Financial Statements
June 30, 2021

Utah Youth Village, Inc.

(With Comparative Totals for 2020)

CPAs & BUSINESS ADVISORS

Independent Auditor's Report

The Board of Trustees
Utah Youth Village, Inc.
Salt Lake City, Utah

Report on the Financial Statements
We have audited the accompanying financial statements of Utah Youth Village, Inc., which comprise the statement of financial position as of June 30, 2021, and the related statements of activities, functional expenses, and cash flows for the year 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.

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit 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 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, the financial statements referred to above present fairly, in all material respects, the financial position of Utah Youth Village, Inc. as of June 30, 2021, 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.

Restatement of Summarized Comparative Information

As discussed in Note 18 to the financial statements, management and the Board of Trustees made the strategic decision to close Utah Youth Village's residential group homes. Accordingly, the summarized comparative information for 2020 has been restated to reflect the reclassification of the discontinued operations. Our opinion is not modified with respect to this matter.

Report on Summarized Comparative Information

We have previously audited Utah Youth Village, Inc.'s 2020 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 27, 2020. In our opinion the summarized comparative information presented herein as of and for the year ended June 30, 2020, is consistent, in all material respects, with the exception of the restatements identified in the preceding paragraph, with the audited financial statements from which it has been derived.

Eide Bailly LLP

Salt Lake City, Utah
October 21, 2021

Utah Youth Village, Inc.

Statement of Financial Position

June 30, 2021

(With summarized financial information as of June 30, 2020)

	2021	2020 (as restated)
Assets		
Cash and cash equivalents	$ 4,374,123	$ 5,130,327
Investments	181	401
Accounts receivable, net	1,442,842	1,162,094
Other receivables	21,012	18,054
Prepaid expenses	200,431	196,549
Promises to give, net	777,481	1,597,107
Beneficial interest in charitable trust held by others	2,275,988	2,275,988
Investment in Meadowbrook Water Users Association	792,350	792,350
Property and equipment, net	15,035,408	14,434,732
Property and improvements held for future development and sale	187,243	170,579
Assets attributable to discontinued operations	880,825	958,531
	$ 25,987,884	$ 26,736,712
Liabilities and Net Assets		
Accounts payable	$ 421,318	$ 478,450
Unearned revenues	396,407	372,657
Accrued payroll and related expenses	550,016	655,200
Other accrued expenes	5,409	5,221
Notes payable, net of unamortized debt issuance costs	4,352,032	4,518,845
Paycheck Protection Program (PPP) Loan	-	2,052,100
Total liabilities	5,725,182	8,082,473
Net Assets		
Without donor restrictions		
Undesignated	1,885,429	77,082
Property and equipment, net of related debt	11,739,444	11,024,997
Board Designated		
Board designated endowment for		
Alpine Academy II	439,952	439,952
Families First	24,823	25,220
With donor restrictions		
CPAF earnings for Families First	145,677	151,595
Scholarship	79,211	75,264
Alpine Academy II	815,915	1,746,755
Other	30,978	12,100
Tanner endowment	2,275,988	2,275,988
Children's Perpetual Assistance Fund	2,825,285	2,825,286
Total net assets	20,262,702	18,654,239
	$ 25,987,884	$ 26,736,712

Utah Youth Village, Inc.

Statement of Activities

Year Ended June 30, 2021

(With summarized financial information for the year ended June 30, 2020)

	2021			
	Without Donor Restrictions	With Donor Restrictions	Total	2020 (as restated)
Public Support				
Contributions	$ 677,713	$ 764,698	$ 1,442,411	$ 1,063,823
Contribution revenue from forgiveness of Paycheck Protection Program Loan	2,075,545	-	2,075,545	-
Revenue				
Utah Department of Human Services	1,858,912	-	1,858,912	2,000,674
Other agencies and organizations	5,739,189	-	5,739,189	5,505,209
Private placement	4,793,799	-	4,793,799	4,677,037
Change in fair value of charitable trust held by others	-	-	-	(61,680)
Gain on sale of property and equipment	32,697	-	32,697	8,136
Net investment return	(220)	-	(220)	361
Interest income	33,931	148,554	182,485	220,291
Other income	13,097	-	13,097	8,710
Gross special events revenue	-	-	-	25,200
Less cost of direct benefits to donors	-	-	-	(24,458)
Net special events revenue	-	-	-	742
Total revenues	12,471,405	148,554	12,619,959	12,359,480
Net assets released from restrictions	1,827,186	(1,827,186)	-	-
Total public support and revenues	17,051,849	(913,934)	16,137,915	13,423,303
Expenses and Losses				
Program services expense				
Alpine Academy				
Mountain View Campus	7,200,424	-	7,200,424	7,769,730
Lakeview Campus	1,349,908	-	1,349,908	7,147
Treatment Foster Care	1,019,436	-	1,019,436	1,150,143
Families First	2,302,295	-	2,302,295	2,813,237
Mentoring	151,571	-	151,571	-
Child Issues	5,145	-	5,145	12,269
Smarter Parenting	448,441	-	448,441	499,295
Total program expenses	12,477,220	-	12,477,220	12,251,821
Supporting services expense				
Management and general	1,271,027	-	1,271,027	1,224,649
Fundraising and development	317,819	-	317,819	291,430
Total supporting services expenses	1,588,846	-	1,588,846	1,516,079
Loss on sale of investments	4,574	-	4,574	-
Loss on sale of property, and improvements held for development and of investment in water users association	-	-	-	59,487
Total expenses and losses	14,070,640	-	14,070,640	13,827,387
Change in nets assets attributable to discontinued operations	(458,812)	-	(458,812)	(424,365)
Change in Net Assets	2,522,397	(913,934)	1,608,463	(828,449)
Net Assets, Beginning of Year	11,567,251	7,086,988	18,654,239	19,482,688
Net Assets, End of Year	$ 14,089,648	$ 6,173,054	$ 20,262,702	$ 18,654,239

Utah Youth Village, Inc.

