

Central Fulton Street District Management Association, Inc.

Financial Statements

June 30, 2010

Central Fulton Street District Management Association, Inc.

June 30, 2010

Table of Contents

Independent Auditor’s Report.....	1
Statement of Financial Position	2
Statement of Activities	3
Statement of Cash Flows	4
Statement of Functional Expenses-June 30, 2010	5
Notes to Financial Statements.....	6-9

Member: AICPA - NYSSCPA - PCPS

◆
Patrick R. Colabella, C.P.A.
managing partner

◆
A. Lyle Bauer, C.P.A.
partner

◆
www.colabella.com



New York City
1444 86th Street · Brooklyn, NY 11228

Tel: (718) 234-0190

Fax: (718) 234-0191

◆
Orange County
687 Mullock Road - Port Jervis, NY 12771

Tel: (845) 355-1085

Certified Public Accountants

Independent Auditor's Report

**The Board of Directors
Central Fulton Street District Management Association, Inc.
Brooklyn, New York**

We have audited the accompanying statement of financial position of the **Central Fulton Street District Management Association, Inc.** (a not-for-profit organization) as of **June 30, 2010**, and the related statements of activities, cash flows, and functional expenses for the period **November 18, 2009 (inception) to June 30, 2010**. These financial statements are the responsibility of the Company's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the **Central Fulton Street District Management Association, Inc.** as of **June 30, 2010**, and the changes in nets assets and its cash flows for the period **November 18, 2009 (inception) to June 30, 2010** in conformity with accounting principles generally accepted in the United States of America.

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The statement of functional expenses on page 5 is presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

**Colabella & Company, LLP
Brooklyn, New York
November 11, 2010**

Central Fulton Street District Management Association, Inc.
(a not-for-profit organization)
Statement of Financial Position
June 30, 2010

Assets

Assets:

Cash and cash equivalents	\$ 75,559
Prepaid expenses	<u>1,591</u>
Total assets	<u><u>\$ 77,150</u></u>

Liabilities and Net Assets

Liabilities:

Accounts payable & accrued expenses	\$ 18,197
Total liabilities	<u>18,197</u>

Net Assets:

Unrestricted	58,953
Temporarily restricted	-
Permanently restricted	<u>-</u>
Total net assets	<u>58,953</u>
Total liabilities and net assets	<u><u>\$ 77,150</u></u>

See accompanying notes to financial statements

Central Fulton Street District Management Association, Inc.
(a not-for-profit organization)
Statement of Activities and Changes in Net Assets
For the Period November 18, 2009 (inception) to June 30, 2010

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total 2010</u>
Support and Revenue:				
BID assessments-NYCDSBS	\$ 225,000	\$ -	\$ -	\$ 225,000
Contributions-in kind	<u>9,000</u>	<u>-</u>	<u>-</u>	<u>9,000</u>
Total support and revenue	<u>234,000</u>	<u>-</u>	<u>-</u>	<u>\$ 234,000</u>
Expenses:				
Program services	122,214	-	-	122,214
Management and general	<u>52,833</u>	<u>-</u>	<u>-</u>	<u>52,833</u>
Total expenses	<u>175,047</u>	<u>-</u>	<u>-</u>	<u>175,047</u>
Changes in net assets	58,953	-	-	58,953
Net assets - beginning	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net assets - ending	<u>\$ 58,953</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 58,953</u>

See accompanying notes to financial statements

Central Fulton Street District Management Association, Inc.
(a not-for-profit organization)
Statement of Cash Flows
For the Period November 18, 2009 (inception) to June 30, 2010

Operating Activities:

Changes in net assets	\$ 58,953
Adjustments to reconcile increase (decrease) to cash provided (used) by operating activities	
(Increase) decrease in operating assets:	
Prepaid expenses	(1,591)
Increase (decrease) in operating liabilities:	
Accounts payable and accrued expenses	<u>18,197</u>
Net cash provided by operating activities	<u>75,559</u>

Investing Activities:

None -

Financing Activities:

None -

Net increase in cash and cash equivalents 75,559

Cash and cash equivalents - beginning of period -

Cash and cash equivalents - end of period \$ 75,559

Supplemental disclosures:

None

See accompanying notes to financial statements

Central Fulton Street District Management Association, Inc.
(a not-for-profit organization)
Statement of Functional Expenses
For the Period November 18, 2009 (inception) to June 30, 2010

	<u>Program Services</u>			<u>Support Services</u>		<u>Total 2010</u>
	<u>Street Beautification and Maintenance</u>	<u>Marketing and Promotions</u>	<u>Other Programs</u>	<u>Total Program Services</u>	<u>Management and General</u>	
Expenses:						
Computer and website expenses	\$ -	\$ -	\$ -	\$ -	\$ 995	\$ 995
Filing fees and permits	-	-	420	420	100	520
Holiday lights	-	19,450	-	19,450	-	19,450
Insurance	-	-	-	-	1,591	1,591
Miscellaneous	-	-	-	-	100	100
Occupancy-in kind	-	-	-	-	9,000	9,000
Outside services	-	-	8,050	8,050	-	8,050
Payroll, payroll taxes and benefits	-	-	-	-	33,842	33,842
Printing and postage	-	-	1,422	1,422	2,560	3,982
Professional fees	-	-	9,000	9,000	4,250	13,250
Sanitation	71,566	-	-	71,566	-	71,566
Security	-	-	5,867	5,867	-	5,867
Supplies and materials	-	-	6,439	6,439	137	6,576
Telephone	-	-	-	-	258	258
Total expenses	<u>\$ 71,566</u>	<u>\$ 19,450</u>	<u>\$ 31,198</u>	<u>\$ 122,214</u>	<u>\$ 52,833</u>	<u>\$ 175,047</u>

See accompanying notes to financial statements

Central Fulton Street District Management Association, Inc.
Notes to Financial Statements
June 30, 2010

Note 1 – Nature of Organization and Summary of Significant Accounting Policies

Organization and Nature of Activities

The Central Fulton Street District Management Association, Inc. (the BID) was incorporated in New York State and organized in 2009 to promote commercial revitalization along the Fulton Street area between Rockwell Place and Classon Avenue by providing supplemental services such as increased sanitation, business promotion, neighborhood beautification and initiating capital improvements to make the neighborhood cleaner, safer and more attractive.

