

Sonnenberg & Company, CPAs

A Professional Corporation

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Leonard C. Sonnenberg, CPA

ADAMS AVENUE BUSINESS ASSOCIATION, INC.

Audited Financial Statements For the Year Ended December 31, 2019

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Member: The American Institute of Certified Public Accountants and California Society of Certified Public Accountants



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INDEPENDENT AUDITOR'S REPORT

To the Members of the Board of Directors of Adams Avenue Business Association, Inc.

We have audited the accompanying statement of financial position of the Adams Avenue Business Association, Inc. (a nonprofit organization) as of December 31, 2019, 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 of 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 corporation'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 corporation'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.

Continued page 2 of 2

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Adams Avenue Business Association Inc. as of December 31, 2019, and the changes in its net assets and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Statement of Compliance on page 12, the Statement of Expenditures - Budget vs. Actual, the City of San Diego Contracts on page 13, and the Schedule of Event Revenue and Expenses on page 14 are presented for purposes of additional analysis and not required parts 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 and other records used to prepare the financial statements or to the financial statements 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.

Report on Summarized Comparative Information

We have previously audited Adams Avenue Business Association, Inc.'s 2018 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated April 18, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2018, is consistent, in all material respects, with the audited financial statements from which it has been derived.

June 8, 2020

Sonnenberg & Company, CPAs

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STATEMENT OF FINANCIAL POSITION

December 31, 2019

(With Comparative Totals for December 31, 2018)

Assets		2019		2018
Cash	\$ —	97,571	\$	337,719
Investment - Deposit of Certificates		201,936		-
Accounts Receivable - CCSD		35,071		_
Accounts Receivable - MAD		5,604		11,560
Accounts receivable - BID		5,602		-
Accounts Receivable - SBEP		7,872		12,292
Other Receivable		1,675		8,200
Other Assets		3,555		3,412
Total Assets	\$	358,886	\$	373,183
Liabilities and Net Assets Liabilities				
Accounts Payable and Accrued Expenses	\$	_	\$	8,933
Deferred Revenue		9,138	Ψ.	15,814
Total Liabilities	_	9,138	_	24,747
Net Assets				
Without Donor Restrictions		349,748	-	348,436
Total Liabilities and Net Assets	\$	358,886	\$	373,183

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2019

(With Comparative Totals for the Year Ended December 31, 2018)

Revenue and support		2019	2018
Grants & Contracts	\$	149,375 \$	165,320
Special Events		360,611	310,587
Less: Event Expenses	_	(229,597)	(206,728)
Net Events		131,014	103,859
Other Income	_	45,680	25,631
Total Revenue and Support		326,069	294,810
Expenses			
Program Services		295,721	245,666
Supporting Services			
Management and General	_	29,036	25,104
Total Expenses	_	324,757	270,770
Change in Net Assets		1,312	24,040
Net Assets, Beginning of Year	_	348,436	324,396
Net Assets, End of Year	\$_	349,748 \$	348,436

Statement of Functional Expenses
For the Year Ended December 31, 2019
(With Comparative Totals for the Year Ended December 31, 2018)

		Program Services	Managemen and General	2019 Total		2018 Total		
Personnel and Related	-		-			10111		Total
Salaries and Wages	\$	156,771	\$	17,418	\$	174,189	\$	129,564
Payroll taxes		13,314		1,479		14,793		10,499
Employee Benefits		18,256		2,028		20,284		18,090
Payroll Processing Fees		3,117		346		3,463		1,523
Total Personnel and Related		191,458	•	21,271		212,729	-	159,676
	_		•		•		_	
Non-Personnel								
Accounting and Audit		15,471		1,719		17,190		17,212
Advertising and Marketing		39,873		-		39,873		28,664
Board and Committee Meetings		4,909		545		5,454		3,108
Contracted Services		-		698		698		5,719
Dues and Subscriptions		933		103		1,036		1,063
Insurance		4,074		368		4,442		3,680
Miscellaneous		238		26		264		600
Maintenance		30,575		3,397		33,972		42,491
Postage and Delivery		3,485		387		3,872		3,676
Supplies and Office Expenses		1,633		181		1,814		1,908
Telephone		3,072		341		3,413		2,973
Total Non-Personnel		104,263		7,765	_	112,028	-	111,094
Total Functional Expenses	\$_	295,721	\$	29,036	\$	324,757	\$_	270,770

