

Sonnenberg & Company, CPAs

A Professional Corporation

5190 Governor Drive, Suite 201, San Diego, California 92122





Leonard C. Sonnenberg, CPA

ADAMS AVENUE BUSINESS ASSOCIATION, INC. Reviewed Financial Statements For the Year Ended December 31, 2024

Table of Contents

	Page No.
INDEPENDENT ACCOUNTANT'S REVIEW REPORT	1-2
FINANCIAL STATEMENTS	
Statement of Financial Position	3
Statement of Activities	4
Statement of Functional Expenses	5
Statement of Cash Flows	6
Notes to Financial Statements	7-11
SUPPLEMENTARY INFORMATION	
Statement of Compliance	12
Statement of Expenditures – Budget vs Actual- City of San Diego Contracts	13
Schedule of Event Revenue and Expenses	14



Sonnenberg & Company, CPAs

A Professional Corporation

5190 Governor Drive, Suite 201, San Diego, California 92122

Phone: (858) 457-5252 • (800) 464-4HOA • Fax: (858) 457-2211 • (800) 303-4FAX



Leonard C. Sonnenberg, CPA

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Trustees of

Adams Avenue Business Association, Inc.

We have reviewed the accompanying financial statements of **Adams Avenue Business Association, Inc.** (a nonprofit organization), which comprise the statement of financial position as of December 31, 2024, the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Adams Avenue Business Association, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Summarized Comparative Information

The prior year summarized comparative information has been derived from the December 31, 2023 financial statements, which were audited by us and we expressed an unmodified opinion on them in our report dated April 30, 2024. We have not performed any auditing procedures since that date. The summarized comparative information presented herein as of and for the year ended December 31, 2023 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Report on Supplementary Information

The Statement of Compliance on page 12, the Statement of Expenditures - Budget vs. Actual, 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. We have compiled the supplementary information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on it.

May 5, 2025

Sonnenberg & Company, CPAs

Level Chountry

Statement of Financial Position

December 31, 2024

(With Comparative Totals for December 31, 2023)

Assets		2024		2023
Cash \$	§ —	51,440	\$	31,680
Investments		272,228		256,094
Contracts Receivable		5,914		28,899
Grants Receivable		39,287		3,682
Other Receivable		-		300
Total Assets \$	=	368,869	\$	320,655
Liabilities and Net Assets				
Liabilities Liabilities				
Accounts Payable and Accrued Expenses \$	6	1,308	\$	5,586
Deferred Revenue	•	6,004	*	6,080
m - 171 1910				
Total Liabilities	_	7,312		11,666
Net Assets				
Without Donor Restrictions				
Undesignated		76,312		58,989
Designated by the Board for Capital Projects and Others		250,000		250,000
With Donor Restrictions				
Purpose Restriction		35,245		_
r asposo resultation	_			
Total Net Assets		361,557		308,989
Total Liabilities and Net Assets \$	S	368,869	\$	320,655

Statement of Activities

For the Year Ended December 31, 2024

(With Comparative Totals for the Year Ended December 31, 2023)

				2024	2023
Revenue and Support		Unrestricted	Restrictions	Total	Total
Contracts	\$	144,857	\$ -	\$ 144,857 \$	157,281
Contibution and Grants		26,945	70,490	97,435	29,056
Employee Retention Tax Credit				-	44,642
Events		415,980	_	415,980	372,015
Other Program Revenue		8,907	=	8,907	9,293
Investment Return, Net		16,187	-	16,187	23,368
Net assets Released from Restrictions		35,245	(35,245)	-	-
Total Revenue and Support		648,121	35,245	683,366	635,655
Expenses					
Program Services		579,985	-	579,985	545,867
Supporting Services					
Management and General		50,813		50,813	54,500
Total Expenses	-	630,798		630,798	600,367
Change in Net Assets		17,323	35,245	52,568	35,288
Net Assets, Beginning of Year		308,989	-3	308,989	273,701
Net Assets, End of Year	\$	326,312	\$ 35,245	\$ 361,557 \$	308,989

Statement of Functional Expenses
For the Year Ended December 31, 2024
(With Comparative Totals for the Year Ended December 31, 2023)