Statement of Functional Expenses

Year Ended June 30, 2021

(With summarized financial information for the year ended June 30, 2020)

	Program Services								Supporting Services				
	Alpine Academy												
	Mountain View Campus	Lakeview Campus	Treatment Foster Care	Families First	Mentoring	Child Issues	Smarter Parenting	Total	Management and General	Fundraising and Development	Total	2021 Total Expenses	2020 Total Expenses (as restated)
Salaries and wages	$ 3,620,774	$ 661,204	$ 344,133	$ 1,477,221	$ 112,039	$ 3,053	$ 185,975	$ 6,404,399	$ 800,894	$ 168,219	$ 969,113	$ 7,373,512	$ 7,295,846
Employee benefits	698,273	117,121	56,430	356,020	6,045	706	57,225	1,291,820	171,579	9,205	180,784	1,472,604	1,659,342
Payroll taxes	348,070	58,634	31,599	135,713	9,803	127	15,448	599,394	48,559	10,456	59,015	658,409	658,748
Professional fees	368,418	83,635	48,250	52,700	-	-	32,874	585,877	102,479	4,150	106,629	692,506	458,882
Payments to treatment parents	-	-	456,598	-	-	-	-	456,598	-	-	-	456,598	518,497
Supplies	108,877	10,355	1,743	6,213	221	-	211	127,620	921	1,180	2,101	129,721	160,592
Youth reinforcers	39,051	5,722	727	1,650	224	3	-	47,377	-	-	-	47,377	51,440
Youth travel	2,566	1,236	-	-	-	-	-	3,802	-	-	-	3,802	1,288
Youth entertainment	25,232	6,642	-	708	76	-	-	32,658	-	-	-	32,658	28,376
Food	276,177	48,557	2,094	12,482	645	-	89	340,044	1,569	492	2,061	342,105	356,479
Conferences and workshops	16,420	4,159	828	245	-	2	88	21,742	515	218	733	22,475	58,443
Vehicle and travel	59,678	9,844	11,641	146,057	9,210	246	96	236,772	2,664	631	3,295	240,067	354,948
Printing and publications	6,780	6,049	595	1,180	57	-	20	14,681	1,236	5,738	6,974	21,655	22,604
Telephone	47,426	10,112	4,481	31,780	5,201	22	3,106	102,128	6,221	427	6,648	108,776	104,989
Utilities	80,856	12,594	3,289	1,285	175	100	1,918	100,217	6,881	1,698	8,579	108,796	92,847
Purchase of small equipment	50,237	19,404	4,847	7,070	964	754	12,353	95,629	10,834	16,268	27,102	122,731	138,113
Building and equipment maintenance	161,652	9,057	2,791	726	100	80	1,661	176,067	5,934	1,475	7,409	183,476	210,539
Building lease	-	-	-	35,671	4,864	-	-	40,535	-	-	-	40,535	44,220
Insurance	370,693	3,548	43,790	29,237	1,897	-	3,709	452,874	34,032	2,909	36,941	489,815	407,846
Postage	7,651	847	295	685	44	-	105	9,627	502	286	788	10,415	10,942
Bank charges	2,268	1,753	-	-	-	-	-	4,021	31,320	-	31,320	35,341	21,794
Advertising	27,915	10,907	1,674	3,862	-	-	127,832	172,190	63	8	71	172,261	163,256
Interest	249,946	139,116	-	-	-	-	-	389,062	28,996	-	28,996	418,058	336,708
Grants and awards	35	-	3,875	-	-	-	-	3,910	271	10	281	4,191	4,222
Bad debts (recoveries)	56,901	20,000	(9,270)	(5,641)	-	-	-	61,990	1,390	90,000	91,390	153,380	9,400
Dues, fees and licenses	29,946	5,915	3,726	1,639	6	-	825	42,057	4,905	2,015	6,920	48,977	51,712
Depreciation of buildings and equipment	544,582	103,497	5,300	5,792	-	52	4,906	664,129	9,262	2,434	11,696	675,825	570,285
Total expenses by function	7,200,424	1,349,908	1,019,436	2,302,295	151,571	5,145	448,441	12,477,220	1,271,027	317,819	1,588,846	14,066,066	13,792,358
Less expenses included with revenues on the statement of activities Cost of direct benefits to donors	-	-	-	-	-	-	-	-	-	-	-	-	(24,458)
Total expenses included in the expense section on the statement of activities	$ 7,200,424	$ 1,349,908	$ 1,019,436	$ 2,302,295	$ 151,571	$ 5,145	$ 448,441	$ 12,477,220	$ 1,271,027	$ 317,819	$ 1,588,846	$ 14,066,066	$ 13,767,900