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2019 (With Comparative Totals for the Year Ended December 31, 2018)

	_	2019	2018
Cash Flows from Operating Activities:			
Change in Net Assets	\$	1,312 \$	24,040
(Increase) / Decrease in:			
Accounts Receivable		(23,772)	29,691
Other Assets		(143)	(214)
Increase / (Decrease) in:			
Accounts Payable and Accrued Expenses		(8,933)	7,052
Deferred Revenue	_	(6,676)	(1,941)
Net Cash Provided (Used) by Operating Activities	_	(38,212)	58,628
Cash Flows from Investing Activities:			
Purchase of Certificates of Deposits		(200,000)	_
Reinvestment of CD Interest	_	(1,936)	
Net cash provided (used) by investing activities	_	(201,936)	
Net Increase (Decrease) in Cash		(240,148)	58,628
Cash, Beginning of year	_	337,719 \$	279,091
Cash, End of Year	\$_	97,571 \$	337,719

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2019

Note 1 <u>Organization and Nature of Activities</u>

The Adams Avenue Business Association, Inc. (the Association) was established in 1982 and incorporated in 1985 as a non-profit mutual benefit corporation. Its mission is to promote and increase commercial activity within the Adams Avenue Business Improvement District. The Association is supported by San Diego City program contract income and special events income.

The governing body is the Board of Directors elected annually from the general membership. The members are those businesses located along Adams Avenue from Hamilton Street on the west to Vista Street on the east. Membership is contingent upon paying the required City of San Diego's Business License Tax and the Business Improvement District's fee both of which are simultaneously collected each year by the City of San Diego.

The Association manages the Adams Avenue Business Improvement District and Maintenance Assessment District through contracts with the City of San Diego. The Association also hosts three annual special events: Adams Avenue Unplugged, Taste of Adams Avenue and the Adams Avenue Street Fair. These events are operated as promotion for the business district, community events and fundraising activities for the projects and programs of the Association.

Other activities of Association include marketing and promoting the Adams Avenue Business Improvement District and its member businesses, acting as a resource center for the small business members, acting as liaison with governmental offices, working with the City of San Diego to administer progressive programs that assist small businesses such as the Public Right of Way Program and Storefront Improvement Program.

Note 2 <u>Summary of Significant Accounting Policies</u>

Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Net assets, revenues, 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. The governing board has designated, from net assets without donor restrictions, net assets for an operating reserve and board-designated endowment.

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2019

Note 2 <u>Summary of Significant Accounting Policies, continued</u>

Basis of Presentation (continued)

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, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both, and are reported in the statement of activities as net assets released from restrictions.

The Association did not have any net assets with donor restrictions at December 31, 2019.

Income Tax Status

The Association is a not-for-profit corporation under Section 501(c)(6) of the Internal Revenue Code whereby it is exempt from income taxes. However, income from certain activities not directly related to the Association's tax-exempt purpose is subject to taxation as unrelated business income. The Association currently has no unrelated business income. Accordingly, no provision for income taxes has been recorded.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets, liabilities, revenues, and expenses as of the dates and for the periods presented.

Cash

The Association has defined cash and cash equivalents as cash in banks and highly liquid investments with an original maturity of three months or less.

Accounts Receivable

Accounts receivable are from city and county granting agencies. No allowance for doubtful accounts has been established since management believes all accounts receivable are collectible, and management's experience has been that all such receivables have been collected in the past.

