

**Flatbush Avenue  
District Management Association, Inc.**

**Financial Statements**

**Years Ended  
June 30, 2022 and 2021**

**Flatbush Avenue District Management Association, Inc.**

**June 30, 2022 and 2021**

**Table of Contents**

<b>Independent Auditor’s Report.....</b>	<b>1-2</b>
<b>Statements of Financial Position.....</b>	<b>3</b>
<b>Statements of Activities and Changes in Net Assets.....</b>	<b>4</b>
<b>Statements of Cash Flows.....</b>	<b>5</b>
<b>Statement of Functional Expenses-June 30, 2022 .....</b>	<b>6</b>
<b>Statement of Functional Expenses-June 30, 2021 .....</b>	<b>7</b>
<b>Notes to Financial Statements .....</b>	<b>8-13</b>



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## **Independent Auditor’s Report**

**The Board of Directors  
Flatbush Avenue District Management Association, Inc.  
Brooklyn, New York**

### **Opinion**

We have audited the financial statements of Flatbush Avenue District Management Association, Inc. (a not-for-profit organization), which comprise the statements of financial position as of June 30, 2022 and 2021, 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 accompanying financial statements present fairly, in all material respects, the financial position of Flatbush Avenue District Management Association, Inc. as of June 30, 2022 and 2021, 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 (GAAS). 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 Flatbush Avenue District Management Association, Inc. 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 Flatbush Avenue District Management Association, Inc.’s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditor's 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 to 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 (GAAS), 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 Flatbush Avenue District Management Association, Inc.'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 Flatbush Avenue District Management Association, Inc.'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, among 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.

*Cipriani & Bauer*

**Cipriani & Bauer Certified Public Accountants, LLC**  
**Brooklyn, New York**  
**December 9, 2022**

**Flatbush Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statements of Financial Position**  
**June 30, 2022 and 2021**

	<u>Assets</u>	
	<u>2022</u>	<u>2021</u>
<b>Current Assets:</b>		
Cash	\$ 273,127	\$ 300,036
Accounts receivable	5,500	5,599
Due from Church Avenue DMA, Inc.	27,694	-
Prepaid expenses	509	1,689
<b>Total Current Assets:</b>	<u>306,830</u>	<u>307,324</u>
<b>Depreciable Property:</b>		
Depreciable property	9,580	4,880
Accumulated depreciation	(5,551)	(4,880)
<b>Net Depreciable Property</b>	<u>4,029</u>	<u>-</u>
Security deposit	1,200	-
<b>Total Assets</b>	<u>\$ 312,059</u>	<u>\$ 307,324</u>
 <b><u>Liabilities and Net Assets</u></b>  		
<b>Liabilities:</b>		
Accounts payable and accrued expenses	\$ 5,000	\$ 24,869
Due to CAMBA, Inc.	-	43,751
<b>Total Liabilities</b>	<u>5,000</u>	<u>68,620</u>
<b>Net Assets:</b>		
Without donor restrictions	307,059	238,704
With donor restrictions	-	-
<b>Total Net Assets</b>	<u>307,059</u>	<u>238,704</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 312,059</u>	<u>\$ 307,324</u>

See accompanying notes to financial statements

**Flatbush Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statements of Activities and Changes in Net Assets**  
**For the Year Ended June 30, 2022**  
**(with comparative totals for the year ended June 30, 2021)**

	<b><u>Without Donor</u></b>	<b><u>With Donor</u></b>	<b><u>Total for the</u></b>	<b><u>Total for the</u></b>
	<b><u>Restrictions</u></b>	<b><u>Restrictions</u></b>	<b><u>Year Ended</u></b>	<b><u>Year Ended</u></b>
			<b><u>June 30, 2022</u></b>	<b><u>June 30, 2021</u></b>
<b>Support and Revenue:</b>				
Assessment revenue	\$ 386,000	\$ -	\$ 386,000	\$ 386,000
Grant income	25,500	-	25,500	5,599
Other income	5,914	-	5,914	754
Interest income	26	-	26	300
<b>Total Support and Revenue</b>	<u>417,440</u>	<u>-</u>	<u>417,440</u>	<u>392,653</u>
<b>Expenses:</b>				
Program services	239,994	-	239,994	246,590
Management and general	<u>115,926</u>	<u>-</u>	<u>115,926</u>	<u>124,032</u>
<b>Total Expenses</b>	<u>355,920</u>	<u>-</u>	<u>355,920</u>	<u>370,622</u>
<b>Changes in Net Assets</b>	61,520	-	61,520	22,031
<b>Net Assets - Beginning</b>	238,704	-	238,704	216,673
<b>Prior period adjustment</b>	<u>6,835</u>	<u>-</u>	<u>6,835</u>	<u>-</u>
<b>Net Assets - Ending</b>	<u>\$ 307,059</u>	<u>\$ -</u>	<u>\$ 307,059</u>	<u>\$ 238,704</u>

