

All publications available at [StrengthMatters.net](http://StrengthMatters.net)  
**Strength Matters Papers**

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Papers on financial topics relevant to nonprofit housing owners and developers.

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**TAX ISSUES**    Avoiding LIHTC Issues: The Initial Years

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**TAX ISSUES**    Avoiding LIHTC Issues: The Middle Years

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**TAX ISSUES**    Avoiding LIHTC Issues: The Final Years

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**TAX ISSUES**    Creating a Tax-Exempt – Not-for-Profit Organizations from Infancy to Adolescences to Adulthood!

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**TAX ISSUES**    Staying Tax-Exempt – Not-for-Profit Organizations from Infancy to Adolescences to Adulthood!

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**TAX ISSUES**    Lost and Found Again Tax-Exempt Status – Not-for-Profit Organizations from Infancy to Adolescences to Adulthood!

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**TAX ISSUES**    Avoiding Tax-Exempt Use Property in Credit Deals – The IRC §168(h) Election

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**TAX ISSUES**    Partnership Allocations for Low-Income Housing Tax Credit Deals – An Introduction to IRC §704(b)

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**DISCUSSION ISSUES**    Grants to Nonprofit Sponsors for Real Estate Development

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**DISCUSSION ISSUES**    Sales of Real Estate Between Related Entities

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**DISCUSSION ISSUES**    Elimination of Developer Fees in Consolidation

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**DISCUSSION ISSUES**    Uniform Guidance Issues

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## Financial Reporting Papers

A series of papers on financial reporting best practices for nonprofit housing owners and developers that address various topics related to GAAP reporting issues.

### EXECUTIVE SUMMARY

Financial Reporting Best Practice Papers – Executive Summary

### TOPIC 1

Determination of Parent Organization Fiscal Year-End

### TOPIC 2

Presentation - Comparative Statements Versus non-Comparative Statements

### TOPIC 3A

Consolidation Issues - Eliminations and Presentation of Noncontrolling Interests

### TOPIC 3B

Consolidation Issues - Steps for a Successful Consolidation

### TOPIC 4A

Developer Fee Recognition

### TOPIC 4B

Developer Fee Elimination

### TOPIC 5

Determination and Presentation of Supplemental Information

### TOPIC 6

Preparation of the Statement of Financial Position

### TOPIC 7

Net Assets Section of the Statement of Financial Position

### TOPIC 8

Statement of Functional Expenses - Methodologies & Combining Allocation Methodology

### TOPIC 9

Issuance of Stand-Alone Financial Statements or Parent-Only Financial Statements

### TOPIC 10

Allowances for Receivables

### TOPIC 11

Asset Capitalization and Depreciation Policy at Corporate and Property Levels

### TOPIC 12

Statement of Activities for Nonprofit Organizations

### TOPIC 13

Statement of Cash Flows for Nonprofit Organizations

### TOPIC 14

Segment Reporting

### TOPIC 15

Cash Presentation

### TOPIC 16

Financial Statement Disclosures

### TOPIC 16A

Financial Statement Disclosures – Affiliates

### TOPIC 16B

Financial Statement Disclosures – Notes Payable

### TOPIC 16C

Financial Statement Disclosures – Net Assets

## Financial Reporting Papers Continued

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<b>TOPIC 16D</b>	Financial Statement Disclosures – Commitments and Contingencies
<b>TOPIC 16E</b>	Financial Statement Disclosures – Investments
<b>TOPIC 16F</b>	Financial Statement Disclosures – Property and Equipment
<b>TOPIC 16G</b>	Financial Statement Disclosures – Related Party Transactions
<b>TOPIC 16H</b>	Financial Statement Disclosures – Notes Receivable
<b>TOPIC 16I</b>	Financial Statement Disclosures – Accounts Receivable
<b>TOPIC 16J</b>	Financial Statement Disclosures - Special Transactions
<b>TOPIC 16K</b>	Financial Statement Disclosures - Subsequent Events
<b>TOPIC 16L</b>	Financial Statement Disclosures - Deferred Revenue
<b>TOPIC 17</b>	Commitments, Contingencies, and Guarantees
<b>TOPIC 18</b>	Asset Valuation Guidance
<b>TOPIC 19</b>	Free Cash Flow
<b>TOPIC 20</b>	Accounting for LIHTC Year 15 Disposition Options
<b>TOPIC 21</b>	Accounting for Contributions, Exchange Transactions, and Forgivable Loans
<b>FASB RESPONSE</b>	Response to FASB's Proposed Changes for Presentation of Not-for-Profit Financial Statements (08/2015)

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## Annual Accounting and Auditing Updates

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- 2017 Annual Update on Accounting and Auditing Developments
- 2016 Annual Update on Accounting and Auditing Developments
- 2015 Annual Update on Accounting and Auditing Developments
- 2014 Annual Update on Accounting and Auditing Developments
- 2013 Annual Update on Accounting and Auditing Developments
- 2012 Annual Update on Accounting and Auditing Developments
- 2011 Annual Update on Accounting and Auditing Developments
- 2010 Annual Update on Accounting and Auditing Developments