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2019

Note 2 <u>Summary of Significant Accounting Policies, continued</u>

Donated Goods and Services

Donated goods and services are recognized as contributions if the goods or services (a) create or enhance non-financial assets, or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Association. Volunteers provide services throughout the year that are not recognized as contributions in the financial statements since the recognition criteria were not met.

Deferred Revenue

Prepaid fees for events and contract income received in advance are deferred. As of December 31, 2019, the total deferred contract income was \$9.138.

Functional Allocation of Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the statement of functional expenses. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among programs and supporting services benefited. Management and general expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of the Organization.

Comparative Financial Information

The financial statements include certain prior-year summarized comparative information in total. 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, it should be read in conjunction with the Association's financial statements for the year ended December 31, 2018 from which the summarized information was derived.

Note 3 Concentrations of Credit Risk

The Association maintains cash and certificated of deposit balance at financial institutions. Cash and certificated of deposit balance in accounts is insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At December 31, 2019, the uninsured balance is \$108,660.

All receivables were from the City of San Diego and fully collected subsequent to the year end. As of December 31, 2019, the Association had no significant concentrations of credit risk.

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2019

Note 4. <u>Investments - Certificates of Deposit:</u>

Two certificates of deposit with fair value of \$201,936 at December 31, 2019 are held at a financial institution. The certificates of deposit bear interest rates are 1.98% and 2.52% with maturity date January 14, 2020.

Note 5 <u>Liquidity and Availability</u>

Financial Assets at Year End

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:

\$ •	97,571
•	97,571 201,936
•	55,824
<u> </u>	355,331
	-
\$ =	355,331
	\$

As part of Association's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

Note 6 <u>Commitments and Contingencies: Grants and Contracts</u>

The Association's grants and contracts are subject to inspection and audit by the appropriate governmental funding agency. The purpose is to determine whether program funds were used in accordance with their respective guidelines and regulations. The potential exists for disallowance of previously funded program costs. The ultimate liability, if any, which may result from these governmental audits cannot be reasonably estimated and, accordingly, the Association has no provisions for the possible disallowance of program costs on its financial statements.

