FINANCIAL STATEMENTS OF BELMONT DISTRICT MANAGEMENT ASSOCIATION JUNE 30, 2024 AND 2023

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Thomas M. Kotulak, CPA, PFS – tkotulak@kotulakcpa.com Jonathan T. Kotulak, CPA, MBA – jkotulak@kotulakcpa.com David Armstrong, CPA – darmstrong@kotulakcpa.com Marina Kosoy-Shushkovsky, CPA, MBA–mkosoy@kotulakcpa.com

1035 Route 46 East, Suite B-107, Clifton, New Jersey 07013 Phone (973) 773-5050 Fax (973) 773-5266 www.kotulakcpa.com

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Belmont District Management Association

Opinion

We have audited the accompanying financial statements of Belmont District Management Association (a nonprofit organization), which comprise the statements of financial position as of June 30, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Belmont District Management Association as of June 30, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Belmont District Management Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Belmont District Management Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Belmont District Management Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Belmont District Management Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, amount other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of expenditures and budget is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting attements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

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Clifton, New Jersey November 13, 2024

BELMONT DISTRICT MANAGEMENT ASSOCIATION STATEMENTS OF FINANCIAL POSITION JUNE 30, 2024 AND 2023

		<u>2024</u>	<u>2023</u>
ASSETS			
Cash and cash equivalents	\$	668,877	\$ 698,449
Contributions and other receivables		80,458	\$ 39,258
Prepaid expenses		14,993	8,580
Property and equipment, net		200	1,808
Right to use asset - operating lease (net)		123,941	150,220
Security deposits		3,000	 3,000
Total Assets	\$	891,469	\$ 901,315
LIABILITIES AND N	ET A	ASSETS	
LIABILITIES			
Accounts payable and accrued expenses		13,808	12,765
Lease liability		127,328	150,969
Deferred revenue		220,900	 220,000
Total Liabilities		262 026	202 721
Total Liabilities		362,036	 383,734
NET ASSETS			
Net Assets Without Donor Restrictions		529,433	517,581
Net Assets With Donor Restrictions		-	 -
Total Net Assets		529,433	 517,581
Total Liabilities and Net Assets	\$	891,469	\$ 901,315

BELMONT DISTRICT MANAGEMENT ASSOCIATION STATEMENTS OF ACTIVITIES FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

		2024		2023					
	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL			
REVENUES AND OTHER SUPPORT:									
Assessment revenue	\$ 440,000	\$ -	\$ 440,000	\$ 440,000	s -	\$ 440,000			
Program service revenue	54,748	-	54,748	57,844	-	57,844			
Government grants and contracts	115,000	-	115,000	141,461	-	141,461			
Contributions	71,571	-	71,571	70,079	-	70,079			
Interest and other income	5,616	-	5,616	1,271	-	1,271			
Net assets released from restrictions				12,000	(12,000)				
Total Revenue and Support	686,935		686,935	722,655	(12,000)	710,655			
EXPENSES:									
Program services									
Marketing and promotion	279,309	-	279,309	269,418	-	269,418			
Security	137,702	-	137,702	122,447	-	122,447			
Sanitation	132,992		132,992	126,561	-	126,561			
Total program expenses	550,003	-	550,003	518,426	-	518,426			
Supporting services									
Management and general	125,080		125,080	118,630		118,630			
Total Expenses	675,083		675,083	637,056		637,056			
Increase (Decrease) in Net Assets	11,852	-	11,852	85,599	(12,000)	73,599			
Net Assets at Beginning of Year	517,581		517,581	431,982	12,000	443,982			
Net Assets at End of Year	\$ 529,433	<u>\$</u>	\$ 529,433	\$ 517,581	\$ -	\$ 517,581			