	2021	2020 (as restated)
Cash Flows from Operating Activities		
Change in net assets	$ 1,608,463	$ (828,449)
Adjustments to reconcile change in net assets to net cash from operating activities		
Depreciation	675,825	570,285
Depreciation attributable to discontinued operations	97,997	96,160
Contribution revenue from investments received from donors	(139,239)	-
Contribution revenue from forgiveness of Paycheck Protection Program (PPP) Loan	(2,075,545)	-
Loss on sale of investments	4,574	-
Gain on sale of property and equipment	(32,697)	(8,136)
Loss on sale of property, and improvements held for development and of investment in water users association	-	59,487
Net investment return	130	(361)
Change in fair value of charitable trust held by others	-	61,680
Interest expense attributable to amortization of debt issuance costs	4,230	4,230
Changes in operating assets and liabilities		
Accounts receivable, net	(280,748)	162,094
Promises to give, net	759,626	490,070
Other receivables	(2,958)	(6,000)
Prepaid expenses	(3,882)	(6,052)
Accounts payable	(57,132)	(71,769)
Unearned revenues	23,750	113,355
Accrued payroll and related expenses	(81,739)	150,830
Other accrued expenses	188	477
Net Cash from Operating Activities	500,843	787,901
Cash Flows from Investing Activities		
Proceeds from sales of property and equipment	48,300	29,601
Proceeds from sales of investments	194,755	-
Proceeds from sales of property and improvements held for sale	-	91,437
Proceeds from sale of investment in water users association	-	70,314
Purchase of property held for future development and sale	(16,664)	(23,310)
Purchases of property and equipment	(1,292,104)	(4,940,038)
Purchases of property and equipment attributable to discontinued operations	(28,291)	(1,987)
Net Cash used for Investing Activities	(1,094,004)	(4,773,983)

	2021	2020 (as restated)
Cash Flows from Financing Activities		
Proceeds from Paycheck Protection Program (PPP) Loan	$ -	$ 2,052,100
Principal payments of note payable	(171,043)	(161,775)
Net Cash from (used for) Financing Activities	(171,043)	1,890,325
Net Change in Cash and Cash Equivalents	(764,204)	(2,095,757)
Cash and Cash Equivalents, Beginning of Year	5,150,327	7,246,084
Cash and Cash Equivalents, End of Year	$ 4,386,123	$ 5,150,327

Cash and Cash Equivalents are presented as follows on the statement of financial position:

	2021	2020
Cash and cash equivalents	$ 4,374,123	$ 5,130,327
Assets attributable to discontinued operations	12,000	20,000
	$ 4,386,123	$ 5,150,327
Supplemental Disclosure of Cash Flow Information		
Cash paid during the year for interest to third parties	$ 219,239	$ 236,542
Supplemental Disclosure of Non-cash Investing and Financing Activity		
Investments received as consideration for payments on pledges receivable	$ 60,000	$ -

Note 1 - Principal Activity and Significant Accounting Policies

Organization and Nature of Operations

Utah Youth Village, Inc. (Utah Youth Village) is a Utah nonprofit corporation. The mission of Utah Youth Village is to heal and elevate lives through proven family solutions.

All treatment is based on the highly researched, evidence-based Teaching-Family Model, which teaches parents or surrogate parents like foster parents how to make changes effectively and humanely with individuals facing emotional and behavioral challenges. In Utah Youth Village's Families First and Smarter Parenting programs the components of the Teaching-Family Model are shared with parents in their own homes to help them help their children.

Through support from governmental contracts, private placements and donations, Utah Youth Village provides the following treatment facilities and services:

- Alpine Academy, located in Tooele County, is a fully accredited therapeutic boarding school with two campuses which are approximately three miles apart and provide academic and therapeutic support to youth from all around the United States. The award-winning Mountain View Campus has been in operation since 2001 and provides services to adolescents assigned female at birth. The new Lakeview Campus provides these services to adolescents assigned male at birth and officially opened for business in July of 2020. Both campuses are licensed as residential treatment facilities and utilize the evidence-based Teaching Family Model. The dedicated team of licensed therapists, family teachers, academic staff and treatment staff use this model to train the students and their families back home how to better deal with challenging life circumstances in a family style environment which provides a nurturing, individualized and strength-based treatment setting. In addition to the therapeutic environment, the Alpine team provides comprehensive academic services that are designed to help improve each student's academic self-esteem and help them get back on track to be successful at home or in college.

- Treatment Foster parents live in their own private homes and are licensed and trained with Utah Youth Village to provide treatment to youth between the ages of 0-21. The Treatment Parents in these homes are highly trained and closely supervised by a program consultant. They learn to use behavioral techniques and a structured program in their home to help foster children. Treatment Parents work closely with biological parents, schools, caseworkers, therapists, courts, and others who are involved with the foster youth. Youth are referred to Treatment Foster homes by a variety of social service agencies, with the Utah Division of Child and Family Services being the primary referral source. The youth referred are in need of a very structured setting as most of them have failed previous placements in less structured foster homes. The most common referral behaviors are school attendance and behavioral problems, authority conflicts, peer problems, anger/aggression control problems, sexual or physical abuse, neglect, running away, attention deficit or hyperactivity problems, and substance abuse. Treatment in foster care regularly helps youth successfully return to biological families, be placed with adoptive families, or moved to lower level of care foster homes.

- The Families First program is a unique intensive in-home intervention for youth and families experiencing challenging life circumstances throughout Utah. Village specialists, highly trained in the Teaching Family Model, go into the home and ally with parents, teaching them impactful parenting skills so they can successfully guide their children through the evidence-based program. This program allows families to avoid the disruption of foster care, detention or psychiatric hospitalization. The Families First team helped 361 families (1,263 individuals) and provided services in every Utah county for the first time in the program's history over the past year.