The BID receives its annual budget through a special assessment New York City places primarily on commercial property owners within the district's boundaries, which is then collected by the City of New York. A fixed amount based on the approved budget is turned over to the BID by the City on a bi-annual basis. The BID is designated a District Management Association ("DMA") and is made up of property owners and commercial and residential tenants.

Basis of Accounting

The financial statements of the organization have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles (GAAP) and reflect all significant receivables, payables, and other liabilities.

Basis of Presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards (SFAS) no. 117, Financial Statements of Not-for-Profit Organizations. Under SFAS No. 117, the Organization is required to report 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.

Unrestricted – represents activity which has not been restricted by donors.

Temporarily restricted – represents donor restricted contributions whose restrictions have not been met at year end but whose restrictions are anticipated to be met in the future. The organization did not have any temporarily restricted net assets at June 30, 2010.

Permanently restricted – represents donor restricted assets which must remain intact. These types of assets are commonly referred to as endowment. The organization did not have any permanently restricted net assets at June 30, 2010.

Cash and Cash Equivalents

The organization considers all highly liquid investments financial instruments purchased with a maturity of three months or less to be cash equivalents.

Central Fulton Street District Management Association, Inc.
Notes to Financial Statements
June 30, 2010

Note 1 – Nature of Organization and Summary of Significant Accounting Policies *(continued)*

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from the estimates.

Equipment and Improvements

Purchases of furniture, equipment and streetscape improvements which have a useful life of greater than one year and which exceed certain established dollar levels are capitalized and recorded at cost. Donations of the same, are valued at fair market at the time of the donation. Depreciation is provided for annually, based on the useful lives of the assets.

Functional Allocation of Expenses

The costs of providing the Central Fulton Street District Management Association's various programs and supporting services have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Tax Status

The Central Fulton Street District Management Association, Inc. has applied with the Internal Revenue Service to be exempt from federal income taxes as an organization under section 501(c)(3) of the Internal Revenue Code and that they are a publicly supported charity as provided in Section 509(a)(1). The organization also sent in an application to register with the New York State Charities Bureau. As a result of these pending applications, no provision for income taxes has been made in these financial statements.

Contributions

In accordance with SFAS No. 116, ***Accounting for Contributions Received and Contributions Made***, contributions received with donor stipulations that limit the use of the assets are reported as restricted support. When a restriction expires, that is, when a stipulated time restrictions ends or purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. In addition, those contributions whose restrictions lapse in the same period the contribution is made are recorded as unrestricted.

Central Fulton Street District Management Association, Inc.
Notes to Financial Statements
June 30, 2010

Note 2 – Concentration of Credit Risk

The federal deposit insurance coverage (FDIC) temporarily increased its limits from \$100,000 to \$250,000 on October 3, 2008. This increased coverage is set to expire December 31, 2013. At June 30, 2010 the organization did not have any deposits exceeding the FDIC coverage.

Note 3 – Contract with the City of New York

The City of New York, acting through its Department of Small Business Services, has entered into a contract with the Central Fulton Street District Management Association to provide the Central Fulton Street area with community improvements, including improving environmental conditions, increasing public safety and supplementing social services. The City shall pay a set sum of assessments collected based on a formula related to the amount of real property owned within the District. The contract began in October 2009 and extends until June 30, 2014. The total assessments awarded by the City of New York, for the fiscal year ended June 30, 2010 were \$225,000.

Note 4 – Contingency

The Central Fulton Street District Management Association is dependent on assessments against property in the district collected by the New York City Department of Finance. Any change in this level of support could materially impact the ability of the Central Fulton Street District Management Association to continue to operate and provide its services.

Note 5 – Contracts

Maintenance Contract

The Central Fulton Street District Management Association entered into a contract for street cleaning/sanitation services with Atlantic Maintenance beginning in October 2009 and ending June 30, 2010, at which time the contract may be renewed for a two year period. Maintenance services were done during the initial period for \$67,868.54 and were paid in equal monthly installments of \$8,483.61.

Note 6 – Donated Services

In accordance with SFAS No. 116, the organization records in-kind rent, which is currently provided by the Pratt Area Community Council (PRATT). For the year ended June 30, 2010 the amount of in-kind rent for the period was \$9,000.

Central Fulton Street District Management Association, Inc.
Notes to Financial Statements
June 30, 2010

Note 7 – Subsequent Events

Maintenance Contract

The Central Fulton Street District Management Association renewed its contract for street cleaning/sanitation services with Atlantic Maintenance in July 2010. The new contract is for a two year period with an annual fee of \$79,410.24 to be paid in equal monthly installments of \$6,512.58.

Management Agreement

The Central Fulton Street District Management Association has entered into a contract with the Pratt Area Community Council (“PACC”) whereas “PACC” will provide office space and administrative support to the organization. This contract covers the period July 1, 2010 through June 30, 2011 and calls for an administrative fee of \$1,180 per month, plus an additional monthly payroll processing fee of \$35 for one employee, \$45 for two employees and \$50 for three employees. If there are more than three employees, the fee will be agreed upon by the two organizations.