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2019

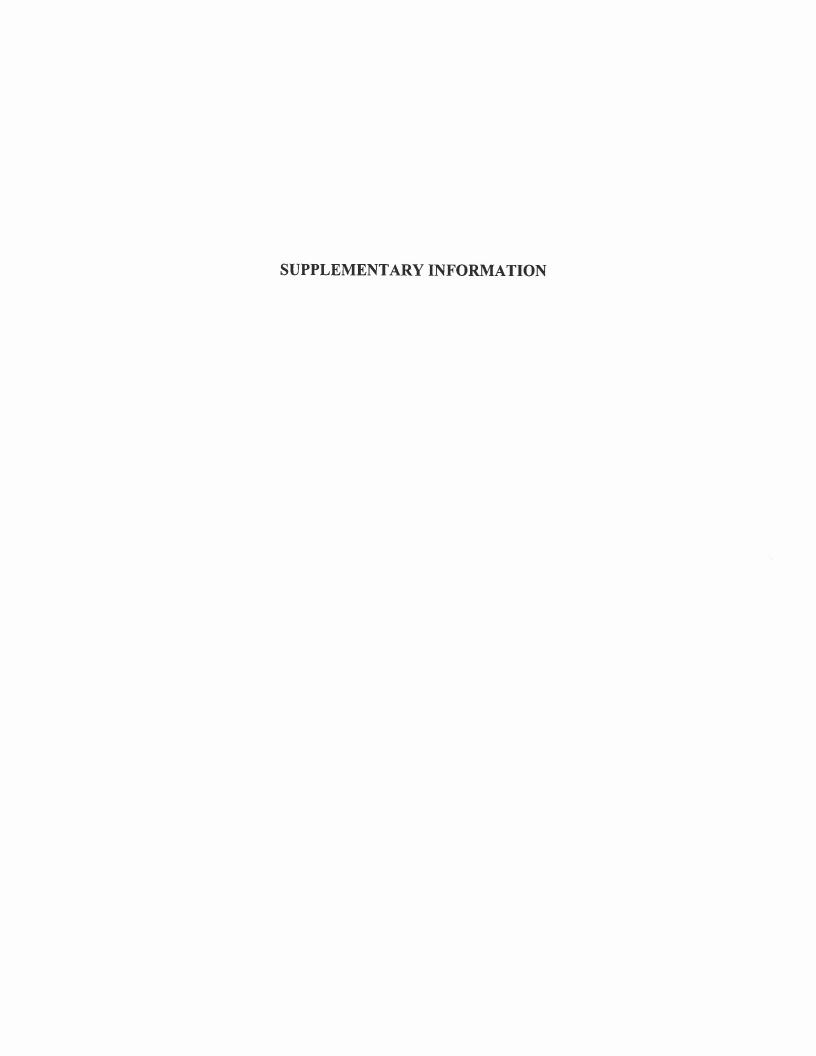
Note 7 <u>Functionalized Expenses</u>

The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses required allocation on a reasonable basis that is consistently applied. The expense that are allocated include salaries and wages, benefits, payroll taxes, insurance, office expenses, and other, which are allocated on the basis of time and efforts.

Note 8 <u>Date of Management Review/Subsequent Events</u>

The Association has evaluated subsequent events through June 8, 2020, the date the financial statements were available to be issued.

The spread of a novel strain of Coronavirus (COVID-19) in the first months of 2020 has caused a substantial impact on the U.S. economy. There is significant uncertainty around the effects and duration of business interruption related to COVID-19. The extent of the impact on the Association's operations, management, employees, vendors, and patrons, will depend on certain developments, which cannot be determined at this time.



STATEMENT OF COMPLIANCE

June 8, 2020

To Whom It May Concern:

Adams Avenue Business Association is in compliance with all City of San Diego requirements, such as general requirements, compensation and reimbursements, record keeping and insurance as set forth in the agreements between the City of San Diego and the Adams Avenue Business Association.

All required reports and disclosures have been submitted.

Scott Kessler

Executive Director

STATEMENT OF EXPENDITURES

Budget vs Actual

City of San Diego Contracts - BID, MAD, SBEP & TOT July 2018 through June 2019

		BID		N	/IAD	SBEP			CCSD					
			Over		Budget			Over			Over			
_			(Under)		(not			(Under)			(Under)			
Income	Actual	Budget	Budget	Actual	required)	Actual	Budget	Budget	Actual	Budget	Budget			
41000 · SBEP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,504	\$22,000	\$ 504	\$ -	\$ -	\$ -			
42000 · MAD	-	-	-	66,015	-	-	-	-	-	-	_			
42020 · BID	60,856	60,000	(856)	-	-	-	-	-	-	-	-			
40040 · CAA		-	-			-	-	-	35,071	235,000	(199,929)			
Total Income	60,856	60,000	(856)	66,015	-	22,504	22,000	504	35,071	235,000	(199,929)			
														