BELMONT DISTRICT MANAGEMENT ASSOCIATION STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED JUNE 30, 2024

	Program Services									pporting Services									
	M	larketing						Total	Ma	nagement									
		and]	Program		and		Total							
	P	romotion	Security		Security		S	Sanitation		Sanitation		Sanitation		Expenses		General		Expenses	
Personnel costs																			
Executive salaries	\$	44,577	\$	4,458	\$	4,458	\$	53,493	\$	35,661	\$	89,154							
Staff salaries		-		49,842		11,837		61,679		623		62,302							
Payroll taxes		3,631		4,357		1,331		9,319		2,785		12,104							
Consultants and contractors		7,168		77,808		113,899		198,875		8,340		207,215							
Total personnel costs		55,376		136,465		131,525		323,366		47,409		370,775							
Direct expenses																			
Depreciation		-		_		-		_		1,608		1,608							
Donations		19,235		_		-		19,235		-		19,235							
Equipment		-		-		-		-		2,314		2,314							
Event costs		56,263		-		-		56,263		_,011		56,263							
Holiday lights		33,875		-		-		33,875		-		33,875							
Insurance		-		-		-		-		4,157		4,157							
Office supplies and expenses		-		-		-		-		9,523		9,523							
Printing and reproduction		-		-		-		-		685		685							
Professional fees		24,050		-		-		24,050		13,430		37,480							
Program supplies		-		1,237		1,467		2,704		-		2,704							
Promotion		90,510		-		-		90,510		-		90,510							
Lease expense and utilities		-		-		-		-		41,303		41,303							
Telephone and communications		-		-		-		-		4,651		4,651							
Total direct expenses		223,933		1,237		1,467		226,637		77,671		304,308							
Total expenses	\$	279,309	\$	137,702	\$	132,992	\$	550,003	\$	125,080	\$	675,083							

BELMONT DISTRICT MANAGEMENT ASSOCIATION STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED JUNE 30, 2023

	Program Services								pporting ervices			
	Μ	arketing						Total	Ma	nagement		
		and]	Program		and	Total	
	Pı	romotion	Security		S	Sanitation		Expenses	(General	E	xpenses
Personnel costs												
Executive salaries	\$	43,870	\$	4,493	\$	4,493	\$	52,856	\$	35,237	\$	88,093
Staff salaries		-		48,193		11,305		59,498		601		60,099
Payroll taxes		3,556		4,267		1,304		9,127		2,725		11,852
Consultants and contractors		7,487		65,494		108,573		181,554		8,340		189,894
Total personnel costs		54,913		122,447		125,675		303,035		46,903		349,938
Direct expenses												
Depreciation		-		-		-		-		1,608		1,608
Donations		19,812		-		-		19,812		-		19,812
Equipment		-		-		-		-		1,803		1,803
Event costs		55,837		-		-		55,837		-		55,837
Holiday lights		33,875		-		-		33,875		-		33,875
Insurance		-		-		-		-		4,830		4,830
Office supplies and expenses		-		-		-		-		20,342		20,342
Printing and reproduction		-		-		-		-		795		795
Professional fees		12,050		-		-		12,050		8,270		20,320
Program supplies		-		-		886		886		-		886
Promotion		92,931		-		-		92,931		-		92,931
Lease expense and utilities		-		-		-		-		28,791		28,791
Telephone and communications		-		-		-		-		5,288		5,288
Total direct expenses		214,505		-		886		215,391		71,727		287,118
Total expenses	\$	269,418	\$	122,447	\$	126,561	\$	518,426	\$	118,630	\$	637,056

BELMONT DISTRICT MANAGEMENT ASSOCIATION STATEMENTS OF CASH FLOW FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Cash flows from operating activities:		
Increase in net assets	\$ 11,852	\$ 73,599
Adjustments to reconcile change in net assets		
To net cash provided (used) by operating activities:		
Depreciation (Increase) Decrease in:	1,608	1,608
Contributions and other receivables	(41,200)	71,410
Prepaid expenses	(6,413)	(752)
Right to use asset - operating lease	26,279	(150,220)
Increase (Decrease) in:		
Accounts payable and accrued expenses	1,043	(11)
Lease liability	(23,641)	150,969
Deferred revenue	900	220,000
Net Cash (Used) Provided By Operating Activities	(29,572)	366,603
Net (Decrease) Increase in Cash	(29,572)	366,603
Cash and Cash Equivalents at Beginning of Year	698,449	331,846
Cash and Cash Equivalents at End of Year	\$ 668,877	\$ 698,449