		Program Management Services and General				2024 Total	2023 Total	
Personnel and Related	-				-			
Salaries and Wages	\$	146,371	\$	16,263	\$	162,634 \$	164,73	31
Payroll Taxes		11,802		1,311		13,113	13,21	15
Employee Benefits		5,472		607		6,079	5,62	
Total Personnel and Related	-	163,645	-	18,181		181,826	183,57	72
Non-Personnel								
Accounting and Audit		-		19,559		19,559	25,33	33
Advertising and Marketing		70,967		-		70,967	33,57	74
Board and Committee Meetings		5,228		580		5,808	3,43	31
Events		218,596		-		218,596	250,32	29
Dues and Subscriptions		3,646		405		4,051	3,44	14
Insurance		6,399		711		7,110	8,15	56
Licenses and Permits		9,075		-		9,075	-	
Miscellaneous		173		19		192	3,50	00
Maintenance		96,936		10,770		107,706	77,59	93
Postage and Delivery		198		21		219	20	00
Supplies and Office Expenses		936		103		1,039	5,79	98
Telephone		3,273		363		3,636	4,34	19
Travel		913		101		1,014	1,08	88
Total Non-Personnel	_	416,340		32,632		448,972	416,79	95
Total Expenses	\$_	579,985	\$	50,813	\$	630,798 \$	600,36	<u> 57</u>

Statement of Cash Flows

For the Year Ended December 31, 2024

(With Comparative Totals for the Year Ended December 31, 2023)

		2024	2023
Cash Flows from Operating Activities:			
Change in Net Assets	\$	52,568 \$	35,288
Adjustments to reconcile change in net assets to net cash			
Provided by Operating Activities:			
Unrealized (Gain)		(16,080)	(23,368)
(Increase) / Decrease in:			
Contract Receivable		22,985	(24,168)
Grants Receivable		(35,605)	29,527
Other Receivable		300	6,364
Increase / (Decrease) in:			
Accounts Payable and Accrued Expenses		(4,278)	4,378
Deferred Revenue	_	(76)	(2,031)
Net Cash Used in Operating Activities	_	19,814	25,990
Cash Flows from Investing Activities:			
Reinvestment of Earnings	_	(54)	-
Net cash provided by (used in) investing activities	_	(54)	
Net (Decrease) in Cash		19,760	25,990
Cash, Beginning of year	_	31,680 \$	5,690
Cash, End of Year	\$ _	51,440 \$	31,680

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2024

Note 1 Organization and Nature of Activities

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 Business License Tax and the Business Improvement District 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 Association 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. As of December 31, 2024, the board designated balance was \$250,000 for capital projects and other programs.

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-

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2024

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

Basis of Presentation (continued)

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's balance of net assets with donor restrictions was \$35,245 for the year ended December 31, 2024.

Income Tax Status

The Association is exempt from federal and state income taxes under Section 501(c)(6) of the Internal Revenue Code and Section 23701(d) of the California State Revenue and Taxation Code. The Association is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, it is subject to income tax on net income that is derived from business activities that are unrelated to its exempt purposes. Management has determined that the Association is not subject to unrelated business income tax and have not filed an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS for the year ended December 31, 2024. The Association's management has evaluated its tax positions and related income tax contingencies. Management does not believe that any material uncertain tax positions exist. Accordingly, there are no tax positions that qualify for recognition or disclosure in the financial statements.

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.

Investments

Investments are stated at fair value based on quoted or published market prices, expected investment return, and discount rate, as applicable. Investments consist of mutual funds. Net investment return including interest, dividends, fees, and gains and losses on investments is reported on the statement of activities.

Accounts Receivable and Allowance for Credit Loss

Accounts receivable consist of trade receivables related to the program services provided. The Association recognizes an allowance for credit losses for accounts receivable carried at amortized cost to present the net amount expected to be collected as of the financial position date. Such allowance is based on the credit losses expected to arise over the contractual term which includes consideration of prepayments and is based on the expectation as of the financial position date. Accounts receivable are written off when the Association determines that such accounts are deemed uncollectible. Write-offs are recognized as a deduction from the allowance for credit losses. Management believes that all accounts receivable are fully collectible; therefore, no allowance for credit losses was recorded as of December 31, 2024.

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2024

Note 2 Summary of Significant Accounting Policies, continued

Revenue Recognition

Grant and contract revenue is recognized in the period in which the related work is performed in accordance with the terms of the grant or contract. Prepaid fees for events and contract income received in advance are deferred. As of December 31, 2024, the total deferred contract income was \$6.004.

Fair Value Measurements

Investments are reported at fair value in the Association's financial statements. Fair value represents the price that would be received upon the sale of an asset or paid upon the transfer of a liability in an orderly transaction between market participants as of the measurement date. Generally Accepted Accounting Principles (GAAP) establishes a fair value hierarchy that prioritizes inputs used to measure fair value into three levels:

Level 1 - inputs are quoted prices in active markets for identical investments that the investment manager has the ability to access at the measurement date.

