

Park Slope Fifth Avenue District Management  
Association, Inc.

(A Not-for-Profit Corporation)

June 30, 2025 and 2024

Financial Statements

*Richard C. Devlin, C.P.A., P.C.*  
*Certified Public Accountant*

Park Slope Fifth Avenue District Management Association Inc.  
(A Not-for-Profit Corporation)

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To the Board of Directors of  
Park Slope Fifth Avenue District Management Association Inc.  
Brooklyn N.Y.

Independent Auditors' Report

I have audited the accompanying of financial statements of Park Slope Fifth Avenue District Management Association Inc., which includes the statement of financial position as of June 30, 2025 and 2024, and the related statements of activities functional expenses, and the related notes to the financial statements

**Managements Responsibility for the Financial Statements**

Management is responsible for the preparation 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 controls 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**

My responsibility is to express an opinion on these financial statements based on my audits. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of risk of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls 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, I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

**Opinion**

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Park Slope Fifth Avenue District Management Association Inc. as of June 30, 2025 and 2024, and the changes in its net assets, and cash flows for the years then ended, in conformity with standards generally accepted in the United States of America.

Williston Park, New York  
November 18, 2025

 CPA PC

**Park Slope Fifth Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statement of Financial Position**  
**June 30,**

<b>Assets</b>	<u><b>2025</b></u>	<u><b>2024</b></u>
<b>Current Assets:</b>		
Cash and cash equivalents	\$118,898	\$108,702
Accounts Receivable	79,250	52,037
Prepaid expenses and other assets	6,426	6,744
<b>Total Current Assets</b>	<u>204,574</u>	<u>167,483</u>
<b>Depreciable Property:</b>		
Depreciable property	127,137	127,137
Less: Accumulated depreciation	57,985	52,860
<b>Net Depreciable Property</b>	<u>69,152</u>	<u>74,277</u>
<b>Total Assets</b>	<u><u>\$273,726</u></u>	<u><u>\$241,760</u></u>
<b>Liabilities and Net Assets</b>		
Accounts payable and accrued expenses	\$19,760	\$19,284
<b>Total Liabilities</b>	<u>19,760</u>	<u>19,284</u>
<b>Net Assets:</b>		
Without doner restrictions	253,967	222,476
<b>Total net assets</b>	<u>253,967</u>	<u>222,476</u>
<b>Total Liabilities and net assets</b>	<u><u>\$273,726</u></u>	<u><u>\$241,760</u></u>

The accompanying notes are an integral part of these financial statements

**Park Slope Fifth Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statement of Activities and Changes in Net Assets**  
**For the Year Ended June 30,**

	<b>2025</b>	<b>2024</b>
<b>Support and Revenues:</b>		
BID assessments-NYCDSBS	\$500,000	\$500,000
Grants	0	0
Special events	188,446	133,144
Interest	2,340	1,234
	<b>690,786</b>	<b>634,378</b>
<b>Expenses</b>		
Program services	430,304	316,396
Management and general	228,992	236,327
Special events and fundraising	0	36,578
	<b>659,295</b>	<b>589,301</b>
<b>Change in Net Assets Without donor restrictions</b>	<b>31,490</b>	<b>45,077</b>
<b>Net Assets, Beginning of Year</b>	<b>222,476</b>	<b>177,399</b>
<b>Net Assets, End of Period</b>	<b>\$253,967</b>	<b>\$222,476</b>

The accompanying notes are an integral part of these financial statements

**Park Slope Fifth Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statement of Cash Flows**  
**For the Year Ended June 30,**

	2025	2024
<b>Cash Flows From Operating Activities</b>		
Changes in Net Assets	\$31,490	\$45,077
Adjustments to reconcile changes in net assets to net cash provided (used) by operating activities:		
Depreciation and amortization	5,125	2,559
 Changes in operating assets and liabilities:		
(Increase) decrease in assets:		
Accounts Receivable	(27,213)	-15287.11
Prepaid expenses	318	(949)
 Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	476	111
 Net Cash (Used) Provided By Operating Activities	10,196	31,511
<b>Cash Flow From Investing Activities:</b>		
Acquisition of Depreciable property	0	-76,836
<b>Cash Flow From Financing Activities:</b>		
None	0	0
 <b>Net increase (decrease) in cash and cash equivalents</b>	10,196	-45,325
<b>Cash and cash equivalents - beginning of year</b>	108,702	154,027
<b>Cash and cash equivalents - end of period</b>	\$118,898	\$108,702
 Supplemental disclosures:		
None		

The accompanying notes are an integral part of these financial statements

Park Slope Fifth Avenue District Management Association, Inc.

Notes to Financial Statements

June 30, 2025

**NOTE 1 - Organization**

The Park Slope Fifth Avenue District Management Association, Inc. (the BID) was incorporated in New York State and organized in 2009 to promote commercial revitalization along the 5th Avenue Park Slope area between Dean Street and 18th Street by providing supplemental services such as increased sanitation, business promotion, neighborhood beautification and initiating capital improvements to make the neighborhood cleaner, safer and more attractive.

The BID receives its annual budget through a special assessment New York City places primarily on commercial property owners within the district's boundaries, which is then collected by the City of New York. A fixed amount based on the approved budget is turned over to the BID by the City on a bi-annual basis. The BID is designated a District Management Association ("DMA") and is made up of property owners and commercial and residential tenants.

**NOTE 2 - Date of Management's Review**

In preparing the financial statements, the organization has evaluated events and transactions for potential recognition or disclosure through November 18, 2025, the date the financial statements were available.

**NOTE 3 - Summary of Significant Accounting Policies**

**Basis of Accounting**

The financial statements of the organization have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles (GAAP) and reflect all significant receivables, payables, and other liabilities.

**Basis of Presentation**

To improve information presented in a not-for-profit entity's financial statement and provide more useful information to users of those statements, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-14, Presentation of Financial Statements of Not-for-Profit Entities, on August 18, 2016. The new standards include qualitative and quantitative requirements in the following areas: (1) net assets classes; (2) investment return; (3) expenses; (4) liquidity and availability of resources; and (5) presentation of operating cash flows.

**Cash and Cash Equivalents**

The organization considers all highly liquid investments financial instruments purchased with a maturity date of three months or less to be cash equivalents.

Slope Fifth Avenue District Management Association, Inc.

Notes to Financial Statements

June 30, 2025

**NOTE 3 - Nature of Organization and Summary of Significant Accounting Policies (continued)**

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from the estimates.

**Equipment and Improvements**

Purchases of furniture, equipment and streetscape improvements which have useful life of greater than one year and which exceed certain established dollar levels are capitalized and recorded at cost. Donations of the same, are valued at fair market at the time of the donation. Depreciation is provided for annually, based on the useful lives of the assets.

**Functional Allocation of Expenses**

The costs of providing the Park Slope Fifth Avenue District Management Association's various programs and supporting services 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.

**Tax Status**

The Park Slope Fifth Avenue District Management Association, Inc. is exempt from federal income taxes as an organization under section 501(c)(3) of the Internal Revenue Service Code and that they are a publicly supported charity as provided in Section 509(a)(1). The organization is also a registered with the New York State Charities Bureau.

**Note 4 - Concentration of Credit Risk**

The federal deposit insurance coverage (FDIC) limits account insurance to \$250,000. At June 30, 2025 and 2024 the organization did not have any deposits exceeding the FDIC coverage.

**NOTE 5 - Contract with the City of New York**

The City of New York, acting through its Department of Small Business Services, has entered into a contract with the Park Slope Fifth Avenue District Management Association to provide the Park Slope Fifth Avenue area with community improvements, including improving environmental conditions, increasing public safety and supplementing social services. The City shall pay a set sum of assessments collected based on a formula related to the amount of real property owned within the District. It renewed its contract with the Park Slope Fifth Avenue District Management Association, Inc. for a five-year term. The new contract began July 1, 2022 and extends until June 30, 2027. The total assessment awarded by the City of New York, for the fiscal years ended June 30, 2024 and 2025 was \$500,000. On November 15, 2018 a new agreement was signed that included a three year plan to increase the payment from New York City to \$500,000. Under that plan revenues will increase in the June 30, 2019 fiscal year to \$435,000. In the fiscal year June 30, 2020 revenue will be \$475,000, and in June 30, 2021 and currently the payment is \$500,000.

Park Slope Fifth Avenue District Management Association, Inc.

Notes to Financial Statements

June 30, 2025

**NOTE 6 - Contingency**

The Park Slope Fifth Avenue District Management Association is dependent on assessments against property in the district collected by the NYC Dept. of Finance. Any change in this level of support could materially impact the ability of the Park Slope Fifth Avenue District Management Association to continue to provide its services.

**NOTE 7 – Liquidity and Availability**

We regularly monitor the availability of resources required to meet our operating needs and other contractual commitments. Financial assets available for general expenditures, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, consists of the following:

Cash and cash equivalents	\$118,898
	<u>\$118,898</u>

**NOTE 8 - Depreciable Property**

Depreciable property at June 30, consists of:

	2025	2024
Total depreciable property	\$ 127,137	\$127,137
Less: accumulated depreciation	<u>( 57,985)</u>	<u>( 52,890)</u>
Net depreciable property	<u>\$ 69,152</u>	<u>\$ 74,277</u>

Depreciation expense for June 30, 2025 and 2024 was \$5,152.00 and \$2,559.00

**NOTE 9 - Lease and Contracts**

**Office Lease**

The Park Slope Fifth Avenue District Management Association has entered into a written agreement for office space with a payment of \$1,760 per month until January 31, 2024, inclusive of utilities and heat. The agreement was extended at the same \$1760.00 until December 31, 2025.

**Maintenance Contract**

The Park Slope Fifth Avenue District Management Association had entered into a contract for street cleaning/sanitation services with Mydatt Services Inc on July 1, 2024 for one year ending June 30, 2025. Under the contract, maintenance services will be done for an annual fee of \$195,114 to be paid in monthly installments of \$16,259.50 The agreement includes a provision for increase in the contract monthly payment for increases in the minimum wage and other regulatory increases. The contract was renewed for the 2025, 2026 fiscal year at \$200,448.29 or \$16,704.02 per month.

**Park Slope Fifth Avenue District Management Association, Inc.**  
**(a not-for-profit organization)**  
**Statement of Functional Expenses**  
**For the Year Ended June 30,**

	Program Services				Support Services			Totals 2024
	Street Beautification and Maintenance	Marketing and Promotion	Other Programs	Total Program Services	Management and General	Special Events and Fundraising		
<b>Expenses:</b>								
Street /Sidewalk cleaning	\$312,252			\$312,252				\$204,342
Payroll and payroll taxes				0	185,427		0	\$225,273
Advertising and promotion		1,183		1,183				\$3,337
Fifth Avenue Events			31,544	31,544				\$20,438
Holiday lights		48,006		48,006				\$51,381
Banners and Strategic Planning		568		568				\$2,047
Rent expense				0	21,160			\$24,807
Sponsorship and Donations			11,000	11,000				\$11,000
Consultants			25,750	25,750				\$25,550
Professional fees				0	3,500			\$3,500
Administrative services				0	870			\$5,179
Telephone and internet				0	1,734			\$1,725
Office expense				0	3,326			\$1,665
Depreciation				0	5,125			\$2,559
Insurance				0	5,152			\$3,922
Meetings and conference				0	848			\$1,003
Licenses,permits and dues				0	1,850			\$1,571
				0	0		0	\$0
<b>Total expenses</b>	<b>\$312,252</b>	<b>\$49,757</b>	<b>\$68,294</b>	<b>\$430,304</b>	<b>\$228,992</b>	<b>\$0</b>	<b>\$0</b>	<b>\$589,301</b>

The accompanying notes are an integral part of these financial statements

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Management Letter for the Park Slope Fifth Avenue District Management Association, Inc.

To the Board of Directors of  
The Park Slope Fifth Avenue District Management Association, Inc.

In planning and performing my audit of the financial statements of the Park Slope Fifth Avenue District Management Association, Inc. as of and for the year ended June 30, 2025, I considered its internal control to determine my auditing procedures for the purpose of expressing my opinion on the financial statements and not to provide assurance on internal control. My consideration of internal control would not necessarily disclose all matters in internal control that might be material weaknesses under standards established by the American Institute of Certified Public Accountants.

A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that errors or irregularities in amounts that would-be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. However, I noted no matters involving internal control and its operations that I consider to be material weaknesses as defined above.

This report is intended solely for the information and use of the board of directors, management, and others within the organization and is not intended to be and should not be used by anyone other than these specified parties.

Richard C. Devlin, CPA, PC  
Williston Park, NY  
November 18, 2025

Handwritten signature of Richard C. Devlin, CPA, PC. The signature is written in dark ink and includes the initials "RCD" and "CPA PC" at the end.