



**CASTRO/UPPER MARKET COMMUNITY  
BENEFIT DISTRICT, INC.**

**(A California Not-For-Profit Corporation)**

**FINANCIAL STATEMENTS**

**JUNE 30, 2022**



Advisory Assurance Tax Private Client

**CASTRO/UPPER MARKET COMMUNITY  
BENEFIT DISTRICT, INC.**

**TABLE OF CONTENTS  
JUNE 30, 2022**

|  | <b>Page(s)</b> |
|--|----------------|
| Independent accountants' review report | 2              |
| Statement of financial position        | 3              |
| Statement of activities                | 4              |
| Statement of functional expenses       | 5              |
| Statement of cash flow                 | 6              |
| Notes to financial statements          | 7 - 11         |

## **Independent Accountants' Review Report**

Board of Directors  
Castro/Upper Market Community Benefit District, Inc.

We have reviewed the accompanying financial statements of Castro/Upper Market Community Benefit District, Inc. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2022, and 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.

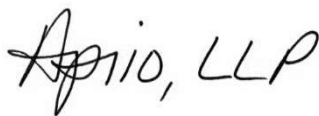
### **Accountants' Responsibility**

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 Castro/Upper Market Community Benefit District, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

### **Accountants' 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 the relevant ethical requirements related to our review.



San Francisco, California  
November 30, 2022

# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## STATEMENT OF FINANCIAL POSITION - JUNE 30, 2022

### ASSETS

#### CURRENT ASSETS:

|                           |    |               |
|---------------------------|----|---------------|
| Cash and cash equivalents | \$ | 247,633       |
| Assessments receivable    |    | 9,314         |
| Grants receivable         |    | 555,614       |
| Prepaid expenses          |    | <u>10,038</u> |

TOTAL CURRENT ASSETS 822,599

#### OTHER:

|                   |  |              |
|-------------------|--|--------------|
| Security deposits |  | <u>3,185</u> |
|-------------------|--|--------------|

TOTAL ASSETS \$ 825,784

### LIABILITIES AND NET ASSETS

#### CURRENT LIABILITIES:

|                                |    |                |
|--------------------------------|----|----------------|
| Accounts payable               | \$ | 783            |
| Accrued expenses               |    | 6,794          |
| Deferred rent, current portion |    | 3,146          |
| Deferred income                |    | <u>313,350</u> |

TOTAL CURRENT LIABILITIES 324,073

#### LONG-TERM LIABILITIES:

|                                       |  |              |
|---------------------------------------|--|--------------|
| Deferred rent, net of current portion |  | <u>3,205</u> |
|---------------------------------------|--|--------------|

TOTAL LIABILITIES 327,278

#### NET ASSETS:

|                                       |  |                |
|---------------------------------------|--|----------------|
| Net assets without donor restrictions |  | 136,487        |
| Net assets with donor restrictions    |  | <u>362,019</u> |

TOTAL NET ASSETS 498,506

TOTAL LIABILITIES AND NET ASSETS \$ 825,784

See accompanying independent accountants' review report and notes to financial statements.

# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2022

|                                       | <u>Without Donor<br/>Restrictions</u> | <u>With Donor<br/>Restrictions</u> | <u>Total</u>          |
|---------------------------------------|---------------------------------------|------------------------------------|-----------------------|
| SUPPORT AND REVENUES:                 |                                       |                                    |                       |
| Assessment revenue                    | \$ -                                  | \$ 822,752                         | \$ 822,752            |
| Government grants                     | -                                     | 672,012                            | 672,012               |
| Contributions                         | -                                     | 11,963                             | 11,963                |
| Interest income                       | 20                                    | -                                  | 20                    |
| Net assets released from restrictions | <u>1,512,095</u>                      | <u>(1,512,095)</u>                 | <u>-</u>              |
| <br>TOTAL SUPPORT AND REVENUES        | <br><u>1,512,115</u>                  | <br><u>(5,368)</u>                 | <br><u>1,506,747</u>  |
| EXPENSES:                             |                                       |                                    |                       |
| Program services                      | 1,290,842                             | -                                  | 1,290,842             |
| General and administrative            | <u>209,737</u>                        | <u>-</u>                           | <u>209,737</u>        |
| <br>TOTAL EXPENSES                    | <br><u>1,500,579</u>                  | <br><u>-</u>                       | <br><u>1,500,579</u>  |
| <br>CHANGE IN NET ASSETS              | <br>11,536                            | <br>(5,368)                        | <br>6,168             |
| <br>NET ASSETS, beginning of year     | <br><u>124,951</u>                    | <br><u>367,387</u>                 | <br><u>492,338</u>    |
| <br>NET ASSETS, end of year           | <br><u>\$ 136,487</u>                 | <br><u>\$ 362,019</u>              | <br><u>\$ 498,506</u> |