Note 1 – Organization

The Association

Belmont District Management Association (Association), a not-for-profit organization, was incorporated in the State of New York on August 25, 2009. The Association is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for federal, state, or local income taxes has been recorded. The Association primarily receives its support from contributions, government grants, and a real estate special assessment levied by The City of New York (City) on properties located in the Belmont Business Improvement District (BID). The BID's boundaries are approximately East Fordham Road to East 184th Street and from Southern Boulevard to Lorillard Place.

The Association's programs include the following: Marketing and Promotion – promoting the district to residents and tourists and retaining and developing prospective businesses; Security – providing increased public security and general assistance through a combination of uniformed security officers and a working relationship with the New York City Police Department; and Sanitation – maintaining clean streets/curbs/sidewalks, garbage removal, and minor public improvements.

Note 2 - Summary of Significant Accounting Policies

Basis of Financial Statements

The financial statements of the Association have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that 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 revenues and expenses during the reporting period. Actual results could differ from those estimates.

Receivables

Receivables that are expected to be collected within one year are recorded at their net realizable value. Receivables that are expected to be collected in future years are recorded at the present value of estimated future cash flows. All receivables are expected to be received within one year and as such have been stated at their net realizable value with no allowance for uncollectible receivables.

Note 2 – Summary of Significant Accounting Policies (Continued)

Property and Equipment

The Association capitalizes certain property and equipment with estimated lives of two years or more. Property and equipment assets are stated at cost, less accumulated depreciation. Depreciation is computed by the straight-line method over estimated useful lives ranging from two to seven years. Expenditures for repairs and maintenance are expensed as incurred and major renewals and betterments are capitalized.

Net Assets

Net assets, revenue, gains, and losses are classified based on the existence or absence of donor or grantor-imposed 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. This classification includes net assets designated by the board or management for a specified purpose.

Net Assets With Donor Restrictions – Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed 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-imposed restrictions are perpetual in nature (endowment), where the donor stipulates that resources be maintained in perpetuity.

Functional Expenses

The Association classifies expenses not directly related to the provision of program services as management and general expenses. The costs of providing the program and other activities have been summarized on a functional basis in the statements of activities and in the statements of expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. See note 12 for allocation of joint costs.

Revenue Recognition

The real estate assessment levied by the City is recorded by the Association when earned. The City remits these assessments to the Association in two installments. An allowance for doubtful accounts is not provided because all assessments are received in the current year. Assessment billing errors are recorded as a direct reduction of assessment revenue. Any significant discrepancies due to changes in the total amount assessed are recorded as a receivable on the statements of financial position.

Note 2 – Summary of Significant Accounting Policies (Continued)

Revenue Recognition (Continued)

Program service revenue relates to fees received in exchange for program services. Program service generally contains a single delivery/service element and revenue is recognized at a single point in time when ownership, risks and rewards transfer, and all performance obligations are considered to be satisfied. Any revenue received which has not been earned is recorded as deferred revenue.

The Association recognizes contributions when cash, a noncash asset, or an unconditional promise to give is received. Conditional promises to give, which have a measurable performance or other barrier and a right of return, are not recognized until the conditions on which they depend have been met. Amounts received prior to the meeting of these conditions are reported as refundable advances in the statements of financial position. As of June 30, 2024 and 2023, the Association did not have any conditional pledges that were not recognized.

All contributions are considered available for the Association's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted for a purpose by the donor are reported as support with donor restrictions and increases in net assets with donor restrictions. Contributions received with donor restrictions that are met in the same reporting period are reported as support without donor restrictions and increase net assets without donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions.