- Mentors work with youth throughout Utah who are either in the custody of a state agency or living with family in the community. Most youth are referred by the state Department of Human Services. Mentors do a wide variety of things, such as tutoring youth with academic needs, driving youth to important appointments when a guardian can't, reminding youth of previously acquired skills to help them deal with everyday situations, and spending time just having fun while youth learn relationship building skills. Mentors help youth in as many ways as caseworkers see a need and make requests, and mentors provide a positive influence in the lives of many youth daily. Having a mentor is an opportunity for at risk youth to have another caring adult in their lives, and as we know, every youth is just one caring adult away from being a success.

- Smarter Parenting is an extensive online resource where parents can learn effective, concrete, proven parenting skills included in the Teaching Family Model. The Smarter Parenting website offers voluminous amounts of supportive resources which parents from all backgrounds can regularly make use of in order to achieve their specific parenting goals. Along with the website, Smarter Parenting also offers over 150 downloadable podcasts; a popular YouTube channel with an extensive menu of parental tutorial videos, customized online coaching sessions with trained clinicians and individualized behavioral plans. Since its creation in 2012, the resources provided by the Smarter Parenting team have impacted over one million parents worldwide. Utah Youth Village has a registered national trademark on the name Smarter Parenting.

Utah Youth Village administers the Children's Perpetual Assistance Fund (CPAF), an endowment established to generate funds to support the Families First Program. The principal amount of contributions to the CPAF is maintained in perpetuity, while the earnings are used for the Families First Program.

The financial statements include all of the accounts of Utah Youth Village, and all of its program locations. The following is a summary of significant accounting policies.

Summarized Comparative Financial Information

The accompanying financial statements include 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 accounting principles generally accepted in the United States of America (GAAP). Accordingly, such information should be read in conjunction with Utah Youth Village's audited financial statements for the year ended June 30, 2020, from which the summarized information was derived.

Cash and Cash Equivalents

All cash and highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purposes, are considered to be cash and cash equivalents. Cash and highly liquid financial instruments restricted to building projects, endowments that are perpetual in nature, or other long-term purposes are excluded from this definition.

Receivables and Credit Policies

Accounts receivable consist primarily of noninterest-bearing amounts due from the Utah Department of Human Services, the State of Utah Third and Fourth District Juvenile Courts, individuals, third party payers and other contract sources. Management determines the allowance for uncollectable accounts receivable based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Accounts receivable are written off when deemed uncollectable. At June 30, 2021, the allowance was $125,000.

Promises to Give

Unconditional promises to give, expected to be collected within one year, are recorded at net realizable value. Unconditional promises to give, expected to be collected in future years, are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statement of activities. Management determines the allowance for uncollectable promises to give based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Promises to give are written off when deemed uncollectable. At June 30, 2021, Utah Youth Village had not recorded an allowance because all promises to give were deemed collectible.

Property and Equipment

Property and equipment additions over $1,000 are recorded at cost or, if donated, at fair value on the date of donation. Depreciation and amortization are computed using the straight-line method over the estimated useful lives of the assets ranging from three to forty years, or in the case of capitalized leased assets or leasehold improvements, the lesser of the useful life of the asset or the lease term. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any remaining gain or loss is included in the statement of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

Utah Youth Village reviews the carrying values of property and equipment for impairment whenever events or circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. There were no indicators of asset impairment during the year ended June 30, 2021.

Beneficial Interests in Charitable Trust Held by Others

Utah Youth Village has been named as an irrevocable beneficiary of two charitable trusts held and administered by a majority of independent and unrelated trustees as designated by the donors. The terms of one of the trusts requires Utah Youth Village to designate a trustee to participate as one of five trustees. The president of Utah Youth Village currently serves in that position. As a matter of practice, the other charitable support trust invites individuals representing the various charities to which it makes donations to rotate as one of five trustees on that Charitable Support Trust.

These trusts entitle Utah Youth Village only to the distribution of dividends made annually from the corporation owned by the original donors, if and when dividends are distributed. Corporate documents restricting the ownership of shares of the corporation make it impossible for Utah Youth Village to ever receive anything other than the distribution of dividends when or if they are distributed. The charitable support trusts were created independently by donors and are administered by outside agents or trustees, except to the extent noted above.

At the date Utah Youth Village receives notice of a beneficial interest, a contribution with donor restrictions is recorded in the statement of activities, and a beneficial interest in charitable trusts held by others is recorded in the statement of financial position at fair value using present value techniques and risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the expected distributions to be received under the agreement. Thereafter, beneficial interests in the trusts are reported at fair value in the statement of financial position, with changes in fair value recognized in the statement of activities.

Upon receipt of trust distributions or expenditures, or both, in satisfaction of the donor-imposed restricted purpose, if any, net assets with donor-imposed time or purpose restrictions are released to net assets for Utah Youth Village without donor restrictions. Trust distributions with donor-imposed restrictions that are perpetual in nature are transferred to Utah Youth Village, in which case, net assets with donor-restrictions are not released. The change in the fair value of Utah Youth Village's beneficial interest in the trust for the year ended June 30, 2021, was $0.

Investments in Equity Securities

Investments in equity securities with readily determinable fair values are measured at fair value in the statement of financial position. Investment income or loss (including realized and unrealized gains and losses on investments, interest, and dividends) is included in change in net assets. Investments in equity securities without readily determinable fair values are measured at cost minus impairment (if any) and adjusted for any observable price changes in orderly transactions of identical securities or similar securities of the same issuer. Investments in equity securities without readily determinable fair values are considered annually for indicators of impairment. There were no impairment indicators for the year ended June 30, 2021.

Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

The governing board has designated, from net assets without donor restrictions, net assets for a board-designated endowment.

