

A photograph of a brick building with graffiti and boarded-up windows. The building is made of red brick. There are several windows, some of which are boarded up with plywood. The text "Building a Future." is written in a large, stylized, black font across the middle of the building. Below this, the text "MANCHESTER NEIGHBORHOOD HOUSING SERVICES" and "ANNUAL REPORT 2000" is printed in a smaller, black font. At the bottom of the image, the text "MHS 2000" is written in large, stylized, yellow and black letters. There is also some smaller graffiti on the wall, including the letters "MHS" and "2000" in white and black.

Building
a
Future.

MANCHESTER NEIGHBORHOOD HOUSING SERVICES ANNUAL REPORT 2000

MHS 2000



Look Felix,
our own

A man with glasses and a goatee, wearing a plaid shirt and light-colored pants, is sitting on a miniature model of a city street. The model includes a yellow car, a building with many windows, and a street with a crosswalk. The man is looking towards the camera with a slight smile.

a model home.

This is a story of a neglected building that overshadowed our neighborhood. Over the past year we gutted, rebuilt and uncovered its true potential. Now it's more than just a building – it's a place that several families feel proud to call their home.

Felix M. Torres

Felix Torres
Executive Director, Manchester Neighborhood Housing Services

It takes
many steps.







A photograph of a wooden door frame and a window. The door frame is made of vertical and horizontal wooden slats. The window is partially open, revealing a bright white light. A sign is attached to the window frame, reading "Opening doors and windows of opportunity." in a cursive font. The sign is white with a black border and is slightly tilted. The background is a textured, light-colored wall.

Opening doors
and windows of
opportunity.



There's a promise...



...and support's always there...









...to walk safely and surely.

MANCHESTER NEIGHBORHOOD HOUSING SERVICES, INC.

COMBINED STATEMENTS OF FINANCIAL POSITION

June 30, 2000

(With Summarized Financial Information for the Year Ended June 30, 1999)

	Unrestricted	Temporarily Restricted		Permanently Restricted				2000	1999
	Operating	Dime Bancorp	Other	Neighborhood Reinvestment Capital Fund	CDBG	HOPE 3	Other	Totals	Totals
ASSETS									
Cash	\$ 339,492	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 339,492	\$ 282,192
Cash — Restricted	—	374,775	41,892	101,244	52,265	14,931	121,276	706,383	839,496
Accounts Receivable	13,194	—	—	—	—	—	102	13,296	26,849
Prepaid Expenses	12,836	—	—	—	—	—	—	12,836	10,011
Pledges Receivable	102,857	—	—	—	—	—	270,000	372,857	503,886
Due From Related Organizations	145,204	108,636	—	300,292	88,491	—	600	643,223	174,963
Real Estate Owned	216,086	253,659	—	18,763	303,588	—	—	792,096	710,479
Home Ownership Construction in Progress	—	—	—	—	41,594	—	—	41,594	123,521
Property, Plant and Equipment	809,345	—	—	—	—	—	—	809,345	62,907
Loans Receivable	46,160	228,700	—	—	632,380	217,293	—	1,124,533	1,079,327
Mortgage Notes Receivable	88,484	—	—	217,970	450,000	—	67,000	823,454	780,343
Investments in Related Organizations	237,067	190,000	—	100,100	92,509	—	341,000	960,676	753,000
Investments in Limited Partnerships	—	—	—	—	—	—	959,576	959,576	752,000
Total Assets	\$2,010,725	\$1,155,770	\$41,892	\$738,369	\$1,660,827	\$232,224	\$1,759,554	\$7,599,361	\$6,098,974
LIABILITIES AND NET ASSETS									
Accounts Payable	\$ 45,203	\$ 191	\$ —	\$ 20,726	\$ 2,651	\$ —	\$ —	\$ 68,771	\$ 26,880
Accrued Expenses	29,040	—	—	—	—	—	—	29,040	41,332
Other Liabilities	56,235	—	40,610	1,173	9,181	—	—	107,199	123,382
Due to Related Organization	—	—	—	—	—	—	5,725	5,725	4,100
Notes Payable	957,070	—	—	—	361,298	217,393	—	1,535,761	1,131,940
Deferred Revenue	—	—	—	—	837,697	—	—	837,697	743,892
Total Liabilities	1,087,548	191	40,610	21,899	1,210,827	217,393	5,725	2,584,193	2,071,526
Net Assets									
Unrestricted	923,177	—	—	—	—	—	—	923,177	800,541
Temporarily Restricted	—	1,155,579	1,282	—	—	—	—	1,156,861	1,233,189
Permanently Restricted	—	—	—	716,470	450,000	14,831	1,753,829	2,935,130	1,993,718
Total Net Assets	923,177	1,155,579	1,282	716,470	450,000	14,831	1,753,829	5,015,168	4,027,448
Total Liabilities and Net Assets	\$2,010,725	\$1,155,770	\$41,892	\$738,369	\$1,660,827	\$232,224	\$1,759,554	\$7,599,361	\$6,098,974

MANCHESTER NEIGHBORHOOD HOUSING SERVICES, INC.