See accompanying notes to financial statements

**Flatbush Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statements of Cash Flows**  
**For the Years Ended June 30, 2022 and 2021**

	<b>For the Year Ended <u>June 30, 2022</u></b>	<b>For the Year Ended <u>June 30, 2021</u></b>
<b>Operating Activities:</b>		
Changes in net assets	\$ 61,520	\$ 22,031
Adjustments to reconcile increase (decrease) to cash provided (used) by operating activities		
Depreciation	671	-
Prior period adjustment	6,835	-
(Increase) decrease in operating assets:		
Grants receivable	99	(1,779)
Prepaid expenses	1,180	569
Due from Church Avenue DMA, Inc.	(27,694)	-
Security deposit	(1,200)	-
Increase (decrease) in operating liabilities:		
Accounts payable and accrued expenses	(19,868)	(2,721)
Due to CAMBA, Inc.	(43,751)	20,432
Net cash (used in) provided by operating activities	<u>(22,208)</u>	<u>38,531</u>
<b>Investing Activities:</b>		
Equipment	<u>(4,700)</u>	<u>-</u>
<b>Financing Activities:</b>		
None	<u>-</u>	<u>-</u>
<b>Net (decrease) increase in cash</b>	(26,908)	38,531
<b>Cash - beginning of period</b>	<u>300,035</u>	<u>261,504</u>
<b>Cash - end of period</b>	<u>\$ 273,127</u>	<u>\$ 300,035</u>
<b>Supplemental Disclosures:</b>		
None		

See accompanying notes to financial statements

**Flatbush Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statements of Functional Expenses**  
**For the Year Ended June 30, 2022**  
**(with comparative totals for the year ended June 30, 2021)**

	Program Services			Support Services		Total for the Year Ended June 30, 2022	Total for the Year Ended June 30, 2021
	Street Beautification and Maintenance	Marketing and Promotion	Total Program Services	Management and General			
<b>Expenses:</b>							
Sanitation	\$ 116,797	\$ -	\$ 116,797	\$ -	\$ 116,797	\$ 118,576	
Holiday lighting	-	26,550	26,550	-	26,550	26,725	
Advertising, marketing and promotion	-	14,780	14,780	-	14,780	15,581	
Payroll, payroll taxes and fringe benefits	-	75,556	75,556	75,556	151,111	123,321	
Administrative costs	-	5,641	5,641	5,641	11,281	48,095	
Rent	-	-	-	14,400	14,400	6,184	
Professional fees	-	-	-	9,544	9,544	13,446	
Insurance	-	-	-	3,170	3,170	8,913	
Office supplies and expenses	-	-	-	4,352	4,352	5,691	
Depreciation	-	671	671	-	671	-	
Miscellaneous	-	-	-	3,264	3,264	4,090	
<b>Total Expenses:</b>	<u>\$ 116,797</u>	<u>\$ 123,197</u>	<u>\$ 239,994</u>	<u>\$ 115,926</u>	<u>\$ 355,920</u>	<u>\$ 370,622</u>	

See accompanying notes to financial statements

**Flatbush Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statement of Functional Expenses**  
**For the Year Ended June 30, 2021**

	<u>Program Services</u>			<u>Support Services</u>	<u>Total for the Year Ended June 30, 2021</u>
	<u>Street Beautification and Maintenance</u>	<u>Marketing and Promotion</u>	<u>Total Program Services</u>	<u>Management and General</u>	
<b>Expenses:</b>					
Sanitation	\$ 118,576	\$ -	\$ 118,576	\$ -	\$ 118,576
Holiday lighting	-	26,725	26,725	-	26,725
Advertising, marketing and promotion	-	15,581	15,581	-	15,581
Payroll, payroll taxes and fringe benefits	-	61,661	61,661	61,661	123,321
Administrative costs	-	24,048	24,048	24,048	48,095
Rent	-	-	-	6,184	6,184
Professional fees	-	-	-	13,446	13,446
Insurance	-	-	-	8,913	8,913
Office supplies and expenses	-	-	-	5,691	5,691
Miscellaneous	-	-	-	4,090	4,090
<b>Total Expenses:</b>	<u>\$ 118,576</u>	<u>\$ 128,014</u>	<u>\$ 246,590</u>	<u>\$ 124,032</u>	<u>\$ 370,622</u>

See accompanying notes to financial statements

**Flatbush Avenue District Management Association, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022 and 2021**

**Note 1 – Organization**

The Flatbush Avenue District Management Association, Inc. (“FADMA” or the “Organization” or the “BID”) was incorporated in the State of New York on October 26, 1982 as a not-for-profit organization for the purposes of enhancing the Flatbush Avenue commercial district for businesses, residents, and shoppers by making the area cleaner and safer by promoting the neighborhood as a shopping destination; and by providing development resources to Flatbush Avenue merchants and property owners. FADMA contracts to promote commercial revitalization along Flatbush Avenue in Brooklyn, New York and covers the blocks along Flatbush Avenue from Parkside Avenue to Cortelyou Road.