Certain unrestricted net assets have been designated by Utah Youth Village's Board of Trustees (the Board) for various purposes. These net assets therefore cannot be used for payment of program expenses. Net assets have also been designated for an endowment, the income from which may be used to support programs, but until the designation is changed by the Board, the net assets in the endowment may not be used for payment of program expenses. The Board has also designated certain net assets for Alpine Academy II and for the CPAF and the Families First Program.

Net Assets With Donor Restrictions – Net assets subject to donor (or certain grantor) restrictions. Some donor imposed (or grantor) restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Utah Youth Village reports contributions restricted by donors as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends, or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Net assets with donor restrictions consist of donations received with stipulations that they be used in support of the Alpine Academy, Families First, scholarships, and other programs. Certain contributions have been restricted by donors for the CPAF. The restrictions stipulate that resources be maintained in perpetuity but permit Utah Youth Village to expend the income generated in accordance with the provisions of the agreements for the Families First Program.

Revenue and Revenue Recognition

Revenue from governmental agencies for services is recognized over time as the performance obligation is met. The performance obligation is met monthly as services including room and board are provided. Utah Youth Village records special events revenue equal to the cost of direct benefits to donors, and contribution revenue for the difference.

Contributions are recognized when cash, securities, or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met.

A portion of the Organization's revenue is derived from cost-reimbursable federal and state contracts and grants which are conditioned upon certain performance requirements and the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position. The Organization did not have any refundable advances related to these contracts as of June 30, 2021.

Donated Services and In-Kind Contributions

Volunteers contribute significant amounts of time to program services, administration, and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by GAAP. Contributed goods are recorded at fair value at the date of donation. Donated professional services are recorded at the respective fair values of the services received.

Advertising Costs

Advertising costs are expensed as incurred, and were $186,804 during the year ended June 30, 2021.

Functional Allocation of Expenses

The costs of program and supporting services activities have been summarized on a functional basis in the statement of activities. The statement of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include occupancy, depreciation, and amortization, which are allocated on a square footage basis, as well as salaries and wages, benefits, payroll taxes, professional services, office expenses, information technology, interest, insurance, and other, which are allocated on the basis of estimates of time and effort.

Income Taxes

Utah Youth Village is organized as a Utah nonprofit corporation and has been recognized by the Internal Revenue Service (IRS) as exempt from federal income taxes under Section 501(a) of the Internal Revenue Code as an organization described in Section 501(c)(3), qualifies for the charitable contribution deduction, and have been determined not to be private foundations. Utah Youth Village is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, Utah Youth Village is subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. Utah Youth Village files an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS for unrelated business income related to the development and sale of property and the water system discussed in Note 8. There was no tax due as the entity recorded a loss on these activities.

Utah Youth Village believes that it has appropriate support for any tax positions taken affecting its annual filing requirements, and as such, does not have any uncertain tax positions that are material to the financial statements. Utah Youth Village would recognize future accrued interest and penalties related to unrecognized tax benefits and liabilities in income tax expense if such interest and penalties are incurred.

Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period.

Actual results could differ from those estimates and those differences could be material.

Financial Instruments and Credit Risk

Utah Youth Village manages deposit concentration risk by placing cash, money market accounts, and certificates of deposit with financial institutions believed by management to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. To date, Utah Youth Village has not experienced losses in any of these accounts. Credit risk associated with accounts receivable and promises to give is considered to be limited due to high historical collection rates and because substantial portions of the outstanding amounts are due from Board members, governmental agencies, and foundations supportive of Utah Youth Village's mission.

Investments are made by the management and the Investment Committee of the Board of Trustees whose performance is monitored by the Executive Committee of the Board of Trustees. Although the fair values of investments are subject to fluctuation on a year-to-year basis, management and the Investment Committee believe that the investment policies and guidelines are prudent for the long-term welfare of Utah Youth Village.

Change in Accounting Principles

As of July 1, 2020, Utah Youth Village adopted the provisions of ASU 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made* (ASU 2018-08) applicable to certain contributions received. Management has adopted this standard because it assists Utah Youth Village in evaluating whether transactions should be accounted for as contributions or exchange transactions and in determining whether a contribution is conditional. As of July 1, 2020, Utah Youth Village has implemented the provisions of ASU 2018-08 applicable to contributions received on a modified prospective basis to agreements that were not completed as of the date of adoption or were entered after the date of adoption. Management has determined that the adoption of this standard did not have a significant impact on the Organization's financial statements.

The Organization has adopted Accounting Standards Update (ASU) No. 2014-09 - *Revenue from Contracts with Customers* (Topic 606). The Organization does not believe the application of the provisions has a material effect on the amounts presented or disclosed.

Contribution Revenue Recognized

The Organization was granted a $2,052,100 loan under the PPP administered by a Small Business Administration (SBA) approved partner. The loan was uncollateralized and is fully guaranteed by the Federal government. The Organization elected to account for the funding as a conditional contribution by applying ASC 958-605, *Not-for-Profit – Revenue Recognition*. The Organization initially recorded the loan as a long-term debt and subsequently recognized contribution revenue in accordance with guidance for conditional contributions, that is, once the measurable performance or other barrier and right of return of the PPP loan no longer existed. The Organization has recognized $2,075,545 ($2,052,100 in principal forgiven and $23,445 in interest forgiven) as contribution revenue for the year ended June 30, 2021.

Subsequent Events

Subsequent events have been evaluated through October 21, 2021, the date the financial statements were available to be issued.