The Association received grants from governmental entities. Depending upon the terms of the grant, it can be either an exchange transaction or a contribution. In accordance with grant provisions, the grant can be an expense reimbursement grant which requires that approved expenses be incurred prior to reimbursement by the grantor. Other grants permit advances or grant funds or full payment of grant funds at the start of the grant. If the grant is an exchange type grant, all unreimbursed expenses, for approved purposes, as of year-end are recorded as receivables and any unexpended advances are recorded as refundable advances. If the grant is a contribution, it is recognized in accordance with the contribution recognition policy described above.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Association considers all highly liquid debt instruments available for current use with an initial maturity of three months or less to be cash equivalents.

Advertising Costs

The costs to advertise the Organization's programs are expensed as incurred. Advertising and promotion expenses for the years ended June 30, 2024 and 2023, were \$90,510 and \$92,931, respectively.

Note 3 - Property and Equipment

Property and equipment by major class consisted of the following as June 30, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Equipment	\$18,313	\$18,313
Furniture and fixtures	6,178	6,178
Less: Accumulated Depreciation	(24,291)	(22,683)
Net Property and Equipment	<u>\$ 200</u>	<u>\$ 1,808</u>

Note 4 – Government Grants

During the years ended June 30, 2024 and 2023, the Association was awarded grants by The City of New York. Total revenue recognized under the grants during the years ended June 30, 2024 and 2023 amounted to \$115,000 and \$141,461, respectively.

Note 5 - Revenue from Contracts with Customers

The Association has adopted ASU 2014-09 *Revenue from Contracts with* Customer and all subsequent amendments to the ASU (collectively, "ASC 606"). All of the revenue derived from contracts with customers during the years ended June 30, 2024 and 2023 was fully earned in the same annual reporting period with no allowance for returns. The single deliverables for the revenue earned were the space rented on the date of the event and the advertising space at the date of publication. Details of revenue from contracts with customers during the years ended June 30, 2024 and 2023 is as follows:

	2024	2023
Publications	\$13,699	\$14,286
Event journal and space rental	41,049	43,558
Total	<u>\$54,748</u>	<u>\$57,844</u>

Note 6 – Concentrations

The Association maintains its cash in various accounts. The Federal Deposit Insurance Corporation (FDIC) insures bank deposits up to \$250,000 per financial institution. The aggregate bank balances were \$426,889 and \$458,864, above the limit which represents a credit risk for the Association as of June 30, 2024 and 2023, respectively.

Note 7 – Litigation

The Association is named as a defendant in a lawsuit related to a slip and fall incident that happened in the Belmont District. The outcome of the lawsuit and any liabilities that may arise from it cannot be determined as of the date of the audit report. The incident is covered by the Association's insurance policy so in the event there is a judgment against the Association, the only liability would be the policy deductible.

Note 8 - Net Assets with Donor Restrictions

As of June 30, 2024 and 2023, net assets with donor restrictions are available as follows:

	2024	2023
FY23 programmatic activities	\$ -	\$ -

Note 9 – Taxes

Income taxes are not provided for in the financial statements since the Association is exempt from federal and state income taxes under Internal Revenue Code Section 501(c)(3), and the Association has been determined not to be a private foundation within the meaning of Internal Revenue Code Section 509(a). This includes management asserting that the Association did not have any unrelated business taxable income during the year and has not entered into any activities which would violate its tax exemption. Professional standards require disclosure of uncertain tax positions. The Association believes it has not taken any tax position that does not meet the standard of more likely than not to be supported upon Internal Revenue Service audit. Returns for the years ended June 30, 2022, 2023, and 2024 remain subject to audit.

Note 10 - Commitments

The Association adopted ASC 842 for its office space lease as of July 1, 2022. Under the new standard, the Association recorded its office space as a right to use asset, and its obligation under the lease as a lease liability. The Association uses a discount rate of 8% to amortize the right to use asset, which is the average prime rate over the previous fiscal year plus 2 basis points.