See accompanying independent accountants' review report and notes to financial statements.

**CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.**

**STATEMENT OF FUNCTIONAL EXPENSES**

**YEAR ENDED JUNE 30, 2022**

|   | <u>Community<br/>Services</u> | <u>Landscaping</u>      | <u>Marketing</u>         | <u>Total Program<br/>Services</u> | <u>General and<br/>Administrative</u> | <u>Total</u>               |
|---|-------------------------------|-------------------------|--------------------------|-----------------------------------|---------------------------------------|----------------------------|
| Street cleaning                                   | \$ 668,534                    | \$ -                    | \$ -                     | \$ 668,534                        | \$ -                                  | \$ 668,534                 |
| Community Ambassador programs                     | 269,379                       | -                       | 542                      | 269,921                           | -                                     | 269,921                    |
| Marketing and promotional                         | -                             | -                       | 200,112                  | 200,112                           | -                                     | 200,112                    |
| Payroll   | 44,018                        | -                       | 27,697                   | 71,715                            | 113,347                               | 185,062                    |
| Rent expense                                      | 6,297                         | -                       | 2,667                    | 8,964                             | 48,962                                | 57,926                     |
| Social programs and services                      | 47,458                        | -                       | 383                      | 47,841                            | -                                     | 47,841                     |
| Operation expenses                                | 2,061                         | -                       | 2,827                    | 4,888                             | 21,646                                | 26,534                     |
| Payroll taxes and workers' compensation insurance | 3,524                         | -                       | 2,641                    | 6,165                             | 10,954                                | 17,119                     |
| Streetscape improvements                          | -                             | 10,982                  | -                        | 10,982                            | -                                     | 10,982                     |
| Accounting fees                                   | 1,432                         | -                       | 288                      | 1,720                             | 7,280                                 | 9,000                      |
| Professional services                             | -                             | -                       | -                        | -                                 | 7,539                                 | 7,539                      |
| Travel and meetings                               | -                             | -                       | -                        | -                                 | 9                                     | 9                          |
| <b>TOTAL FUNCTIONAL EXPENSES</b>                  | <b><u>\$ 1,042,703</u></b>    | <b><u>\$ 10,982</u></b> | <b><u>\$ 237,157</u></b> | <b><u>\$ 1,290,842</u></b>        | <b><u>\$ 209,737</u></b>              | <b><u>\$ 1,500,579</u></b> |

See accompanying independent accountants' review report and notes to financial statements.

**CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.**

**STATEMENT OF CASH FLOWS**

**YEAR ENDED JUNE 30, 2022**

|  |                   |
|--|-------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES:  |                   |
| Increase in net assets   | \$ 6,168          |
| Adjustment to reconcile increase in net assets to net cash used by operating activities: |                   |
| Deferred rent adjustment   | (2,595)           |
| Changes in operating assets and liabilities:   |                   |
| Assessments receivable   | (4,413)           |
| Grants receivable  | (274,072)         |
| Prepaid expenses   | 125               |
| Accounts payable   | (7,080)           |
| Accrued expenses   | 1,006             |
| Refundable advance   | <u>313,350</u>    |
| NET CASH PROVIDED BY OPERATING ACTIVITIES  | 32,489            |
| CASH FLOWS FROM INVESTING ACTIVITIES   | -                 |
| CASH FLOWS FROM FINANCING ACTIVITIES   | <u>-</u>          |
| NET INCREASE IN CASH   | 32,489            |
| CASH AND CASH EQUIVALENTS, beginning of year   | <u>215,144</u>    |
| CASH AND CASH EQUIVALENTS, end of year   | <u>\$ 247,633</u> |

See accompanying independent accountants' review report and notes to financial statements.

# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## NOTES TO FINANCIAL STATEMENTS - JUNE 30, 2022

### **Note 1. NATURE OF ACTIVITIES:**

#### Organization:

The Castro/Upper Market Community Benefit District, Inc. ('Organization') was incorporated in California on December 7, 2005 as a non-profit public benefit corporation. Its mission is to provide services that improve the quality of life in the neighborhood emphasizing clean, safe, beautiful streets. It also promotes the area's economic vitality, fosters the Castro's unique district identity, and honors its diverse history. All property owners whose parcels of land fall within the Organization's geographic area fund the Organization through a special assessment fee, as established after a majority of property owners voted in favor of establishment of the Organization, for a 15- year life. Legislation in favor of creating the Organization was adopted by the Board of Supervisors on August 2, 2005 and signed on August 8, 2005 by the Mayor of the City and County of San Francisco (the City).

Upon formation of the district in 2005, its members (property owners) were assessed an annual special tax assessment levied by the City under the Property and Business Improvement District Law of 1994. Under a contract with the City and a Management Plan, the Organization receives these special tax assessments and, in exchange, provides certain services to the members of the District. The services include, but are not limited to, supplemental regular cleaning of the sidewalks and curb gutters (sweeping/steam cleaning), graffiti removal, security, marketing, greening and landscaping services, public space management, sponsorship of special events and other district promotional activities, and management and corporate operations. The term of the District expired on December 31, 2020.

To continue services past December 31, 2020, the Organization had to be "renewed" by a vote of the property owners, the board of supervisors and the Mayor. On July 14, 2020, the property owners approved the renewal and expansion of the Organization with a 72% approval of the weighted assessments for another 15 years, until December 31, 2035. The renewal included an increase of 53% in the assessments collected and an expansion of the boundaries, including assessments on parcels above the ground floor. The renewed Organization's name is Castro Community Benefit District. Services funded through assessment dollars are provided in the public realm and include a full array of cleaning services (sweeping sidewalks and curb line, steam cleaning sidewalks, graffiti abatement on public and private property, hazardous waste removal in the footprint); limited landscaping and limited marketing services.

The Castro is known across the globe as a center of the LGBT community. The international LGBT community looks to the Castro for inspiration and leadership. In a time when gayborhoods are disappearing across the country and globe, the Castro stands as a beacon. However, the continued growth of the Castro's LGBT identity is critical to its future as a cultural hub and economically vital community. To help ensure the Castro continues to not only keep, but grow and enhance its LGBT relevance and importance, the Castro/Upper Market Community Benefit District has funded improvements in the public realm that enhance the districts' LGBT identity. The District has funded rainbow striped cross walks at a critical intersection in the Castro, rainbow LED lights on Castro St., a public art project based in the ideas of LGBT people finding a home in the Castro and also a history walk.



# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## NOTES TO FINANCIAL STATEMENTS - JUNE 30, 2022

### Note 2. SIGNIFICANT ACCOUNTING POLICIES:

#### Basis of accounting:

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with the accounting principles generally accepted in the United States of America (GAAP).

#### Financial statement presentation:

Professional accounting standards require that the Organization report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions, and net assets with donor restrictions. A description of the net asset categories follows:

#### *Net assets without donor restrictions:*

The portion of net assets that is not restricted by donor-imposed stipulations or restrictions.

#### *Net assets with donor restrictions:*

Net assets for which use by the Organization is limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled and removed by actions of the Organization, and net assets held in perpetuity by donor-imposed stipulations. Investment income is available for donor stipulated purposes. Net assets with donor restrictions are reclassified to without donor restrictions upon satisfaction of the time or purpose restrictions.

#### Assessments and grants receivable:

Assessments receivable are amounts due from businesses subject to the assessment program. Grants receivable primarily consists of grants from the City and County of San Francisco that have been awarded but for which funds have not yet been received. The Organization provides an allowance for doubtful accounts that is based on prior year bad debt experience. No allowance was deemed necessary at June 30, 2022. It is the Organization's policy to charge off uncollectible receivables when management determines the receivable will not be collected.