Reclassifications

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on net assets.

Note 2 - Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position date, comprise the following:

Cash and cash equivalents	$ 3,674,427
Accounts receivable, net	1,442,842
Other receivables	21,012
Endowment spending-rate distributions and appropriations	145,677
	$ 5,283,958

Endowment funds consist of donor-restricted endowments and funds designated by the Board as endowments. Income from donor-restricted endowments is restricted for specific purposes, with the exception of the amounts available for general use. Donor-restricted endowment funds are not available for general expenditure.

Note 3 - Fair Value Measurements and Disclosures

Certain assets are reported at fair value in the financial statements. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal, or most advantageous, market at the measurement date under current market conditions regardless of whether that price is directly observable or estimated using another valuation technique. Inputs used to determine fair value refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability based on the best information available.

A three-tier hierarchy categorizes the inputs as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that Utah Youth Village can access at the measurement date.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.

Level 3 – Unobservable inputs for the asset or liability. In these situations, Utah Youth Village develops inputs using the best information available in the circumstances.

In some cases, the inputs used to measure the fair value of an asset or a liability might be categorized within different levels of the fair value hierarchy. In those cases, the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. Assessing the significance of a particular input to entire measurement requires judgment, taking into account factors specific to the asset or liability. The categorization of an asset within the hierarchy is based upon the pricing transparency of the asset and does not necessarily correspond to Utah Youth Village's assessment of the quality, risk or liquidity profile of the asset or liability.

The following table presents assets measured at fair value on a recurring basis at June 30, 2021:

		Fair Value Measurements at Report Date Using		
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Beneficial interest in charitable trust held by others	$ 2,275,988	$ -	$ -	$ 2,275,988
Investments	181	181	-	-
	$ 2,276,169	$ 181	$ -	$ 2,275,988

Below is a reconciliation of the beginning and ending balance of assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the year ended June 30, 2021:

Fair Value Measurements at Report Date Using Significant Unobservable Inputs (Level 3)	
Balance at June 30, 2020	
Change in fair value of charitable trust held by others	$ 2,275,988
	-
Balance at June 30, 2021	$ 2,275,988

Note 4 - Promises to Give

Net unconditional promises to give are estimated to be collected as follows at June 30, 2021:

Within one year	$ 230,000
In one to five years	560,000
In five to ten years	115,000
	905,000
Less discount to net present value at rates from 2.84% to 3.15%	(127,519)
	$ 777,481

Promises to give have been distinguished between contributions received for each net asset class in accordance with donor-imposed restrictions. Utah Youth Village's policy is to discount promises to give that will be received in more than one year to their present value using applicable discount rates.

Note 5 - Other Receivables

Utah Youth Village had other receivables which included the following at June 30, 2021:

Sales tax receivable	$ 10,858
Deposits	10,154
Total	$ 21,012

Note 6 - Property and Equipment

Property and equipment consists of the following at June 30, 2021:

Land	$ 1,542,195
Buildings and improvements	11,748,879
Development costs	878,520
Furniture, fixtures, and equipment	1,535,653
Vehicles	829,768
Construction in progress	6,336,200
	22,871,215
Less accumulated depreciation and amortization	(7,835,807)
	$ 15,035,408

Construction in progress consists of improvements to land and construction costs for Alpine Academy II, a second Alpine Academy campus to address the needs of boys with challenges of depression and anxiety. Utah Youth Village anticipates completion of the Academy in four phases:

- Phase One: Construct two group homes, the main school building, the pavilion, the riding arena/hay barn, the soccer field and the footings/foundations of the garage.
- Phase Two: Construct two additional group homes, complete the landscaping around those homes and install the fencing for the pasture.
- Phase Three: Construct the final two group homes and the garage.
- Phase Four: Construct a fitness/arts center and complete the landscaping for the rest of the campus.

The total expected cost of the project is $16.5 million. The construction is being financed through receipt of pledges and other donor contributions.

Note 7 - Property and Improvements Held for Future Development and Sale

Property and improvements held for future development and sale consist of land, and land improvements. In 2016, Utah Youth Village acquired land for development of Alpine Academy II, a residential treatment facility for troubled teenagers. In addition to development of the Academy, Utah Youth Village planned to sell some of the land and developed property. During 2018 and 2019, Utah Youth Village completed various improvements including a water system. During the year ended June 30, 2019, Utah Youth Village sold a portion of the water system and transferred the remaining portion to Meadowbrook Water Users Association, Inc, in exchange for shares of class A, class B and class D water shares as discussed in Note 8.

Note 8 - Investment in Association

During the year ended June 30, 2019, Utah Youth Village transferred water rights and a water system with a cost of $1,495,495 to the Meadowbrook Water Users Association (MWUA). In exchange, Utah Youth Village received 31 class A shares, 3 class B shares and 30 class D shares in MWUA. During the year ended June 30, 2020, Utah Youth Village transferred 18 shares to purchasers of 9 lots in the Meadowbrook subdivision. One additional sale consisting of 2 class A shares occurred during the year ended June 30, 2020. Changes in the shares of Meadowbrook Water Users Association for the year ended June 30, 2021, were as follows:

	Class A Residential	Class B Commercial	Class D Irrigation
Beginning balance - June 30, 2020	11	3	30
Sold	-	-	-
Ending Balance - June 30, 2021	11	3	30

The investment is accounted for as an equity security. At June 30, 2021, the investment is recorded at $792,350, which is the cost minus impairment (if any) and adjusted for any observable price changes in orderly transactions of identical securities or similar securities of the same issuer.

