



## The Dogpatch & NW Potrero Hill Green Benefit District

- Large, predominantly residential district
  - Supported by small property owners
  - 77% of owners pay < \$200 per year in assessments
- Primary function is creating, improving and maintaining parks, gardens, plazas and other public spaces
  - The GBD manages more greenspace in the district than RPD
- Rapid development and population growth
  - Surrounded by Mission Bay, Pier 70, the Power Station
  - UCSF now owns 6 acres in Dogpatch
  - Over 2500 units of housing were constructed between 2017-2020
- Coping with both mass transit and missing infrastructure
  - 280, 101, Caltrain, SFMTA facilities
  - Unaccepted streets, missing sidewalks, crosswalks, pedestrian lighting









Progress Park





Progress Park





Progress Park





Progress Park





Progress Park





Progress Park





Minnesota Grove





Minnesota Grove





Minnesota Grove





**NO PARKING**  
VEHICLES OVER  
22' LONG  
OR 7' HIGH  
12:01AM TO 6AM  
EVERYDAY

**4 HOUR  
PARKING**  
8AM TO 6PM  
EXCEPT SAT & SUN

Restoration  
CleanUp  
800.500.4310

Minnesota Grove





Minnesota Grove





Benches Park





Benches Park





Benches Park





Benches Park





Angel Alley





Angel Alley





Angel Alley





Angel Alley





Pennsylvania Ave





Pennsylvania Ave





Tennessee St





Tennessee St





22nd St Caltrain Station





22nd St Caltrain Station





22nd St Caltrain Station





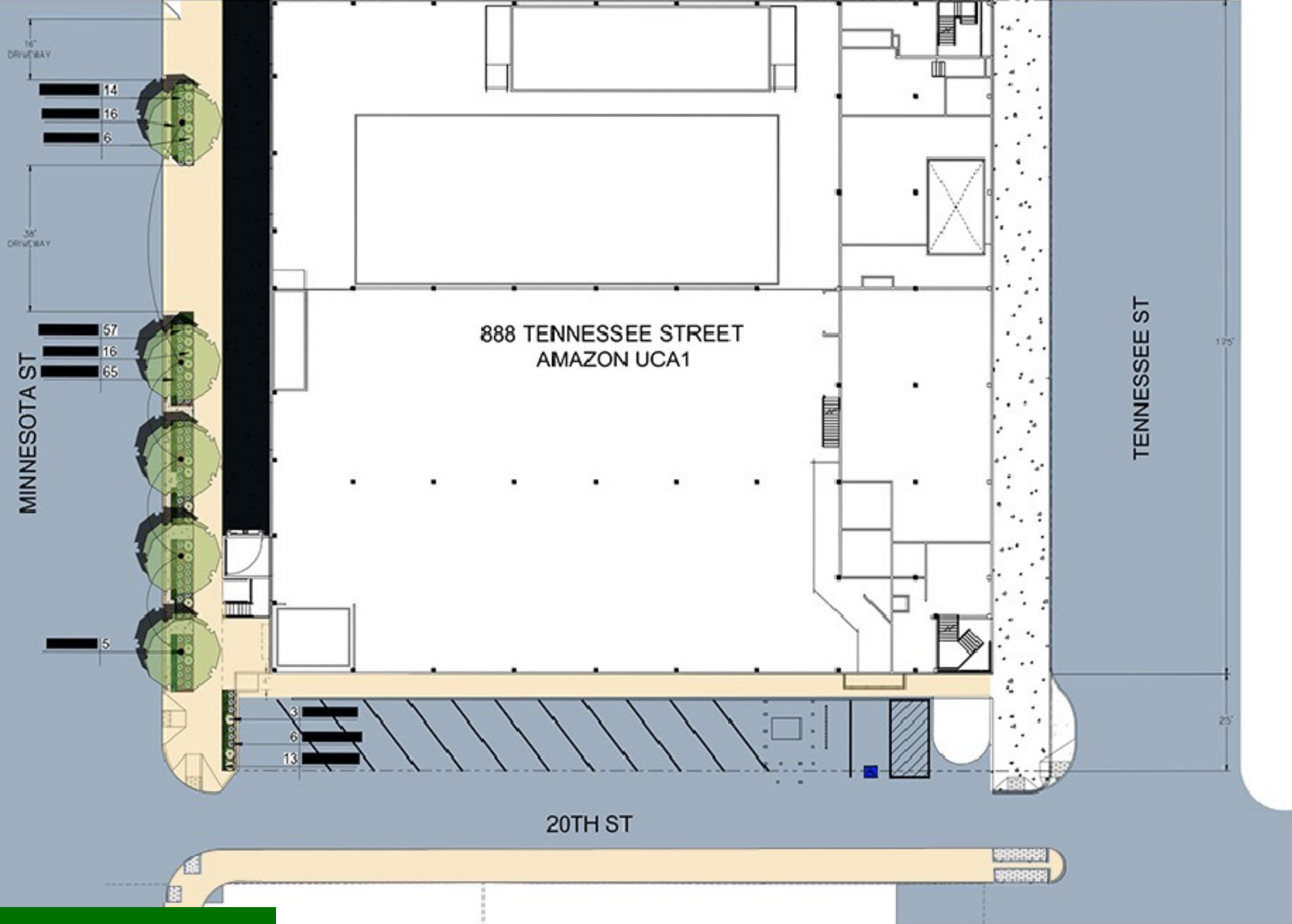
22nd St Caltrain Station





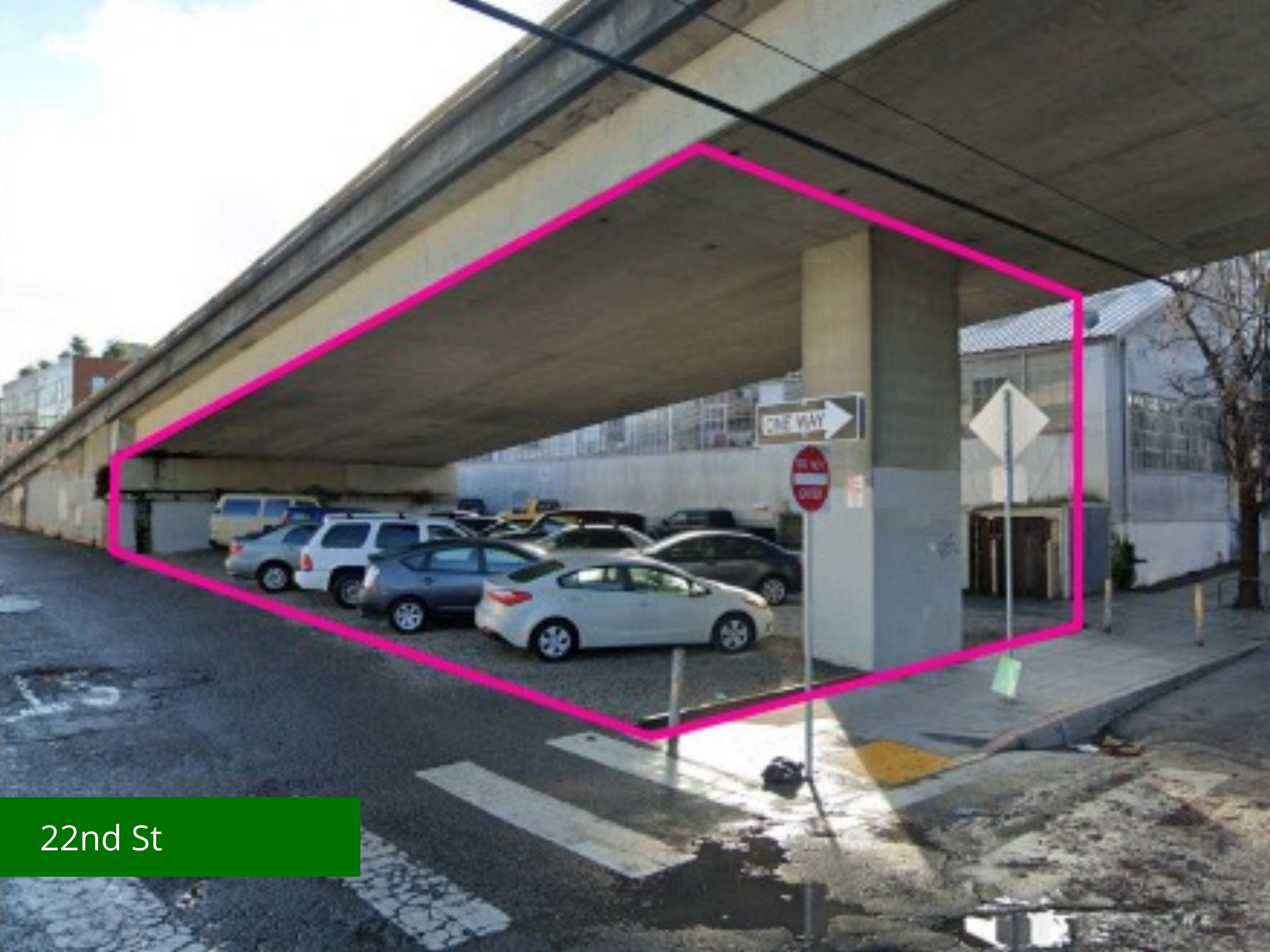
22nd St





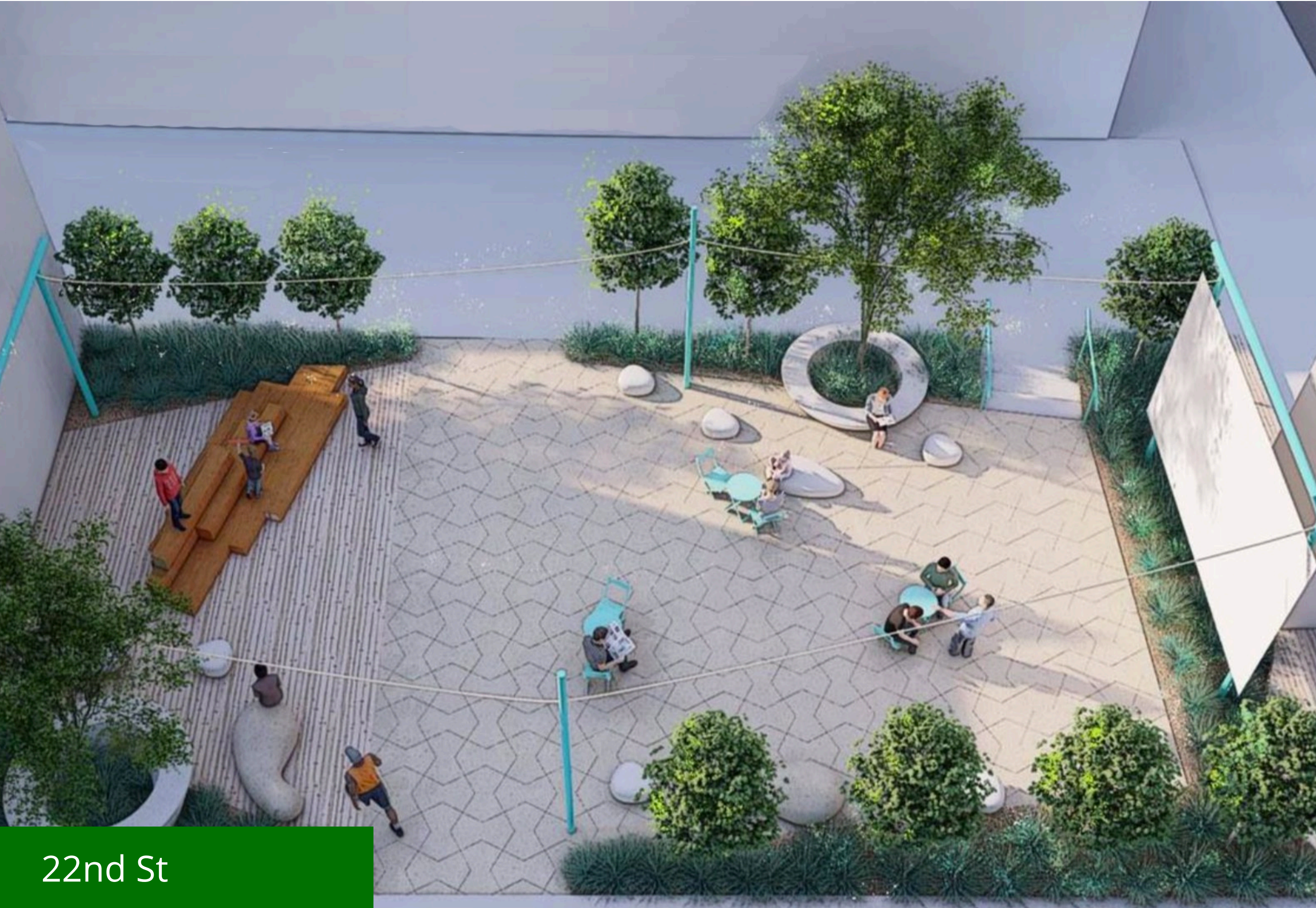
22nd St





22nd St





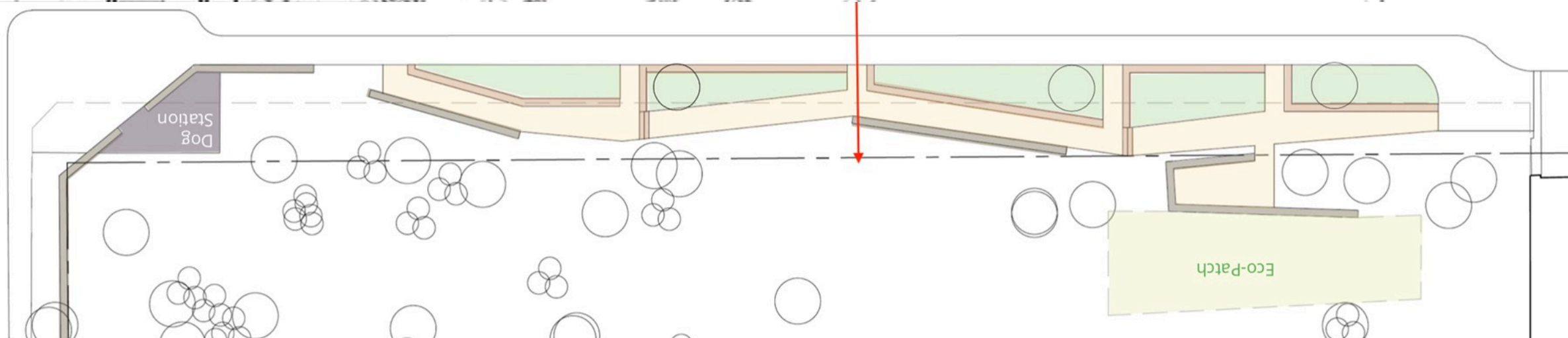
22nd St





Vermont St @ 101









Our Community



# 1. FY 20/21 Spending within Management Plan parameters





## 2. General Benefit requirement met (x24)

### GENERAL BENEFIT REQUIREMENTS FOR 20/21

#### DOGPATCH

Maintenance	\$11,273
Capital Improvement	16,408
Total Requirement - Dogpatch	<u>\$27,681</u>

#### NORTHWEST POTRERO HILL

Maintenance	\$2,204
Capital Improvement	1,096
Total Requirement - Northwest Potrero Hill	<u>\$3,299</u>

<b>TOTAL GENERAL BENEFIT REQUIREMENT</b>	<b><u><u>\$30,980</u></u></b>
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#### 2020/2021 NON-ASSESSMENT REVENUE

##### CASH

Grants	\$625,897
Donations	60,383
Total Grants & Donations	<u>\$686,280</u>

##### NON-CASH

1,833 Volunteer Hours	\$49,858
In-Kind Services	2,000
Total Volunteer Hours and In-Kind Services	<u>\$51,858</u>

<b>TOTAL NON-ASSESSMENT REVENUE</b>	<b><u><u>\$738,138</u></u></b>
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### 3. Method and basis for levying assessments is unchanged

METHOD AND BASIS FOR LEVYING ASSESSMENTS		
Commercial, Residential, Parking Lot, Vacant	100%	\$0.0951
Industrial	50%	\$0.0476
Park, Greenspace	25%	\$0.0237
Inaccessible	0%	\$0.0000



# 4. List of private donors disclosed

DONATIONS OVER \$1,000	
California Barrel Company, LLC	\$40,000
Spear Street Capital	\$10,000
California Barrel Company, LLC	\$6,000
Nicholas Bates TTEE	\$1,000
MBC Biolabs	\$1,000
Susan Philips	\$1,000



# 5. Performance metrics reported

PERFORMANCE METRICS	
Trash removed (lbs)	47,286
Compost removed (lbs)	17,397
Graffiti sites cleaned	148
Needles collected	957
Dog waste bags replaced	178,400



## 6. FY20/21 Financials reviewed by a CPA

### **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.

*RINA Accountancy LLP*

Certified Public Accountants

San Francisco, California  
September 29, 2021



# 6. FY20/21 Financials reviewed by a CPA

## DOGPATCH & NORTHWEST POTRERO HILL GREEN BENEFIT DISTRICT GBD Statement of Activities Fiscal Year 2020-2021

	DOGPATCH				NORTHWEST POTRERO HILL				TOTAL		
	Budget	Actual	Variance	% Management Plan Target	Budget	Actual	Variance	% Management Plan Target	Budget	Actual	Variance
<b>ASSESSMENTS</b>											
<b>REVENUE</b>											
Assessments	\$ 549,400	\$ 566,086	\$ 16,686		\$ 80,200	\$ 84,588	\$ 4,388		\$ 629,600	\$ 650,674	\$ 21,074
<b>TOTAL ASSESSMENT REVENUE</b>	<b>\$ 549,400</b>	<b>\$ 566,086</b>	<b>\$ 16,686</b>		<b>\$ 80,200</b>	<b>\$ 84,588</b>	<b>\$ 4,388</b>		<b>\$ 629,600</b>	<b>\$ 650,674</b>	<b>\$ 21,074</b>
<b>EXPENSES</b>											
<b>MAINTENANCE</b>											
				28%				41%			
<i>Budget &amp; Actual %</i>	27%	37%			42%	48%					
Park & Green Space	\$ 82,542	\$ 82,548	\$ 6		\$ 13,371	\$ 13,368	\$ (3)		\$ 95,913	\$ 95,916	\$ 3
Repair/Supplies	1,479	867	(612)		221	244	23		1,700	1,111	(589)
Sidewalk & Public Realm	93,276	95,619	2,343		21,064	20,415	(649)		114,340	116,034	1,694
<b>Total Maintenance</b>	<b>\$ 177,297</b>	<b>\$ 179,034</b>	<b>\$ 1,737</b>		<b>\$ 34,656</b>	<b>\$ 34,027</b>	<b>\$ (629)</b>		<b>\$ 211,953</b>	<b>\$ 213,061</b>	<b>\$ 1,108</b>
<b>CAPITAL IMPROVEMENT</b>											
				33%				21%			
<i>Budget &amp; Actual %</i>	40%	26%			21%	13%					
Establishment Projects	\$ 61,958	\$ 62,119	\$ 161		\$ 3,434	\$ 3,269	\$ (165)		\$ 65,392	\$ 65,388	\$ (4)
Capital Projects	196,100	63,649	(132,452)		13,800	5,908	(7,892)		209,900	69,557	(140,344)
<b>Total Capital Improvement</b>	<b>\$ 258,058</b>	<b>\$ 125,768</b>	<b>\$ (132,291)</b>		<b>\$ 17,234</b>	<b>\$ 9,177</b>	<b>\$ (8,057)</b>		<b>\$ 275,292</b>	<b>\$ 134,945</b>	<b>\$ (140,348)</b>
<b>ACCOUNTABILITY</b>											
				24%				23%			
<i>Budget &amp; Actual %</i>	19%	21%			22%	22%					
Administrative Services	\$ 81,906	\$ 79,859	\$ (2,047)		\$ 12,239	\$ 11,933	\$ (306)		\$ 94,145	\$ 91,792	\$ (2,353)
Annual Election	5,220	5,941	721		780	888	108		6,000	6,829	829
Communications & Outreach	24,838	14,104	(10,734)		3,413	2,103	(1,310)		28,251	16,207	(12,044)
Events	10,785	2,837	(7,948)		1,715	177	(1,538)		12,500	3,014	(9,486)
<b>Total Accountability</b>	<b>\$ 122,749</b>	<b>\$ 102,741</b>	<b>\$ (20,008)</b>		<b>\$ 18,147</b>	<b>\$ 15,101</b>	<b>\$ (3,046)</b>		<b>\$ 140,896</b>	<b>\$ 117,842</b>	<b>\$ (23,054)</b>
<b>OPERATIONS</b>											
				15%				15%			
<i>Budget &amp; Actual %</i>	14%	16%			15%	17%					
Administrative Services	\$ 65,700	\$ 59,814	\$ (5,886)		\$ 9,820	\$ 8,937	\$ (883)		\$ 75,520	\$ 68,751	\$ (6,769)
Insurance	4,785	6,724	1,939		715	1,005	290		5,500	7,729	2,229
Office	5,525	2,714	(2,811)		826	406	(420)		6,351	3,120	(3,231)
Professional Services	12,180	11,041	(1,139)		1,820	1,650	(170)		14,000	12,691	(1,309)
<b>Total Operations</b>	<b>\$ 88,190</b>	<b>\$ 80,293</b>	<b>\$ (7,897)</b>		<b>\$ 13,181</b>	<b>\$ 11,998</b>	<b>\$ (1,183)</b>		<b>\$ 101,371</b>	<b>\$ 92,291</b>	<b>\$ (9,080)</b>
<b>TOTAL ASSESSMENT EXPENSES</b>	<b>\$ 646,294</b>	<b>\$ 487,836</b>	<b>\$ (158,458)</b>		<b>\$ 83,218</b>	<b>\$ 70,303</b>	<b>\$ (12,915)</b>		<b>\$ 729,512</b>	<b>\$ 558,139</b>	<b>\$ (171,373)</b>
<b>REVENUE OVER EXPENSES</b>	<b>\$ (96,894)</b>	<b>\$ 78,250</b>	<b>\$ 175,144</b>		<b>\$ (3,018)</b>	<b>\$ 14,285</b>	<b>\$ 17,303</b>		<b>\$ (99,912)</b>	<b>\$ 92,535</b>	<b>\$ 192,447</b>
<i>Prior Year Carryover</i>	<i>\$ 397,634</i>	<i>\$ 397,634</i>	<i>\$ -</i>		<i>\$ 53,607</i>	<i>\$ 53,607</i>	<i>\$ -</i>		<i>\$ 451,241</i>	<i>\$ 451,241</i>	<i>\$ -</i>
<b>TOTAL ASSESSMENT YEAR CARRYOVER</b>	<b>\$ 300,740</b>	<b>\$ 475,884</b>	<b>\$ 175,144</b>		<b>\$ 50,589</b>	<b>\$ 67,892</b>	<b>\$ 17,303</b>		<b>\$ 351,329</b>	<b>\$ 543,776</b>	<b>\$ 192,447</b>
<b>GRANTS, DONATIONS &amp; OTHER</b>											
<b>REVENUE</b>											
Grant - Angel Alley	\$ 101,700	\$ 40,897	\$ (60,803)		\$ -	\$ -	\$ -		\$ 101,700	\$ 40,897	\$ (60,803)
Grant - UCSF Esprit	585,000	585,000	-		-	-	-		585,000	585,000	-
Grant - UCSF Caltrain	-	(32,120)	(32,120)		-	-	-		-	(32,120)	(32,120)
Donations & Other	40,000	50,344	(10,344)		-	10,289	(10,289)		40,000	60,633	(20,633)
<b>TOTAL GRANTS, DONATIONS &amp; OTHER REVENUE</b>	<b>\$ 726,700</b>	<b>\$ 644,121</b>	<b>\$ (103,267)</b>		<b>\$ -</b>	<b>\$ 10,289</b>	<b>\$ (10,289)</b>		<b>\$ 726,700</b>	<b>\$ 654,410</b>	<b>\$ (113,556)</b>
<b>EXPENSES</b>											
Capital Projects - Funded by donations	\$ 40,000	\$ 44,000	\$ 4,000		\$ 6,000	\$ 4,238	\$ (1,762)		\$ 46,000	\$ 48,238	\$ 2,238
Capital Projects - Funded by CCG Grant	101,700	40,897	(60,804)		-	-	-		101,700	40,897	(60,804)
UCSF - Esprit	124,653	111,705	(12,948)		-	-	-		124,653	111,705	(12,948)
<b>TOTAL GRANTS, DONATIONS &amp; OTHER EXPENSES</b>	<b>\$ 266,353</b>	<b>\$ 196,602</b>	<b>\$ (69,752)</b>		<b>\$ 6,000</b>	<b>\$ 4,238</b>	<b>\$ (1,762)</b>		<b>\$ 272,353</b>	<b>\$ 200,840</b>	<b>\$ (71,514)</b>
<b>REVENUE OVER EXPENSES</b>	<b>\$ 460,347</b>	<b>\$ 447,520</b>	<b>\$ (12,827)</b>		<b>\$ (6,000)</b>	<b>\$ 6,051</b>	<b>\$ 12,051</b>		<b>\$ 454,347</b>	<b>\$ 453,571</b>	<b>\$ (776)</b>
<i>Prior Year Carryover</i>	<i>\$ 171,680</i>	<i>\$ 171,680</i>	<i>\$ -</i>		<i>\$ 6,004</i>	<i>\$ 6,004</i>	<i>\$ -</i>		<i>\$ 177,684</i>	<i>\$ 177,684</i>	<i>\$ -</i>
<b>TOTAL GRANTS, DONATIONS &amp; OTHER YEAR CARRYOVER</b>	<b>\$ 632,027</b>	<b>\$ 619,200</b>	<b>\$ (12,827)</b>		<b>\$ 4</b>	<b>\$ 12,055</b>	<b>\$ 12,051</b>		<b>\$ 632,031</b>	<b>\$ 631,255</b>	<b>\$ (776)</b>