COMBINED STATEMENTS OF ACTIVITIES

For the Year Ended June 30, 2000

(With Summarized Financial Information for the Year Ended June 30, 1999)

	Unrestricted	Temporarily Restricted	Permanently Restricted				2000 Totals	1999 Totals
			Neighborhood Reinvestment Capital Fund	CDBG/ HOME	HOPE 3	Other		
SUPPORT AND REVENUE								
Corporate Contributions	\$ 107,250	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 107,250	\$ 110,160
Foundation Contributions	193,610	—	—	—	—	190,000	383,610	107,000
Individual Contributions	5,600	—	—	—	—	—	5,600	2,551
Affordable Housing Program Grants	—	—	—	—	—	200,000	200,000	98,342
Governmental Grants	137,988	—	—	328,892	14,831	—	481,711	653,282
Neighborhood Reinvestment:								
Expendable Grants	154,020	—	—	—	—	—	154,020	92,007
Capital Grants	—	—	100,000	—	—	—	100,000	200,000
Development Fees	216,067	—	—	—	—	—	216,067	172,727
Rental Income	68,166	—	—	—	—	—	68,166	—
Other Revenue	110,735	38,904	—	—	—	—	149,639	73,160
Total Support and Revenue	993,436	38,904	100,000	328,892	14,831	390,000	1,866,063	1,509,229
EXPENSES:								
Fundraising	81,816	—	—	—	—	—	81,816	43,040
Organizing	165,197	—	—	—	—	—	165,197	102,019
Real Estate Development	115,924	35,232	—	178,892	—	—	330,048	1,133,485
Home Ownership	282,117	—	—	—	—	—	282,117	235,835
Rental Properties	77,978	—	—	—	—	—	77,978	—
Management and General	147,768	—	—	—	—	1,595	149,363	112,848
Total Expenses	870,800	35,232	—	178,892	—	1,595	1,086,519	1,627,227
Changes in Net Assets	122,636	3,672	100,000	150,000	14,831	388,405	779,544	(117,998)
Operating Transfer	—	(80,000)	—	—	—	80,000	—	—
Contributed Capital	—	—	—	—	—	208,176	208,176	753,000
Net Assets, Beginning of Year	800,541	1,233,189	616,470	300,000	—	1,077,248	4,027,448	3,392,446
Net Assets, End of Year	\$ 923,177	\$1,156,861	\$ 716,470	\$ 450,000	\$ 14,831	\$1,753,829	\$5,015,168	\$4,027,448

The foundation is strong...

MANCHESTER NEIGHBORHOOD HOUSING SERVICES, INC.

COMBINED STATEMENT OF CASH FLOWS

For the Year Ended June 30, 2000

(With Summarized Financial Information for the Year Ended June 30, 1999)

	Unrestricted	Temporarily Restricted	Permanently Restricted				2000 Totals	1999 Totals
			Neighborhood Reinvestment Capital Fund	CDBG/ HOME	HOPE 3	Other		
CASH FLOWS FROM OPERATING ACTIVITIES:								
Changes in Net Assets	\$ 122,636	\$ 3,672	\$ 100,000	\$ 150,000	\$ 14,831	\$ 388,405	\$ 779,544	\$(117,998)
Adjustments to Reconcile Changes in Net Assets to Net Cash Provided (Used) by Operating Activities:								
Depreciation and Amortization	33,381	—	—	—	—	—	33,381	11,407
Changes in Operating Assets and Liabilities:								
Accounts Receivable	13,655	—	—	—	—	(102)	13,553	42,831
Prepaid Expenses	(2,825)	—	—	—	—	—	(2,825)	(4,333)
Pledges Receivable	38,029	363,000	—	—	—	(270,000)	131,029	609,757
Development Fees Receivable	—	—	—	—	—	—	—	58,800
Due from Related Organizations	29,759	(108,636)	(300,292)	(88,491)	—	(600)	(468,260)	(113,631)
Accounts Payable	21,209	191	20,726	(235)	—	—	41,891	(92,085)
Accrued Expenses	(12,292)	—	—	—	—	—	(12,292)	11,319
Other Liabilities	11,566	40,610	1,173	(14,584)	—	(54,948)	(16,183)	76,738
Due to Related Organization	—	—	—	—	—	1,625	1,625	(213,655)
Deferred Revenue	—	—	—	93,805	—	—	93,805	239,905
Net Cash Provided (Used) by Operating Activities	<u>255,118</u>	<u>298,837</u>	<u>(178,393)</u>	<u>140,495</u>	<u>14,831</u>	<u>64,380</u>	<u>595,268</u>	<u>509,055</u>
CASH FLOWS FROM INVESTING ACTIVITIES:								
Purchases of Property, Plant and Equipment	(678,189)	(214,199)	—	—	—	—	(892,388)	—
Disposals of Property, Plant and Equipment	—	—	81,077	31,802	—	—	112,879	713,280
Investments in Related Organizations	(115,067)	—	(100)	(92,509)	—	—	(207,676)	(215,000)
Investments in Limited Partnerships	—	—	—	—	—	(207,576)	(207,576)	(277,000)
Loans Advanced	—	(32,750)	(67,146)	(46,780)	—	—	(146,676)	(800,587)
Loans Repaid	35,359	—	—	—	23,000	—	58,359	183,887
Contributed Capital	—	—	—	—	—	208,176	208,176	493,000
Net Cash Provided (Used) by Investing Activities	<u>(757,897)</u>	<u>(246,949)</u>	<u>13,831</u>	<u>(107,487)</u>	<u>23,000</u>	<u>600</u>	<u>(1,074,902)</u>	<u>97,580</u>
Cash Flows from Financing Activities:								
Net Note Proceeds (Payments)	528,770	—	—	(101,949)	(23,000)	—	403,821	(227,155)
Net Cash Provided (Used) by Financing Activities	<u>528,770</u>	<u>—</u>	<u>—</u>	<u>(101,949)</u>	<u>(23,000)</u>	<u>—</u>	<u>403,821</u>	<u>(227,155)</u>
Net Increase (Decrease) in Cash	25,991	51,888	(164,562)	(68,941)	14,831	64,980	(75,813)	379,480
Cash at Beginning of Year	313,501	364,779	265,806	121,206	100	56,296	1,121,688	742,208
Cash at End of Year	<u>\$ 339,492</u>	<u>\$ 416,667</u>	<u>\$ 101,244</u>	<u>\$ 52,265</u>	<u>\$ 14,931</u>	<u>\$ 121,276</u>	<u>\$1,045,875</u>	<u>\$1,121,688</u>
Supplemental Disclosure of Cash Flows Information								
Cash Paid During the Year for Interest	<u>\$ 15,101</u>							

