1,029,228	\$ 3,633,722
Facilities Maintenance	54,389	60,507
Monument Signage	31,088	31,088
Holy Spirit Prayer Group	14,648	13,854
Men's Club	14,168	20,872
School Trust	13,347	13,334
Holiday Boutique	6,383	5,611
Women's Club	5,420	6,871
Gift Shop Ministry	4,939	6,655
SVdP Gala	2,794	24,666
Discretionary	2,627	4,153
Habitat for Humanity	1,535	1,716
Other	15,304	10,941
	<u>\$ 1,195,870</u>	<u>\$ 3,833,990</u>

11 - Commitments

During the years ended June 30, 2018 and 2017, the Church entered into six separate construction contracts totaling \$13,713,222 related to the expansion of the Church's facilities. The contractors submit requests for payment on the contracts as construction progresses. As of June 30, 2018, \$10,288,624 had been billed related to these contracts and has been properly capitalized in the statements of financial position. The remaining \$3,424,598, including retainage payable amounts, will be billed as construction progresses and is not shown as a liability on the statements of financial position.

12 - Subsequent Events

Management has evaluated subsequent events through September 12, 2018, which is the date the financial statements were available to be issued.

In August 2018, the Church amended its loan agreement to extend the conversion date and repayment terms by 9 months. The amended agreement provides for maximum borrowings of \$7,500,000 through May 2019 and matures on May 10, 2034. The amended loan agreement provides for monthly payments of interest only through May 2019. Monthly payments of principal and interest will begin in June 2019 and continue through maturity.