Note 9 - Children's Perpetual Assistance Fund

As described in Note 1, Utah Youth Village's endowment consists of funds established by donors to provide annual funding for the Children's Perpetual Assistance Fund (CPAF), wherein the earnings of CPAF are required to be used for the operation of the Families First Program. CPAF also includes certain net assets without donor restrictions designated for endowment by the Board of Trustees. Net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions. Utah Youth Village's Board of Trustees has interpreted the Utah Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds, unless there are explicit donor stipulations to the contrary.

At June 30, 2021, there were no such donor stipulations. As a result of this interpretation, Utah Youth Village classifies as net assets with donor restrictions (a) the original value of gifts donated to CPAF, (b) the original value of subsequent gifts donated to CPAF (including promises to give net of discount and allowance for doubtful accounts), and (c) accumulations to CPAF made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added. In addition, the portion of the endowment is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by Utah Youth Village in a manner consistent with the standard of prudence prescribed by UPMIFA.

Utah Youth Village 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
- The investment policies of the organization

As of June 30, 2021, Utah Youth Village had the following endowment net asset composition by net asset type:

	Without Donor Restrictions	With Donor Restrictions	Total
Board-designated endowment funds	$ 464,775	$ -	$ 464,775
Donor-restricted endowment funds			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	-	2,825,285	2,825,285
CPAF earnings for Families First	-	145,677	145,677
	$ 464,775	$ 2,970,962	$ 3,435,737

Investment and Policies

Utah Youth Village has adopted investment and spending policies for CPAF that attempt to provide a predictable stream of funding for operations while seeking to maintain the purchasing power of CPAF assets. Over time, long-term rates of return should be equal to an amount sufficient to maintain the purchasing power of CPAF assets, to provide the necessary capital to fund the spending policy, and to cover the costs of managing CPAF investments. Actual returns in any given year may vary from this amount. To satisfy this long-term rate-of-return objective, the investment portfolio is structured on a total-return approach through which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). A significant portion of the funds are invested to seek maintenance of principal over time. Utah Youth Village considers the earnings available for use in the Families First Program each year. In establishing this policy, Utah Youth Village considered the long-term expected return on the CPAF and set the rate with the objective of maintaining the purchasing power of CPAF over time.

Changes in CPAF endowment net assets for the year ended June 30, 2021, are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
CPAF Endowment net assets, beginning of year	$ 465,172	$ 2,976,881	$ 3,442,053
Investment return			
Interest	24,823	148,554	173,377
	24,823	148,554	173,377
Contributions	-	-	-
Distributions			
Appropriation of endowment assets pursuant to spending policy	(25,220)	(154,473)	(179,693)
CPAF Endowment net assets, end of year	$ 464,775	$ 2,970,962	$ 3,435,737

During the year ended June 30, 2004, Utah Youth Village received an initial donation of $2,248,217 for the CPAF. Utah Youth Village subsequently obtained verbal agreement and approval from the donor's family to invest the proceeds from the donation in the Alpine Academy real estate, which is a net asset without donor restriction of Utah Youth Village. This agreement has allowed Utah Youth Village to fund a substantial portion of the purchase and construction of the Alpine Academy. Under the terms of the loan agreement between Utah Youth Village's net assets without donor restriction and CPAF, Utah Youth Village is obligated to use net assets without donor restrictions to repay the amount borrowed from the endowment fund plus interest at 6% over the 30-year term of the loan. This transaction was designed to ensure the principal amount of the donation is invested to benefit the Families First Program as stipulated by the donor under the terms of the CPAF. Accordingly, interest income on the amount borrowed can be used only in the Families First Program. Interest paid from net assets without donor restrictions is recognized in investment return on net assets with donor restriction. The principal amount borrowed to construct a portion of the Alpine Academy is being paid from net assets without donor restriction to net assets with donor restrictions of Utah Youth Village.

During the year ended June 30, 2017, Utah Youth Village consulted donors who had made contributions to the CPAF and scholarships funds and obtained verbal agreements to enter into an agreement similar to the one described in the paragraph above. As a result, an additional $549,887 of net assets with donor restrictions were invested in the Alpine Academy. Under the terms of the loan agreement between Utah Youth Village's net assets without donor restrictions and CPAF, Utah Youth Village is obligated to use net assets without donor restrictions to repay the amount borrowed from the net assets with donor restrictions endowment fund plus interest at 6% over the 30-year term of the loan. This transaction was designed to ensure the principal amount of the donations are invested to benefit the CPAF and Scholarship programs, as originally intended by the donors. Accordingly, interest income on the amount borrowed will be used only in the Families First and Scholarship Programs. Interest paid from net assets without donor restrictions is recognized in investment return on net assets with donor restrictions.

The principal amount borrowed to construct a portion of the Alpine Academy II is being paid from net assets without donor restrictions to net assets with donor restrictions of Utah Youth Village.

