

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**

**FINANCIAL STATEMENTS  
AND  
AUDITORS' REPORT**

**JUNE 30, 2021 AND 2020**

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**

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## INDEPENDENT AUDITORS' REPORT

To: The Board of Directors of  
Meatpacking District Management Association, Inc.

We have audited the accompanying financial statements of Meatpacking District Management Association, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2021 and 2020, and the related statements of activities, expenses, and cash flows for the years 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 audits. We conducted our audits 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 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 Meatpacking District Management Association, Inc. as of June 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

*Skody Scot & Company, CPAs, P.C.*

New York, NY  
December 9, 2021

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 2,130,640	\$ 1,940,280
Royalty and contribution receivable	5,921	-
Program revenue receivable	8,750	37,350
Due from related party	981,485	472,705
Property and equipment, net	<u>1,058,998</u>	<u>49,606</u>
Total assets	<u><u>\$ 4,185,794</u></u>	<u><u>\$ 2,499,941</u></u>
<b>LIABILITIES AND NET ASSETS</b>		
Liabilities:		
Accounts payable and accrued expenses	<u>\$ 425,439</u>	<u>\$ 249,379</u>
Total liabilities	<u>425,439</u>	<u>249,379</u>
Commitments and contingencies (see notes)		
Net Assets:		
Without donor restrictions	3,760,355	2,250,562
With donor restrictions	<u>-</u>	<u>-</u>
Total net assets	<u>3,760,355</u>	<u>2,250,562</u>
Total liabilities and net assets	<u><u>\$ 4,185,794</u></u>	<u><u>\$ 2,499,941</u></u>

**See accompanying notes to the financial statements.**

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**STATEMENTS OF ACTIVITIES**  
**YEARS ENDED JUNE 30, 2021 AND 2020**

	2021			2020		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>Support and Revenues:</b>						
Assessment revenue	\$ 2,392,000	\$ -	\$ 2,392,000	\$ 2,392,000	\$ -	\$ 2,392,000
Program service revenue	184,171	-	184,171	260,811	-	260,811
Contributions	628,366	-	628,366	-	-	-
Contributions - non-cash	850,000	-	850,000	-	-	-
Contributions - in-kind	48,000	-	48,000	76,000	-	76,000
Royalty revenue	8,758	-	8,758	4,338	-	4,338
Interest income	7,620	-	7,620	17,639	-	17,639
Total support and revenues	<u>4,118,915</u>	<u>-</u>	<u>4,118,915</u>	<u>2,750,788</u>	<u>-</u>	<u>2,750,788</u>
<b>Expenses:</b>						
Program expenses:						
Sanitation	604,300	-	604,300	474,721	-	474,721
Public safety	256,689	-	256,689	346,816	-	346,816
Marketing and events	1,020,979	-	1,020,979	946,497	-	946,497
Public improvements	495,961	-	495,961	345,836	-	345,836
Total program expenses	<u>2,377,929</u>	<u>-</u>	<u>2,377,929</u>	<u>2,113,870</u>	<u>-</u>	<u>2,113,870</u>
Management and general	231,193	-	231,193	255,550	-	255,550
Total expenses	<u>2,609,122</u>	<u>-</u>	<u>2,609,122</u>	<u>2,369,420</u>	<u>-</u>	<u>2,369,420</u>
Increase/(decrease) in net assets	1,509,793	-	1,509,793	381,368	-	381,368
Net assets, beginning of year	<u>2,250,562</u>	<u>-</u>	<u>2,250,562</u>	<u>1,869,194</u>	<u>-</u>	<u>1,869,194</u>
Net assets, end of year	<u>\$ 3,760,355</u>	<u>\$ -</u>	<u>\$ 3,760,355</u>	<u>\$ 2,250,562</u>	<u>\$ -</u>	<u>\$ 2,250,562</u>

See accompanying notes to the financial statements.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**STATEMENT OF EXPENSES**  
**YEAR ENDED JUNE 30, 2021**

	<b>Program Expenses</b>				<b>Total Program</b>	<b>Supporting</b>	<b>Total Expenses</b>
	<b>Sanitation</b>	<b>Public Safety</b>	<b>Marketing and Events</b>	<b>Public Improvements</b>		<b>Management and General</b>	
Personnel costs:							
Staff salaries	\$ 49,111	\$ 49,111	\$ 245,553	\$ 98,221	\$ 441,996	\$ 49,109	\$ 491,105
Payroll taxes and benefits	8,219	8,219	41,095	16,437	73,970	8,218	82,188
Outside contractors	536,493	188,882	117,049	50,609	893,033	-	893,033
Total personnel costs	<u>593,823</u>	<u>246,212</u>	<u>403,697</u>	<u>165,267</u>	<u>1,408,999</u>	<u>57,327</u>	<u>1,466,326</u>
Direct expenses:							
Depreciation and amortization	-	-	-	49,166	49,166	25,679	74,845
Insurance	-	-	-	20,498	20,498	11,713	32,211
Landscaping	-	-	-	170,987	170,987	-	170,987
Office supplies and expenses	-	-	14,484	-	14,484	32,850	47,334
Printing and design	-	-	77,033	-	77,033	-	77,033
Professional fees	-	-	15,000	27,000	42,000	73,862	115,862
Project expenses	-	-	395,110	10,867	405,977	-	405,977
Promotion	-	-	48,000	-	48,000	-	48,000
Rent and utilities	10,477	10,477	52,384	34,049	107,387	10,476	117,863
Telephone	-	-	-	-	-	7,743	7,743
Travel, hotel and meetings	-	-	3,265	-	3,265	11,543	14,808
Website	-	-	12,006	-	12,006	-	12,006
Wifi	-	-	-	18,127	18,127	-	18,127
Total direct expenses	<u>10,477</u>	<u>10,477</u>	<u>617,282</u>	<u>330,694</u>	<u>968,930</u>	<u>173,866</u>	<u>1,142,796</u>
Total expenses	<u>\$ 604,300</u>	<u>\$ 256,689</u>	<u>\$ 1,020,979</u>	<u>\$ 495,961</u>	<u>\$ 2,377,929</u>	<u>\$ 231,193</u>	<u>\$ 2,609,122</u>