FADMA 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 FADMA by the City on a bi-annual basis. FADMA is designated a District Management Association (“DMA”) and is made up of property owners and commercial and residential tenants.

**Note 2 – Date of Management’s Review**

In preparing the financial statements, the organization has evaluated events and transactions for potential recognition or disclosure through December 9, 2022, the date the financial statements were available to be issued.

**Note 3 – Summary of Significant Accounting Policies**

***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***

The financial statements of the Flatbush Avenue District Management Association, Inc. have been prepared in accordance with U.S. generally accepted accounting principles (“US GAAP”), which require the BID to report information regarding its financial position and activities according to the following net asset classifications:

**Net assets without donor restrictions** – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the BID. These net assets may be used at the discretion of the BID’s management and the board of directors.

**Net assets with donor restrictions** – Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by the actions of the BID or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statements of activities.

**Flatbush Avenue District Management Association, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022 and 2021**

**Note 3 – 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.

***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.

***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.

***Revenue Recognition***

The Organization early adopted Accounting Standards Codification (“ASC”) 606 - Revenue from Contracts with Customers (“ASC 606”) as of July 1, 2019 using the modified retrospective method. This method allows the Organization to apply ASC 606 to new contracts entered into after June 30, 2019, and to its existing contracts for which revenue earned through June 30, 2019 has been recognized under the guidance in effect prior to the adoption of ASC 606. The revenue recognition processes the Organization applied prior to adoption of ASC 606 align with the recognition and measurement guidance of the new standard, therefore adoption of ASC 606 did not require a cumulative adjustment to opening net assets.

Under ASC 606, a performance obligation is a promise within a contract to transfer a distinct good or service, or a series of distinct goods and services, to a customer. Revenue is recognized when performance obligations are satisfied, and the customer obtains control of promised goods or services. The amount of revenue recognized reflects the consideration to which the Organization expects to be entitled to receive in exchange for goods or services. Under the standard, a contract’s transaction price is allocated to each distinct performance obligation. To determine revenue recognition for arrangements that the Organization determines are within the scope of ASC 606, the Organization performs the following five steps: (i) identifies the contracts with a customer; (ii) identifies the performance obligations within the contract, including whether they are distinct and capable of being distinct in the context of the contract; (iii) determines the transaction price; (iv) allocates the transaction price to the performance obligations in the contract; and (v) recognizes revenue when, or as, the Organization satisfies each performance obligation.

**Flatbush Avenue District Management Association, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022 and 2021**

**Note 3 – Summary of Significant Accounting Policies (*continued*)**

***Revenue Recognition (continued)***

Grants - The Organization adopted ASU 2018-08 - Not-For-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made as of July 1, 2019 using the modified retrospective method. In accordance with ASU 2018-08, the Organization evaluates whether a transfer of assets is (1) an exchange transaction in which a resource provider is receiving commensurate value in return for the resources transferred or (2) a contribution. If the transfer of assets is determined to be an exchange transaction, the Organization applies guidance under ASC 606. If the transfer of assets is determined to be a contribution, the Organization evaluates whether the contribution is conditional based upon whether the agreement includes both (1) one or more barriers that must be overcome before the Organization is entitled to the assets transferred and promised and (2) a right of return of assets transferred or a right of release of a promisor's obligation to transfer assets. The process the Organization applied prior to ASU 2018-08 aligns with the revenue recognition and measurement guidance of the new standard and therefore adoption of ASU 2018-08 did not require a cumulative adjustment to opening net assets.

Government grant awards are conditional and classified as refundable advances until expended for the purposes of the grants. Grants revenue is recognized as the expenses are incurred.

Grants - NYC Assessments - FADMA receives all its assessment revenue from a special real property tax levy on community businesses, which is collected by the New York City Department of Revenue which is then remitted to FADMA in the form of a grant.

***Functional Allocation of Expenses***

The costs of providing the Flatbush Avenue 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 Flatbush Avenue District Management Association, Inc. has received a determination from the Internal Revenue Service that they are exempt from federal income taxes as an organization under section 501(c)(3) of the Internal Revenue Code and is a publicly supported charity as provided in Section 509(a)(1). The organization is also registered with the New York State Charities Bureau. As a result, no provision for income taxes has been made in these financial statements.

**Flatbush Avenue District Management Association, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022 and 2021**

**Note 3 – Summary of Significant Accounting Policies (continued)**

***Comparative Financial Information***

The 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. Accordingly, such information should be read in conjunction with the organizations financial statements for the year ended June 30, 2021, from which the summarized information was derived.