Expenses														
50020 · Personnel														
50027 · Office Staffing	28,247	26,000	(2,247)	21,569	-	19,104	22,000	(2,896)	_	_	_			
Total 50020 · Personnel	28,247	26,000	(2,247)	21,569		19,104	22,000	(2,896)						
52010 · Maintenance														
52035 · Supplies	97	-	(97)	1,835	-	-	-	-	-	-	-			
52025 · Utilities(Water/Electric)	-	-	-	3,601	-	-	-	-	-	-	-			
52020 · Contract Labor		-	-	32,142					_		-			
Total 52010 · Maintenance	97	-	(97)	37,578	-	-	-	-	-	-				
53100 · Special Events														
53115 · Promotional	362	_	(362)						11.000	-				
53125 · Contract Labor	502	-	(302)	-	-	-	-	-	11,093	20,300	(9,207)			
53105 · Equipment Rental	_	-	-	-	-	-	-	-	10,700	141,700	(131,000)			
Total 53100 · Special Events	362		(362)						<u>13,278</u> <u>35,071</u>	20,000	(6,722)			
Total 55100 Special Events	302	_	(302)	-	-	-	-	-	35,071	182,000	(146,929)			
50040 Operating														
50110 · Insurance	1,829		(1,829)	1,958	-	_	_	_	_	_	_			
50210 - Office Supplies	1,322		(1,322)	_	-	-	_	_	_	_	_			
50125 - Accounting	7,766		(7,766)	4,200	-	3,000	_	3,000	_	_	_			
50060 · Dues and Subscriptions	14		(14)		-	-	_	-	_	_	_			
50090 · Telephone	1,990		(1,990)	311	-	_	_	_	_	_	_			
50070 · Postage and Delivery	3,470		(3,470)	400	-	_	-		_	_	_			
Total 50040 Operating	16,391	20,000	3,609	6,869	-	3,000	-	3,000	_	-				
51510 · Marketing														
51555 - Graphic Design		2,200	2,200	-	-	-	-	-	-	-	-			
51530 - Website/Social Media		2,800	2,800	-	-	400	-	400	-	-	-			
51535 - Advertising/Promotion	15,757	3,200	(12,557)	-	-	-	-	-	-	-	-			
51560 - Holiday on Adams	15.757	3,800	3,800					-						
Total 51510 · Marketing	15,757	12,000	(3,757)	-	-	400	-	400	-	-	-			
CONTINGENCY	-	2,000	2,000		_		_	_	_	_				
					_					_	-			
Total Expense	60,854	60,000	(854)	66,016		22,504	22,000	504	35,071	182,000	(146,929)			
Net Income	\$ 2	\$ -	\$ (2)	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,000	\$ (53,000)			

Schedule of Event Revenue and Expenses

For the Year Ended December 31, 2019

							H	Holiday on Adams				
	-	Unplugged	- ′	Taste of Adams		Street Fair		& Spirit Stroll		Total		
Revenue:												
Booth Rentals	\$	2,520	\$	-	\$	162,193	\$	- :	\$	164,713		
Ticket Sales		340		35,004		-		9,507		44,851		
Sales of Merchandise		404		-		73,579		-		73,983		
Grants/Sponsorship		6,000		-		56,009		-		62,009		
Other Income	_	15,055								15,055		
Total Revenue	-	24,319		35,004		291,781		9,507	_	360,611		
Expenses:												
Equipment Rental		2,115		1,758		36,029		600		40,502		
Advertising		8,295		7,534		20,532		3,483		39,844		
Contract Labor		5,636		600		65,243		790		72,269		
Music & Entertainment		13,550		-		28,625		-		42,175		
Other Event Expenses	_	3,358		1,869		25,542		4,038	_	34, 807		
	-	32,954		11,761		175,971		8,911	_	229,597		
Net Revenue	\$_	(8,635)	\$	23,243	\$	115,810	\$	596	\$ _	131,014		

For the Year Ended December 31, 2018

					s					
	_	Unplugged	.]	Caste of Adams	S .	Street Fair	& Spirit Stroll		_	Total
Revenue:										
Booth Rentals	\$	1,218	\$	-	\$	158,428	\$	- ;	\$	159,646
Ticket Sales		13,339		36,160		5,210		9,755		64,464
Sales of Merchandise		512		-		53,361		-		53,873
Grants/Sponsorship		5,000		-		26,747		-		31,747
Other Income		-		-		857		-		857
Total Revenue	_	20,069		36,160		244,603		9,755		310,587
Expenses:										
Equipment Rental		2,212		1,350		31,921		-		35,483
Advertising		9,450		9,545		21,771		5,638		46,404
Contract Labor		6,772		725		56,380		785		64,662
Music & Entertainment		10,587		-		19,725		300		30,612
Other Event Expenses		3,313		1,978		19,753		4,523		29,567
		32,334		13,598		146,500		11,246		206,728
Net Revenue	\$_	(12,265)	\$_	22,562	\$	98,103	\$	(1,491)	\$	103,859