There are no contingent payments or lease incentives in the existing lease. Included in lease expense and utilities is amortization of the right to use asset of \$38,998 and \$9,749 for the years ended June 30, 2024 and 2023, respectively.

The Association entered into a lease of office space at 602 E. 187th Street Suite 201, Bronx, NY 10458.

Note 10 – Commitments (Continued)

The future scheduled minimum annual office lease commitments for the Bronx office under the current lease ending March 31, 2028, are as follows:

Years ending June 30,		
, ,	2025	37,814
	2026	39,327
	2027	40,900
	2028	31,587
2029 and there	after	
Tot	als	<u>\$149,628</u>

Note 11 - Allocation of Joint Costs

The Association conducted activities that included program services along with management and general components. Those activities included planning and managing various special events held during the year as well as managing budgets in relation to funding provided by the City of New York. Joint costs for salaries and payroll taxes are allocated based upon time and effort between program and management and general duties. Costs for consultants and contractors and professional fees are allocated based on the work performed which they were contracted to complete for the Association.

Note 12 – Liquidity

The Association regularly monitors the liquidity required to meet its operating needs and other obligations as they come due. For the purposes of analyzing resources available to meet general expenditures over a 12-month period, the Association considers all expenditures related to its ongoing activities to be general expenditures. Amounts available for general expenditures over a 12-month period include donor-restricted amounts that are available for ongoing programmatic and support expenditures.

The following reflects the Association's financial assets, as of June 30, 2024 and 2023, reduced by amounts not available for general use within one year because of contractual, donor-imposed, or internal restrictions and designations:

Cash and cash equivalents Receivables Total financial assets	<u>2024</u> \$668,877 <u>80,458</u> \$749,335	<u>2023</u> \$698,449 <u>39,258</u> \$737,707
Less those unavailable for general expenditures within one year		
Financial assets available to meet cash needs for general expenditures within one year	<u>\$749,335</u>	<u>\$737,707</u>

Note 13 – Joint Venture

The Association is party to a joint venture agreement with a for-profit organization. The agreement allows the for-profit organization to manufacture, promote, distribute, and sell a line of products that feature and highlight the Belmont District. In return for and in recognition of the Association's past and future efforts and achievements in support of the Belmont District, the for-profit organization agrees to contribute, to the Association, a portion of the sales proceeds. During the years ended June 30, 2024 and 2023, contributions to the Association relating to this agreement totaled \$71,571 and \$70,079, respectively.

Note 14 - Subsequent Events

Subsequent events have been reviewed through November 13, 2024, which is the date the financial statements were available to be issued.

BELMONT DISTRICT MANAGEMENT ASSOCIATION SCHEDULE OF EXPENDITURES AND BUDGET (SUPPLEMENTAL FINANCIAL INFORMATION) FOR THE YEAR ENDED JUNE 30, 2024

	Total Expenditures		In	Less -Kind ributions	Net Expenses		Budget
Executive salaries	\$	89,154	\$	-	\$	89,154	\$ 88,000
Staff salaries		62,302		-		62,302	58,000
Payroll taxes		12,104		-		12,104	12,000
Consultants and contractors		207,215		-		207,215	187,840
Depreciation		1,608		-		1,608	-
Donations		19,235		-		19,235	18,000
Equipment		2,314		-		2,314	11,876
Event costs		56,263		-		56,263	50,640
Holiday lights		33,875		-		33,875	33,875
Insurance		4,157		-		4,157	5,000
Office supplies and expenses		9,523		-		9,523	10,782
Printing and reproduction		685		-		685	1,500
Professional fees		37,480		-		37,480	19,900
Program supplies		2,704		-		2,704	400
Promotion		90,510		-		90,510	97,970
Rent and utilities		41,303		-		41,303	38,640
Telephone and communications		4,651		-		4,651	4,525
Travel and meetings		-		-		-	 500
Total expenditures	\$	675,083	\$	-	\$	675,083	\$ 639,448