#### Property and equipment:

All acquisitions of property and equipment in excess of \$5,000 and all expenditures for repairs and maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized. Property and equipment are stated at cost or, if donated, at the approximate fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives on the property and equipment, ranging from 3 – 7 years. At June 30, 2022, all property and equipment was fully depreciated.

#### Revenue recognition:

##### ***Contracts with Customers:***

The Organization adopted Accounting Standards Codification ("ASC") Topic 606, *Revenue from Contracts with Customers* ("ASC Topic 606") on July 1, 2019 using the modified retrospective method. The Organization's operating results for reporting periods beginning after July 1, 2019 are presented under ASC Topic 606, while prior period amounts continue to be reported in accordance with historic accounting under Topic 605. The timing and measurement of revenues under ASC Topic 606 is similar to that recognized under previous guidance, accordingly, the adoption of ASC Topic 606 did not have a material impact on the statement of financial position, statement of activities, cash flows, or presentation thereof at adoption or in the current period. There were no changes in the opening net assets balance as a result of the adoption of ASC Topic 606.

# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## NOTES TO FINANCIAL STATEMENTS - JUNE 30, 2022

### **Note 2. SIGNIFICANT ACCOUNTING POLICIES (Continued):**

#### Revenue recognition (continued):

Revenues are derived from rendering of services to certain affiliate members and are generally recognized when the Organization performs the services. For the year ended June 30, 2021, revenues from affiliate member dues totaled \$-.

#### ***Contributions:***

On June 21, 2018, the FASB issued Accounting Standards Update (ASU) 2018-08, *Not-for-Profit Entities (Topic 958) – Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. The Update assists entities in (1) evaluating whether transactions should be accounted for as contributions (nonreciprocal transactions) within the scope of Topic 958, Not-for-Profit Entities, or as exchange (reciprocal) transactions subject to other guidance and (2) determining whether a contribution is conditional. The Update is effective to annual periods beginning after June 15, 2018 for resource recipients. The Organization has implemented ASU 2018-08 and has adjusted the presentation in these financial statements accordingly.

Contributions, including unconditional promises to give, are recognized as revenues in the period the promise is received. Conditional promises to give are not recognized until they become unconditional; that is when the conditions on which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair value at the date of contribution. Contributions to be received after one year are discounted at an appropriate rate commensurate with the risks involved. Amortization of the discount is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions.

All contributions are considered to be available for unrestricted use unless specifically restricted by the donor.

All donor-restricted contributions are reported as increases in net assets, depending on the nature of the contribution with donor restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restriction are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Assessment revenue is collected by the City of San Francisco and awarded to the Organization. It is treated as contribution revenue subject to the restrictions set forth in the agreement between the City and the Organization governing the administration of the assessment district.

#### ***Government grants:***

Government grant income is recognized in accordance with the terms of the contract which is generally when the related expenditures are incurred.

#### Income tax status:

The Internal Revenue Service and the California Franchise Tax Board have determined that the Organization is exempt from federal and state income taxes under Internal Revenue Code Section 501(c)(3) and the California Revenue and Taxation Code Section 23701(d). Accordingly, no provision has been made for such taxes in the accompanying combined financial statements.

# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## NOTES TO FINANCIAL STATEMENTS - JUNE 30, 2022

### **Note 2. SIGNIFICANT ACCOUNTING POLICIES (Continued):**

Functional allocation of expenses:

The costs of providing various programs and other activities 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 according to the provisions of pertinent grants and a percentage allocation based on time spent on programs and supporting services.

Date of management's review:

Management has evaluated subsequent events through November 30, 2022, the date which the financial statements were available for issue. Management has concluded that there were no other subsequent events required to be disclosed or recognized in the financial statements.

### **Note 3. NATURE 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 disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

### **Note 4. CONCENTRATIONS OF CREDIT RISK:**

The Organization maintains its cash and money market account balances at financial institutions located in San Francisco, California. Such balances with any one institution may, at times, be in excess of federally insured amounts. Risks associated with cash and cash equivalents are mitigated by banking with creditworthy institutions. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk.

### **Note 5. LIQUIDITY AND AVAILABILITY OF RESOURCES:**

Financial assets available for general expenditure without donor restrictions limiting their use within one year of the balance sheet date comprise the following:

|                                      |    |                  |
|--------------------------------------|----|------------------|
| Cash and cash equivalents            | \$ | 247,633          |
| Grants receivable                    |    | 555,614          |
| Assessments receivable               |    | 9,314            |
| Less donor-imposed restricted amount |    | <u>(362,019)</u> |
| Total                                | \$ | <u>450,542</u>   |

### **Note 6. CONCENTRATION OF SUPPORT AND REVENUE:**

The Organization received special benefit assessments under a contract with the City and County of San Francisco, which represents approximately 55% of the Organization's total revenue. In addition, the Organization received government grants from the City and County of San Francisco which represent 45% of revenue.

### **Note 7. SIMPLE IRA RETIREMENT PLAN:**

The Organization has a Simple IRA Retirement Plan which covers all eligible employees. Employees may contribute up to the IRS annual limit. Employee contributions are withheld through payroll and remitted to the respective financial investment institution. Pursuant to the Plan, the Organization matches employee contributions up to 3% of annual compensation. Contributions of \$5,199 were made by the Organization in the year ending June 30, 2022.

# CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT, INC.

## NOTES TO FINANCIAL STATEMENTS - JUNE 30, 2022

**Note 8. NET ASSETS WITHOUT DONOR RESTRICTIONS:**

Net assets without donor restrictions comprise the following for the year ended June 30, 2022:

|                  |            |
|------------------|------------|
| Board designated | \$ 136,487 |
| Total            | \$ 136,487 |

The Board has designated the amount set forth above for public right of way, district identity and streetscape improvements and for general and administrative expenses.

**Note 9. NET ASSETS WITH DONOR RESTRICTIONS:**

Net assets with donor restrictions and related activity comprise the following for the year ended June 30, 2022:

|                                 | July 1,<br>2021 | Contributions<br>and Income | Released from<br>Restrictions | June 30,<br>2022 |
|---------------------------------|-----------------|-----------------------------|-------------------------------|------------------|
| Assessments -                   |                 |                             |                               |                  |
| general and administration      | \$ -            | \$ 221,252                  | \$ 221,252                    | \$ -             |
| Assessments - Cleaning Services | 297,831         | 590,000                     | 591,126                       | 296,705          |
| Assessments - Landscaping       | 3,311           | 2,500                       | 2,071                         | 3,740            |
| Assessments - Marketing         | 6,037           | 9,000                       | 8,838                         | 6,199            |
| General donations               | 3,986           | 341                         | 158                           | 4,169            |
| Castro Care donations           | 31,854          | 7,622                       | 2,122                         | 37,354           |
| Retail strategy donations       | 11,618          | 2,500                       | 8,253                         | 5,865            |
| Annual Event Sponsorship        | -               | 1,500                       | 1,000                         | 500              |
| SF Arts Commission              | 12,750          | -                           | 12,750                        | -                |
| OEWD - Castro Care grant        | -               | 558,024                     | 550,537                       | 7,487            |
| OEWD - JWP grant                | -               | 100,637                     | 100,637                       | -                |
| OEWD - Retail Strategy          | -               | 11,351                      | 11,351                        | -                |
| Other Grant                     | -               | 2,000                       | 2,000                         | -                |
| Totals                          | \$ 367,387      | \$ 1,506,727                | \$ 1,512,095                  | \$ 362,019       |

**Note 10. OPERATING LEASE:**

The Organization conducts its operation from a facility that is leased under a five-year non-cancelable operating lease that began on June 1, 2019 and may be renewed in May 2024. Future minimum rental payments due under the lease are as follows:

| Year Ending<br>June 30, |           |
|-------------------------|-----------|
| 2023                    | 41,966    |
| 2024                    | 39,173    |
|                         | \$ 81,139 |

Rental expense was \$57,926 for the year ended June 30, 2022.