See accompanying notes to the financial statements.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**STATEMENT OF EXPENSES**  
**YEAR ENDED JUNE 30, 2020**

	<b>Program Expenses</b>				<b>Total Program</b>	<b>Supporting</b>	<b>Total Expenses</b>
	<b>Sanitation</b>	<b>Public Safety</b>	<b>Marketing and Events</b>	<b>Public Improvements</b>		<b>Management and General</b>	
Personnel costs:							
Staff salaries	\$ 43,371	\$ 43,371	\$ 216,853	\$ 86,741	\$ 390,336	\$ 43,370	\$ 433,706
Payroll taxes and benefits	7,673	7,673	38,365	15,345	69,056	7,672	76,728
Outside contractors	413,272	285,367	108,123	31,366	838,128	-	838,128
Total personnel costs	<u>464,316</u>	<u>336,411</u>	<u>363,341</u>	<u>133,452</u>	<u>1,297,520</u>	<u>51,042</u>	<u>1,348,562</u>
Direct expenses:							
Depreciation and amortization	-	-	-	-	-	25,218	25,218
Insurance	-	-	-	-	-	33,305	33,305
Landscaping	-	-	-	99,500	99,500	-	99,500
Office supplies and expenses	-	-	-	-	-	48,378	48,378
Printing and design	-	-	76,986	-	76,986	-	76,986
Professional fees	-	-	-	20	20	67,676	67,696
Project expenses	-	-	381,899	14,297	396,196	-	396,196
Promotion	-	-	70,000	-	70,000	-	70,000
Rent and utilities	10,405	10,405	52,023	20,809	93,642	10,404	104,046
Telephone	-	-	-	-	-	5,482	5,482
Travel, hotel and meetings	-	-	-	-	-	14,045	14,045
Website	-	-	2,248	-	2,248	-	2,248
Wifi	-	-	-	77,758	77,758	-	77,758
Total direct expenses	<u>10,405</u>	<u>10,405</u>	<u>583,156</u>	<u>212,384</u>	<u>816,350</u>	<u>204,508</u>	<u>1,020,858</u>
Total expenses	<u>\$ 474,721</u>	<u>\$ 346,816</u>	<u>\$ 946,497</u>	<u>\$ 345,836</u>	<u>\$ 2,113,870</u>	<u>\$ 255,550</u>	<u>\$ 2,369,420</u>

See accompanying notes to the financial statements.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**STATEMENTS OF CASH FLOWS**  
**YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
Cash flows from operating activities:		
Increase/(decrease) in net assets	\$ 1,509,793	\$ 381,368
Adjustments for non-cash items included in operating activities:		
Depreciation and amortization	74,845	25,218
Donation of property and equipment	(850,000)	-
Changes in assets and liabilities:		
Royalty and contribution receivable	(5,921)	25,000
Program revenue receivable	28,600	7,423
Due from related party	(508,780)	(376,927)
Accounts payable and accrued expenses	176,060	84,075
Deferred revenue	-	(40,000)
Net cash provided/(used) by operating activities	<u>424,597</u>	<u>106,157</u>
Cash flows from investing activities:		
Purchase of property and equipment	(234,237)	(7,250)
Net cash provided/(used) by investing activities	<u>(234,237)</u>	<u>(7,250)</u>
Cash flows from financing activities	<u>-</u>	<u>-</u>
Net increase/(decrease) in cash and cash equivalents	190,360	98,907
Cash and cash equivalents at beginning of year	<u>1,940,280</u>	<u>1,841,373</u>
Cash and cash equivalents at end of year	<u><u>\$ 2,130,640</u></u>	<u><u>\$ 1,940,280</u></u>

**See accompanying notes to the financial statements.**



**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies

The Association

Meatpacking District Management Association, Inc. (Association), a not-for-profit organization, was incorporated in the State of New York on November 25, 2015. The Association is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for federal, state or local income taxes has been recorded. The Association does not believe its financial statements contain any uncertain tax provisions. The Association primarily receives its support from a real estate special assessment levied by The City of New York (City) on properties located in the Meatpacking Business Improvement District (BID). The BID's boundaries are approximately from Horatio Street to West 17<sup>th</sup> