MISSION MIRACLE MILE, INC.

Financial Statements

Year Ended December 31, 2010

(With Independent Auditors' Report Thereon)



WILLIAMS, ADLEY & COMPANY-CA, LLP
Certified Public Accountants / Management Consultants

Mission Miracle Mile, Inc. Financial Statements December 31, 2010

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Mission Miracle Mile, Inc.

We have audited the accompanying statement of financial position of Mission Miracle Mile, Inc. (the Corporation) as of December 31, 2010, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. 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 includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, we express no such opinion An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mission Miracle Mile, Inc. as of December 31, 2010, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

May 9, 2011

Williams, Adley & Company CA, LLP Oakland, CA

Mission Miracle Mile, Inc. Statement of Financial Position December 31, 2010

Assets	
Cash	\$ 12,485
Receivable from the City and County of San Francisco, CA	5,381
Property and equipment (net of accumulated depreciation of \$1,254)	7,104
Total assets	\$ 24,970
Liabilities	
Accounts payable	\$ 6,460
Total liabilities	6,460
Net assets	
Unrestricted	18,510
Total net assets	 18,510
Total liabilities and net assets	\$ 24,970

Mission Miracle Mile, Inc. Statement of Activities Year Ended December 31, 2010

Revenues: Business improvement district assessments from the	
City and County of San Francisco, CA	\$ 73,744
Total revenues	73,744
Expenses:	
Accounting and auditing	3,400
Agency fee	7,500
Depreciation expense	836
Fence rental	916
Floral baskets	19,824
Insurance	1,038
Miscellaneous	254
Penalties	4,237
Reauthorization costs	4,682
Street beautification	45,883
Surveillance cameras	3,275
Total expenses	91,845
Excess of expenditures over revenues	(18,101)
Net assets, beginning of year	36,611
Net assets, end of year	\$ 18,510

Mission Miracle Mile, Inc. Statement of Cash Flows Year Ended December 31, 2010

Cash flows from operating activities	
Change in net assets	\$ (18,101)
Adjustments to reconcile changes in net assets to	
net cash provided (used) by operating activities	
Depreciation	836
Increase in receivable from the City and County of San Francisco, CA	(3,883)
Decrease in accounts payable	(528)
Decrease in deferred revenue	(37,212)
Net cash used by operating activities	(58,888)
Net decrease in cash	(58,888)
Cash at the beginning of the year	71,373
Cash at the end of the year	\$ 12,485

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Mission Miracle Mile, Inc. (the Corporation) was incorporated as a California public benefit corporation in October 2005 for the purposes of enhancing the economic, social, cultural, and environmental well-being of the Mission District of San Francisco, California (Mission Street). The Corporation has instituted a "safe/clean/green program" for the benefit of businesses, property owners and the community frequenting the 2500 block of Mission Street. The "safe" component of this program is bolstered with security cameras and street maintainers, who double as street ambassadors. The "clean" component is highlighted by twice daily street beautification which includes trash and graffiti removal. The "green" component was activated in spring 2008 with the installation of twenty hanging floral baskets.

The Corporation is a nonprofit organization as described in Section 510(c)(4) of the Internal Revenue Code and is exempt from federal and state income taxes.

The majority of the Corporation's revenue is generated from special assessments on parcels of property included within the business improvement district known as the 2500 Block of Mission Street Business Improvement District. These special assessments are collected by the City and County of San Francisco (CCSF) and remitted to the Corporation.

Basis of Presentation

The accompanying financial statements are presented on the accrual basis of accounting.

Receivable from the City and County of San Francisco

The receivable from CCSF is for delinquent assessments. The assessments are considered to be collectible.

Property and Equipment

The Corporation's practice is to capitalize all expenditures property and equipment with a cost in excess of \$5,000 and depreciate over the estimated useful lives. The equipment on the statement of net assets is being depreciated over an estimated useful life of ten years.

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 certain reported balances. Accordingly, actual results could differ from those estimates.

2. SUBSEQUENT EVENTS

Management has evaluated subsequent events through May 9, 2011, the date on which the financial statements were available to be issued. Management identified no subsequent events that require disclosure.

MISSION MIRACLE MILE, INC.

Financial Statements

Year Ended December 31, 2011

(With Independent Auditors' Report Thereon)



WILLIAMS, ADLEY & COMPANY-CA, LLP
Certified Public Accountants / Management Consultants

Mission Miracle Mile, Inc. Financial Statements December 31, 2011

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Mission Miracle Mile, Inc.

We have audited the accompanying statement of financial position of Mission Miracle Mile, Inc. (the Corporation) as of December 31, 2011, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. 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 includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, we express no such opinion An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mission Miracle Mile, Inc. as of December 31, 2011, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Oakland, CA

Williams, Adley & Company - CA, LLP

May 31, 2012

Mission Miracle Mile, Inc. Statement of Financial Position December 31, 2011

Assets	
Cash	\$ 18,944
Receivable from the City and County of San Francisco, CA	11,129
Property and equipment (net of accumulated depreciation of \$1,254)	6,268
Total assets	\$ 36,341
Liabilities	
Accounts payable	\$ 6,144
Deferred revenue	865
Total liabilities	 7,009
Net assets	
Unrestricted	29,332
Total net assets	 29,332
Total liabilities and net assets	\$ 36,341

Mission Miracle Mile, Inc. Statement of Activities Year Ended December 31, 2011

Revenues:	
Business improvement district assessments from the	
City and County of San Francisco, CA	\$ 87,454
Tax refund	 50
Total revenues	 87,504
Expenses:	
Accounting and auditing	2,975
Agency fee	7,500
Depreciation expense	836
Fence rental	917
Floral baskets	17,200
Insurance	1,163
Miscellaneous	319
Penalties	50
Street beautification	45,434
Surveillance cameras	 288
Total expenses	76,682
Change in net assets	10,822
Net assets, beginning of year	 18,510
Net assets, end of year	\$ 29,332

Mission Miracle Mile, Inc. Statement of Cash Flows Year Ended December 31, 2011

Cash flows from operating activities		
Change in net assets	\$	10,822
Adjustments to reconcile changes in net assets to		
net cash provided (used) by operating activities		
Depreciation		836
Increase in receivable from the City and County of San Francisco, CA		(5,748)
Decrease in accounts payable		(316)
Increase in deferred revenue	_	865
Net cash provided by operating activities		6,459
Net increase in cash		6,459
Cash at the beginning of the year	_	12,485
Cash at the end of the year	\$_	18,944

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Mission Miracle Mile, Inc. (the Corporation) was incorporated as a California public benefit corporation in October 2005 for the purposes of enhancing the economic, social, cultural, and environmental well-being of the Mission District of San Francisco, California (Mission Street). The Corporation has instituted a "safe/clean/green program" for the benefit of businesses, property owners and the community frequenting the 2500 block of Mission Street. The "safe" component of this program is bolstered with security cameras and street maintainers, who double as street ambassadors. The "clean" component is highlighted by twice daily street beautification which includes trash and graffiti removal. The "green" component was activated in spring 2008 with the installation of twenty hanging floral baskets.

The Corporation is a nonprofit organization as described in Section 501(c)(4) of the Internal Revenue Code and is exempt from federal and state income taxes.

The majority of the Corporation's revenue is generated from special assessments on parcels of property included within the business improvement district known as the 2500 Block of Mission Street Business Improvement District. These special assessments are collected by the City and County of San Francisco (CCSF) and remitted to the Corporation.

Basis of Presentation

The accompanying financial statements are presented on the accrual basis of accounting.

Receivable from the City and County of San Francisco

The receivable from CCSF is for delinquent assessments. The assessments are considered to be collectible.

Property and Equipment

The Corporation's practice is to capitalize all expenditures property and equipment with a cost in excess of \$5,000 and depreciate over the estimated useful lives. The equipment on the statement of net assets is being depreciated over an estimated useful life of ten years.

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 certain reported balances. Accordingly, actual results could differ from those estimates.

2. SUBSEQUENT EVENTS

Management has evaluated subsequent events through May 31, 2012, the date on which the financial statements were available to be issued. Management identified no subsequent events that require disclosure.

MISSION MIRACLE MILE, INC.

Financial Statements

Year Ended December 31, 2012

(With Independent Auditors' Report Thereon)



WILLIAMS, ADLEY & COMPANY-CA, LLP

Certified Public Accountants / Management Consultants

Mission Miracle Mile, Inc. Financial Statements December 31, 2012

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Mission Miracle Mile, Inc.

We have audited the accompanying financial statements of Mission Miracle Mile, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2012, and the related statements of activities 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.

Auditors' 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 from 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 auditors' 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 entity'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 entity's internal control. Accordingly, we express no such opinion. An audit also 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.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mission Miracle Mile, Inc. as of December 31, 2012, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Williams, Adley & Company-CA, LLP Oakland, CA

May 9, 2013

Mission Miracle Mile, Inc. Statement of Financial Position December 31, 2012

Assets	
Cash	\$ 17,470
Receivable from the City and County of San Francisco, CA	11,995
Property and equipment (net of accumulated depreciation of \$2,926)	5,432
Total assets	\$ 34,897
Liabilities	
Accounts payable	\$ 4,831
Total liabilities	4,831
Net assets	
Unrestricted	30,066
Total net assets	30,066
Total liabilities and net assets	\$ 34,897

Mission Miracle Mile, Inc. Statement of Activities Year Ended December 31, 2012

Revenues:	
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Business improvement district assessments from the	
City and County of San Francisco, CA	\$ 85,002
Total revenues	 85,002
Expenses:	
Accounting and auditing	3,065
Agency fee	7,500
Depreciation expense	836
Fence rental	48
Floral baskets	15,000
Insurance	1,038
Miscellaneous	118
Street beautification	45,283
Surveillance cameras	11,380
Total expenses	 84,268
Change in net assets	734
Net assets, beginning of year	 29,332
Net assets, end of year	\$ 30,066

Mission Miracle Mile, Inc. Statement of Cash Flows Year Ended December 31, 2012

Cash flows from operating activities	
Change in net assets	\$ 734
Adjustments to reconcile changes in net assets to	
net cash provided (used) by operating activities	
Depreciation	836
Increase in receivable from the City and County of San Francisco, CA	(866)
Decrease in accounts payable	(1,313)
Decrease in deferred revenue	(865)
Net cash provided (used) by operating activities	(1,474)
Net decrease in cash	(1,474)
Cash at the beginning of the year	18,944
Cash at the end of the year	\$ 17,470

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Mission Miracle Mile, Inc. (the Corporation) was incorporated as a California public benefit corporation in October 2005 for the purposes of enhancing the economic, social, cultural, and environmental well-being of the Mission District of San Francisco, California (Mission Street). The Corporation has instituted a "safe/clean/green program" for the benefit of businesses, property owners and the community frequenting the 2500 block of Mission Street. The "safe" component of this program is bolstered with security cameras and street maintainers, who double as street ambassadors. The "clean" component is highlighted by twice daily street beautification which includes trash and graffiti removal. The "green" component was activated in spring 2008 with the installation of twenty hanging floral baskets.

The Corporation is a nonprofit organization as described in Section 501(c)(4) of the Internal Revenue Code and is exempt from federal and state income taxes.

The majority of the Corporation's revenue is generated from special assessments on parcels of property included within the business improvement district known as the 2500 Block of Mission Street Business Improvement District. These special assessments are collected by the City and County of San Francisco (CCSF) and remitted to the Corporation.

Basis of Presentation

The accompanying financial statements are presented on the accrual basis of accounting.

Receivable from the City and County of San Francisco

The receivable from CCSF is for delinquent assessments. The assessments are considered to be collectible.

Property and Equipment

The Corporation's practice is to capitalize all property and equipment with a cost in excess of \$5,000 and depreciate over the estimated useful lives. The equipment on the statement of net assets is being depreciated over an estimated useful life of ten years.

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 certain reported balances. Accordingly, actual results could differ from those estimates.

2. SUBSEQUENT EVENTS

Management has reviewed subsequent events through May 9, 2013, the date the financial statements are available to be issued, and has determined that no adjustments are necessary to the amounts reported in the accompanying financial statements and no subsequent events have occurred, the nature of which would require disclosure.

MISSION MIRACLE MILE, INC.

Financial Statements

Year Ended December 31, 2013

(With Independent Auditor's Report Thereon)



WILLIAMS, ADLEY & COMPANY-CA, LLP
Certified Public Accountants / Management Consultants

Mission Miracle Mile, Inc. Financial Statements December 31, 2013

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Mission Miracle Mile, Inc.

We have audited the accompanying financial statements of Mission Miracle Mile, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2013, and the related statements of activities 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 from 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 entity'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 entity'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.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mission Miracle Mile, Inc. as of December 31, 2013, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Williams, adley & Company-CA, LLP Oakland, CA May 13, 2014

Mission Miracle Mile, Inc. Statement of Financial Position December 31, 2013

Assets	
Cash	\$ 9,417
Receivable from the City and County of San Francisco, CA	1,505
Property and equipment (net of accumulated depreciation of \$3,762)	4,596
Total assets	\$ 15,518
Liabilities	
Accounts payable	\$ 6,092
Total liabilities	 6,092
Net assets	
Unrestricted	9,426
Total net assets	 9,426
Total liabilities and net assets	\$ 15,518

Mission Miracle Mile, Inc. Statement of Activities Year Ended December 31, 2013

Revenues:	
Business improvement district assessments from the	
City and County of San Francisco, CA	\$ 85,443
Total revenues	85,443
Expenses:	
Accounting and auditing	3,000
Agency fee	7,500
Bad debt expense	11,995
Depreciation expense	836
Floral baskets	14,400
Insurance	1,037
Miscellaneous	143
Street beautification	45,553
Surveillance cameras	21,619
Total expenses	 106,083
Change in net assets	(20,640)

30,066

Net assets, beginning of year

Net assets, end of year

Mission Miracle Mile, Inc. Statement of Cash Flows Year Ended December 31, 2013

Cash flows from operating activities		
Change in net assets	\$	(20,640)
Adjustments to reconcile changes in net assets to		
net cash provided (used) by operating activities		
Depreciation		836
Decrease in receivable from the City and County of San Francisco, CA	4	10,490
Increase in accounts payable		1,261
Net cash provided (used) by operating activities		(8,053)
Net decrease in cash		(8,053)
Cash at the beginning of the year		17,470
Cash at the end of the year	\$	9,417

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Mission Miracle Mile, Inc. (the Corporation) was incorporated as a California public benefit corporation in October 2005 for the purposes of enhancing the economic, social, cultural, and environmental well-being of the Mission District of San Francisco, California (Mission Street). The Corporation has instituted a "safe/clean/green program" for the benefit of businesses, property owners and the community frequenting the 2500 block of Mission Street. The "safe" component of this program is bolstered with security cameras and street maintainers, who double as street ambassadors. The "clean" component is highlighted by twice daily street beautification which includes trash and graffiti removal. The "green" component was activated in spring 2008 with the installation of twenty hanging floral baskets.

The Corporation is a nonprofit organization as described in Section 501(c)(4) of the Internal Revenue Code and is exempt from federal and state income taxes.

The majority of the Corporation's revenue is generated from special assessments on parcels of property included within the business improvement district known as the 2500 Block of Mission Street Business Improvement District. These special assessments are collected by the City and County of San Francisco (CCSF) and remitted to the Corporation.

Basis of Presentation

The accompanying financial statements are presented on the accrual basis of accounting.

Receivables from the City and County of San Francisco

Management has evaluated the receivable recorded as of December 31, 2013 and believes it to be collectible. A receivable in the amount of \$11,995 for years prior to 2013 was written off during 2013 and is reflected as bad debt expense.

Property and Equipment

The Corporation's practice is to capitalize all property and equipment with a cost in excess of \$5,000 and depreciate the cost over the estimated useful lives. The equipment on the statement of net assets is being depreciated over an estimated useful life of ten years.

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 certain reported balances. Accordingly, actual results could differ from those estimates.

2. SUBSEQUENT EVENTS

Management has reviewed subsequent events through May 13, 2014, the date the financial statements are available to be issued, and has determined that no adjustments are necessary to the amounts reported in the accompanying financial statements and no subsequent events have occurred, the nature of which would require disclosure.

MISSION MIRACLE MILE BUSINESS IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

*	2014 PROPOSED BUDGET	2014 ACTUAL EXENDITURES	VARIANCES
ACCOUNTING & AUDITING	\$3,500	\$3,000	-\$500
AGENCY FEE	\$7,500	\$7,500	\$0
FLORAL BASKETS	\$15,000	\$14,400	-\$600
INSURANCE	\$1,200	\$0	-\$1,200
MISCELLANEOUS	\$150	\$368	\$218
STREET CLEANING/GRAFFITI REMOVAL	\$47,500	\$45,322	-\$2,178
SURVEILLANCE CAMERAS	\$5,000	\$10,307	\$5,307
BID REAUTHORIZATION COSTS	\$10,000	\$0	-\$10,000
ANNUAL TOTALS	\$89,850	\$80,897	-\$8,953
GENERAL ASSESSMENTS	\$85,002	\$83,445	-\$1,557
SPECIAL ASSESSMENTS*	1000	1000	\$0

^{*} Non-Cash Contribution of Office Space by Vanguard Properties

MISSION MIRACLE MILE BUSINESS IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

•	2015 PROPOSED BUDGET	2015 ACTUAL EXENDITURES	VARIANCES
ACCOUNTING & AUDITING	\$3,500	\$500	-\$3,000
AGENCY FEE	\$7,500	\$7,500	\$0
FLORAL BASKETS	\$14,400	\$13,700	-\$700
INSURANCE	\$1,200	\$1,122	-\$78
MISCELLANEOUS	\$150	\$338	\$188
STREET CLEANING/GRAFFITI REMOVAL	\$47,500	\$45,301	-\$2,199
SURVEILLANCE CAMERAS	\$5,000	\$6,082	\$1,082
BID REAUTHORIZATION COSTS	\$10,000	\$17,994	\$7,994
ANNUAL TOTALS	\$89,250	\$92,537	\$3,287
GENERAL ASSESSMENTS	\$85,002	\$70,471	-\$14,531
SPECIAL ASSESSMENTS*	1000	1000	\$0

^{*} Non-Cash Contribution of Office Space by Vanguard Properties