The total that must be transferred from net assets without donor restrictions to net assets with donor restrictions endowment funds as of June 30, 2021, and changes during the year then ended were as follows:

Balance as of June 30, 2020	$ 2,522,444
Additional loans made	-
Principal payments from net assets without donor restrictions	(102,661)
Balance as of June 30, 2021	$ 2,419,783

Future changes from transfers from net assets without donor restrictions to net assets with donor restrictions endowment funds and the related future interest are reflected in the following table:

Years Ending June 30,	Principal	Interest	Total
2022	$ 108,993	$ 142,222	$ 251,215
2023	115,716	135,499	251,215
2024	122,852	128,363	251,215
2025	130,430	120,786	251,216
2026	138,474	112,741	251,215
Thereafter	1,803,318	684,450	2,487,768
	$ 2,419,783	$ 1,324,061	$ 3,743,844

Note 10 - Notes Payable

Notes payable consist of the following at June 30, 2021:

Note payable to a bank; interest rate based on 7-year LIBOR plus 2.2% (5.1% as of June 30, 2021); monthly payments of $33,479, with a final balloon payment of $3,830,140 due January 1, 2025. Net of unamortized debt issuance costs of $14,808 with effective interest rate of 5.1%.	$ 4,352,032

Future maturities of notes payable are as follows:

Years Ending June 30,	
2022	$ 182,686
2023	192,224
2024	202,259
2025	3,789,671
Unamortized debt issuance costs	(14,808)
	$ 4,352,032

Note 11 - Leases

Utah Youth Village leases office space under an operating lease expiring in December 2022.

Future minimum lease payments are as follows:

Years Ending June 30,	
2022	$ 44,571
2023	24,592
Total minimum lease payments	$ 69,163

Rent expense for the year ended June 30, 2021, totaled $40,535.

Note 12 - Net Assets

Net assets designated by the Board for certain purposes and those with donor restrictions are presented on the accompanying statement of financial position.

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by the donors as follows for the year ended June 30, 2021:

Satisfaction of purpose restrictions	
Alpine Academy II construction	$ 1,358,937
Other	313,776
Endowment spending-rate distributions and appropriations	
Earnings on CPAF for Families First	151,595
Earnings on CPAF for Scholarships	2,878
	$ 1,827,186

Note 13 - Contract Revenue

Utah Youth Village has contracts with the Utah Department of Human Services, the State of Utah Judicial branch and various other mental health agencies including agencies and school districts from other states. These contracts are for the purpose of providing residential, mental health and educational services, training and consultation to Treatment Foster Care Homes and intervention directly for troubled youth and their families. A majority of the contracts designate Utah Youth Village as a service provider allowing for reimbursement of expenses related to providing the services under the contracts.

Note 14 - Economic Dependency

During the year ended June 30, 2021, Utah Youth Village received approximately 47%, of its revenue without donor restrictions from governmental grants and service contracts. Utah Youth Village has been and is continuing to seek new sources of funding to support its programs and activities. The loss of support from any major source of funds could have an adverse effect on Utah Youth Village's programs and activities.

Note 15 - Donated Professional Services and Goods

Donated professional services are as follows during the year ended June 30, 2021.

	Program Services	Management and General	Total
Accounting services	$ -	$ 3,500	$ 3,500
Gift cards and other	161	-	161
Advertising services	118,746	-	118,746
	$ 118,907	$ 3,500	$ 122,407

Note 16 - Employee Benefits

Utah Youth Village has a profit-sharing plan (the Plan) under which it contributes 3% of eligible employees' compensation to the Plan. In addition, Utah Youth Village may contribute an additional amount determined by Utah Youth Village at its sole discretion. The employer contribution under this Plan for the year ended June 30, 2021, was $544,517 which is included in employee benefits in the statement of functional expenses.

Note 17 - Related Party Transactions

During the year ended June 30, 2021, Utah Youth Village purchased website design and online marketing services totaling $32,400, from companies owned by family members of the Executive Director.

Also, during the year ended June 30, 2019, Utah Youth Village received unconditional pledges from Board members in the amount of $1,150,000. Total payments on these pledges were $145,000 for the year ended June 30, 2021, and, as of June 30, 2021, the outstanding amount of these promises to give is $685,000, gross of any discount. In addition, Utah Youth Village paid $676,692 to an entity that is owned by a member of the Board.

Note 18 - Discontinued Operations

Due to declining referrals, during the year ended June 30, 2021, management and the Board of Trustees made the strategic decision to close Utah Youth Village's residential group homes. This includes the Lila Home, the Kearns Home, the Sorenson Home, the West Jordan Home, and the Raymond Home. Utah Youth Village plans to sell the related real estate and will have no further continuing involvement with the residential group homes. The related assets including real estate that will be sold have been reclassified as assets related to discontinued operations on the accompanying statement of financial position. There were no related liabilities. Assets attributable to discontinued operations are as follows:

	2021	2020
Assets attributable to discontinued operations		
Cash	$ 12,000	$ 20,000
Buildings, net of accumulated depreciation, held for sale	531,677	601,383
Land held for sale	337,148	337,148
	$ 880,825	$ 958,531

The major classes of line items on the statement of activities reclassified as discontinued operations for the years ended June 30, 2021 and 2020 are as follows:

	2021	2020
Revenue		
Utah Department of Human Services	$ 1,194,711	$ 1,478,407
Other agencies and organizations	26,028	-
Private placement	700	19,784
Total revenue	1,221,439	1,498,191
Program expenses		
Lila Home	235,626	411,907
Kearns Home	55,560	257,056
Sorenson Home	483,513	427,868
West Jordan Home	469,481	423,613
Raymond Home	436,071	402,112
Total program expenses	1,680,251	1,922,556
Change in net assets attributable to discontinued operations	$ (458,812)	$ (424,365)

Note 19 - Subsequent Events

During the month of September 2021, in connection with the closing of the residential group homes identified in Note 18, the Organization completed the sale of the real estate associated with the Kearns Home, West Jordan Home, and Raymond Home. The Organization received $2,750,800 in consideration for the sale, including a $890,000 promissory note due from the buyer of the Kearns Home. The note bears interest at 12% and is due on or before December 12, 2021.