Level 2 - inputs are inputs other than quoted prices included within Level 1 that are observable for the investment, either directly or indirectly.

Level 3 - inputs are unobservable inputs for the asset or liability.

The Association's investment is categorized Level 1 inputs.

Contributed Nonfinancial Assets

The estimated fair value of donated goods and professional services is recorded in the financial statements. Donated goods are recorded at fair value at the date of donation. Donated professional services are recognized in the financial statements because the services create nonfinancial assets, require specialized skills, provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. The Association presents contributed nonfinancial assets in accordance with Accounting Standards Update 2020-07, Not-for-Profit Entities (Topic 958): Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets.

The Association receives donated volunteer services which have not been reflected in the accompanying financial statements because such services do not meet recognition criteria prescribed by accounting principles generally accepted in the United States of America.

Functional Allocation of Expenses

The Association allocates its expenses on a functional basis among its various programs and supporting services. Expenditures which can be identified with a specific program or support service are allocated directly, according to their natural expenditure classification. Costs that are common to several functions are allocated among the program and supporting services on the basis of time records, space utilized, and estimates made by the Association's management.

NOTES TO FINANCIAL STATEMENTS For the Year Ended December 31, 2024

Note 2 Summary of Significant Accounting Policies, continued

Advertising Expenses

Advertising costs are expensed as incurred.

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 and disclosures. Accordingly, actual results could differ from those estimates under different assumptions or conditions.

Comparative Financial Information

The comparative information shown for the previous year is included to provide a basis for comparison and presents summarized totals only. 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 Association's financial statements for the year ended December 31, 2023, from which the summarized information was derived. Certain accounts in the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year financial statements.

Note 3 Concentrations

The Association maintains cash at a financial institution. Cash is insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. The Association's was fully insured on December 31, 2024.

All receivables were from the City of San Diego and fully collected subsequent to the year end. As of December 31, 2024, the Association received 35% of its total revenue from the City of San Diego with respect to contracts and grants income.

Note 4 Investments and Fair Value Measurement

The following table summarizes assets measured at fair value by classification within the fair value hierarchy as of December 31, 2024:

	Quoted Prices in Active	Significant Other	Significant	
	Markets for Identical Assets	Observable Inputs	Unobservable Inputs	Balance
	(Level 1)	(Level 2)	(Level 3)	12/31/2024
Mutual funds	\$ 272,228 \$	-	\$ - \$	272,228

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

Note 5 Net Assets with Donor Restrictions

During the year ended December 31, 2024, the Association received a two-year grant in the amount of \$70,490 from the City of San Diego under the agreement of State of California Special Event Funding Business Improvement District Alliance. The Association received first-half of funding \$35,245 in 2024 and the second-half of the funding will be received in 2025. Net assets totaling \$35,245 were released from donor restrictions by incurring expenses 2024 Street Fair for the year ended December 31, 2024.

Note 6 <u>Liquidity and Availability</u>

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:

Financial Assets at Year End		
Cash	\$	51,440
Investments		272,228
Contracts Receivable		5,914
Grants Receivable		39,287
Total Financial Assets		368,869
Designated by the Board for Capital Projects and Other	_	(250,000)
Funds Subject to Donor Imposed Restrictions	•	(35,245)
Financial Assets Available to Meet General Expenditure Within One Year	\$	83,624

As part of Association's liquidity management plan, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. The Association invests cash in excess of daily requirements in mutual funds. Board-designated reserves are available for general expenditures with board approval if necessary.

Note 7 Commitments and Contingencies: Grants and Contracts

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.

Note 8 Date of Management Review

The Association has evaluated subsequent events through May 5, 2025, the date the financial statements were available to be issued. Management is not aware of any subsequent events that would require adjustment to, or disclosures in, the financial statements.