**Note 4 – 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 Flatbush Avenue District Management Association to enable the organization to provide 78 Flatbush Avenue through 200 Flatbush Avenue with community improvements, including improving environmental conditions, increasing public safety and supplementing social services. The City renewed its contract with the Flatbush Avenue District Management Association, Inc. for a five-year term which began July 1, 2021 and ends June 30, 2026. Under the contract the City will collect a set sum of assessments based on a formula related to the amount of real property owned within the District. The total assessments collected by the City of New York, for the fiscal years ended June 30, 2022 and 2021, were \$386,000 and \$386,000, respectively.

**Note 5 – Contingency**

The Flatbush Avenue District Management Association is dependent on assessments against property in the district collected by the NYC Department of Finance. Any change in this level of support could materially impact the ability of the Flatbush Avenue District Management Association to continue to provide its services.

**Note 6 – Liquidity and Funds Available**

The following reflects the BID’s financial assets as of the statement of financial position date available to meet cash needs for general expenditures within one year.

<b>Financial assets at year end:</b>	<b>June 30, 2022</b>	<b>June 30, 2021</b>
Cash	\$ 273,127	\$ 300,036
Accounts receivable	<u>5,500</u>	<u>5,599</u>
Total assets available for general expenditure	<u>\$ 278,627</u>	<u>\$ 305,635</u>

As part of the BID’s liquidity management plan, budgets are created annually and reviewed. Upon observing any potential budget deficits, the BID will review the expenses for any refinement or adjustment of services, review the assessment for potential increase and/or pursue additional grant/funding options.

**Flatbush Avenue District Management Association, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022 and 2021**

**Note 7 – Contract and agreements**

***Sanitation Services***

The Flatbush Avenue District Management Association uses Streetplus Company, LLC for its sanitation services. Beginning July 1, 2019 through June 30, 2021 the monthly fee was \$9,727.43 per month (for seven days/week of service). From July 1, 2021 through June 30, 2022 the monthly fee will be \$9,118.83 per month (for seven days/week of service).

The Flatbush Avenue District Management Association hired Commercial District Services, LLC for supplemental street sanitation services effective November 1, 2021. The current contract runs through June 30, 2022 with an option to extend for an additional two-year term. For November 1, 2021 through June 30, 2022 the annual cost will be \$85,063.68 paid in equal monthly installments of \$10,632.96.

Street maintenance fees for the periods ended June 30, 2022 and 2021 were \$116,797 and \$118,576, respectively.

***Office Space***

CAMBA, Inc. (“CAMBA”), an unrelated third party, provides the Flatbush Avenue District Management Association with office space in Brooklyn, NY, professional fees, certain insurance costs, computer usage, personnel, and other services pursuant to a month-to-month agreement. As of August 31, 2021, the agreement with CAMBA, Inc. was terminated. During the years ended June 30, 2022 and 2021, FADMA incurred \$84,442 and \$184,344, respectively for these services. These amounts include payments made to CAMBA to its defined contribution plan for \$0 and \$6,435 for the years ended June 30, 2022 and 2021, respectively.

The amount due to CAMBA, Inc. at June 30, 2022 and 2021 was \$0 and \$43,751, respectively.

***New Office Space***

The Flatbush Avenue District Management Association Inc. has leased new office space located in Suite C30 at 495 Flatbush Avenue, Brooklyn, NY. The space is shared with the Church Avenue District Management Association, Inc. The lease began on September 1, 2021 and is for a one-year term with a monthly fee of \$1,200. A security deposit of \$1,200 was also required.

**Note 8 - Corona Virus Outbreak**

In December 2019, a novel strain of coronavirus was reported and has subsequently spread around the world. The World Health Organization has declared the spread an outbreak which has impacted financial markets around the world. The extent of the impact of COVID-19 on the BID’s operations has not been positive and will continue to depend on certain developments, including the duration and spread of the outbreak. At this point, the extent to which COVID-19 may impact the BID’s future financial condition or its operations remains uncertain.

**Flatbush Avenue District Management Association, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022 and 2021**

**Note 9 – Prior Period Adjustment**

A prior period adjustment of \$6,835 was made to adjust for items during the termination of the agreement with CAMBA, Inc.

**Note 10 – Subsequent Events**

FASB issued guidance in ASC 855 *Subsequent Events*. ASC 855 established general standards for accounting and disclosure of events occurring subsequent to the statement of financial position due date but prior to issuance of the financial statements. The organization has evaluated subsequent events through December 9, 2022, the date on which the financial statements were available to be issued.

***Office Space Lease Renewal***

The Flatbush Avenue District Management Association Inc. renewed its office space located in Suite C30 at 495 Flatbush Avenue, Brooklyn, NY. The lease renewal began on September 1, 2022 and is for a one-year term with a monthly fee of \$1,320.