## Research: Enterprise Finance & Policy Papers

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- Financial Strength 2006 to 2016 – Survey Data Paper
- Communicating with Impact Investors
- The Demand and Requirements for Impact Investing in Housing Enterprises
- Policy Directions: Building Stronger Nonprofits in Housing and Community Development
- Policy Directions: Investing in Nonprofit Housing Social Enterprises
- Investing in Housing Enterprises: Underwriting Benchmarks
- Innovative Capital Solutions for Nonprofit Housing Social Enterprises
- Enterprise Finance Case Study 1 - Homes for America: Strength Matters In Becoming the Partner of Substance
- Enterprise Finance Case Study 2 – Foundation Communities: Strength Matters When Optimizing Value in a Portfolio
- Enterprise Finance Case Study 3 – CommonBond Communities: Strength Matters When Raising Funds for a Sustainable Business
- Enterprise Finance Case Study 4 – Gulf Coast Housing Partnership – Strength Matters When Demonstrating a New Business Model
- Urban Land Institute: Preserving Multifamily Workforce and Affordable Housing

## Webinar Series

An ongoing series of webinars. Recordings of sessions and presentations are available.

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- Records Management and Retention Policies Webinar (07/31/19)
- Avoiding LIHTC Issues: The Middle and Final Years (05/01/19)
- Avoiding LIHTC Issues: The Initial Years (03/20/19)
- 2018 Accounting and Auditing Updates Webinar (01/23/19)
- Functional Expense Reporting Webinar (12/13/18)
- New Liquidity Footnote Webinar (11/29/18)
- Uniform Guidance Issues – The Super Circular Webinar (3/28/18)
- 2017 Annual Accounting, Auditing and Tax Updates Webinar (1/24/18)
- Avoiding Tax Credit Mayhem, Round 2: Protecting Your Depreciation Method – The 168(h) Election (12/06/17)
- Avoiding Tax Credit Mayhem: Managing Your Partnership Allocations Right From The Start (11/15/17)

## Webinar Series Continued

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- How to Increase the Clarity & Quality of Your Financial Statement Footnotes (02/22/17)
- 2016 Accounting, Auditing & Tax Updates for Nonprofit Affordable Housing Developers (01/25/17)
- Key Financial Statement Footnote Disclosures to Tell Your Story (01/11/17)
- Building Your Risk Management Toolkit (12/15/16)
- Communicating with Impact Investors (2/17/16)
- ULI State of Play: Emerging Funding Structures for Affordable Rental Housing (1/20/16)
- Marketing Your Organization Through Financial Statements Series, Part 6: Capitalization Policies (12/8/15)
- Marketing Your Organization Through Financial Statements Series, Part 5: Statement of Cash Flows (11/17/15)
- Marketing Your Organization Through Financial Statements Series, Part 4: Statement of Functional Expense (10/28/15)
- Marketing Your Organization Through Financial Statements Series, Part 3: Net Assets – What They Say About Your Organization (4/23/15)
- Marketing Your Organization Through Financial Statements Series, Part 2: Demonstrate Financial Flexibility Through Classification of Assets and Liabilities (3/26/15)
- Marketing Your Organization Through Financial Statements Series, Part 1: Financial Statements & Formats That Tell Your Story (2/12/15)
- Accounting and Auditing Updates for Nonprofit Affordable Housing Owners and Developers (1/22/15)
- Using Audit Notes to Tell Your Story: Best Practices for Presenting Your Financial Statements, Part 2 (11/20/14)
- Impact Investment in Housing Enterprises (10/30/14)
- Enterprise Finance Series: Lessons from the Field, Part 3 – Congratulations! Now Get to Work (12/17/13)
- Using Audit Notes to Tell Your Story: Best Practices for Presenting Your Financial Statements, Part 1 (11/13/13)
- Enterprise Finance Series: Lessons from the Field, Part 2 – The New Mandate: Asset Management to Drive Enterprise Strength (11/5/13)

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- Enterprise Finance Series: Lessons from the Field, Part 1 – Building Your Capital Base: Common Themes Behind Success (10/8/13)
- Consolidated Financial Statements 101: Session 2 – Consolidation of Controlled by not Wholly-Owned Entities (2/12/13)
- Consolidated Financial Statements 101: Session 1 – The How and Why of Consolidation (1/23/13)
- Financial Statement Formats: Maximizing Readability for Your Board and External Users (11/14/12)
- Advanced Issues in Consolidation: Practical Solutions for the Resolution of Common Consolidating Headaches (10/5/12)

## Other Resources and Monitoring Tools for Nonprofit Real Estate Developers

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- A CFO's Guide to Understanding Cash Flow Waterfalls from Your Multifamily Portfolio
- Financial Reporting Matrix
- Five-Year Cash Flow Projections Template
- Management Discussion & Analysis Template
- Portfolio Summary Project Performance Report Template
- Procurement Policy Sample 1
- Procurement Policy Sample 2
- Project Pipeline Template
- Records Management and Retention Policy – Implementation Guide
- Sample Consolidation Workbook Template
- Sample Grants Outline and Index for Tracking
- Sample Procurement Policies
- Schedule of Debt Template

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