STATEMENT OF COMPLIANCE

May 5, 2025

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 & Grants- BID, MAD, & SBEP July 2023 through June 2024

	BID MA				IAD		SBEP			
			Over		Budget			Over		
			(Under)		(not			(Under)		
Income	Actual	Budget	Budget	Actual	required)	Actual	Budget	Budget		
41000 · SBEP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,903	\$35,275	\$ (6,372)		
42000 · MAD	-	-	-	52,141	=:	-	-	-		
42020 · BID	54,431	55,797	(1,366)							
Total Income	54,431	55,797	(1,366)	52,141	_	28,903	35,275	(6,372)		
Expenses										
50020 · Personnel										
50027 · Office Staffing	20,814	6,000	14,814	12,169	-	24,703	35,275	(10,572)		
Total 50020 · Personnel	20,814	6,000	14,814	12,169		24,703	35,275	(10,572)		
52010 · Maintenance	•	,						,		
	321		321	1,206						
52035 · Supplies		-	321	1,708	<u>-</u>	-	-	-		
52025 · Utilities(Water/Electric)		-	-	16,732	-	-	-	-		
52055 · Waste Removal/Dumpst										
52065 · Tree Maintenance/Planti	ing	-		8,364						
53010 · Repairs/Upkeep	0.100		0.102	7,262 200						
52020 · Contract Labor	2,183	46.014	2,183							
Total 52010 · Maintenance	2,504	46,014	43,510	35,472	-	-	-	-		
53100 · Special Events										
53110- Permits	4,000	-	-	-	-	-	-	-		
53115 · Promotional	162		162			-				
Total 53100 · Special Events	4,162	-	162	-	-	-	-	-		
50040 Operating										
50210 - Office Supplies	254	2	254		-	-	-	-		
50125 - Accounting	5,272	-	5,272	4,500	-	4,200	-	4,200		
50060 · Dues and Subscriptions	926	-	926		-	-	_	-		
50090 · Telephone	1,021	-	1,021		-	-	-	-		
50070 · Postage and Delivery		-		-	-		-			
Total 50040 Operating	7,473	3,783	(3,690)	4,500	-	4,200	-	4,200		
51510 · Marketing										
51555 - Graphic Design			_	_	-	-0	-	-		
51530 - Website/Social Media	18,252		18,252	_	2	-	_	_		
51535 - Advertising/Promotion	10,202		-0,-0-	No.	_	09	-			
51545 · Newsletter			_	_	-	-	-	_		
51560 - Holiday on Adams	1,226		1,226	_	-	_	-	_		
Total 51510 · Marketing	19,478	-	19,478					_		
CONTINGENCY	-		-	-	-	-	_	-		
Total Expense	54,431	55,797	(1,366)	52,141		28,903	35,275	(6,372)		
Net Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		C T - 1	andont Assa	untantla Da						

Schedule of Event Revenue and Expenses

For the Year Ended December 31, 2024

	_	Unplugged	<u>T</u>	Taste of Adams		Street Fair		Other Events		Total
Revenue:										
Booth Rentals	\$	1,552	\$	- 5	\$	208,289	\$	-	\$	209,841
Ticket Sales		8,977		48,297		9,803		7,789		74,866
Sales of Merchandise						21,144		-		21,144
Sponsorship						70,000		20,000		90,000
Other Income						16,569		3,560	_	20,129
Total Revenue	_	10,529	_	48,297	_	325,805		31,349	_	415,980
Expenses:										
Equipment Rental		2,438				31,154		401		33,993
Advertising		4,234		2,485		14,547		2,000		23,266
Contract Labor		6,451		6,145		89,207		585		102,388
Music & Entertainment		9,720		-		27,490		-		37,210
Other Event Expenses		2,229	_	1,862	_	15,775		1,873	_	21,739
	_	25,072	_	10,492	_	178,173		4,859	_	218,596
Net Revenue	\$_	(14,543)	\$_	37,805	\$ =	147,632	\$	26,490	\$_	197,384

For the Year Ended December 31, 2023

	Unplugged	Taste of Adam		s	Street Fair		Other Events	_	Total	
Revenue:										
Booth Rentals	\$ 2,644	\$		-	\$	173,010	\$	-	\$	175,654
Ticket Sales	5,097			52,640		-		17,054		74,791
Sales of Merchandise	-			-		4,581		-		4,581
Sponsorship	100			5,000		52,967		-		58,067
Other Income	9,340			-		49,582		7-		58,922
Total Revenue	17,181			57,640		280,140		17,054	_	372,015
Expenses:										
Equipment Rental	-			-		45,303		-		45,303
Advertising	4,084			1,300		17,038		=		22,422
Contract Labor	6,707			800		95,583		215		103,305
Music & Entertainment	8,725			- ;		28,550		-		37,275
Other Event Expenses	2,205			2,629		30,849		6,341		42,024
-	21,721			4,729		217,323		6,556		250,329
Net Revenue	\$ (4,540)	\$		52,911	\$	62,817	\$	10,498	\$_	121,686