...and the sky is the limit.

CONTRIBUTORS

Philanthropic contributions help Manchester Neighborhood Housing Services continue our work in the community. We appreciate the support of the following individuals, foundations, corporations, businesses, and government entities for their generous support this past year.

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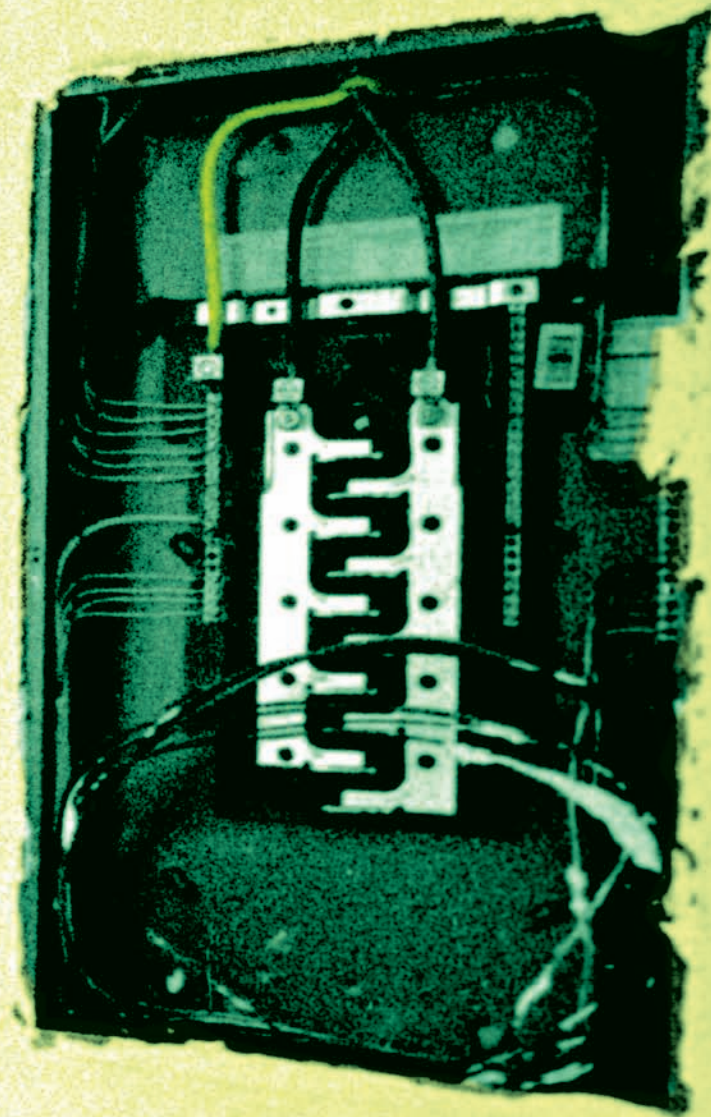
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Connecting to
the community.







We welcome you in...

...to your home...



...to your future.

To Future
Success!



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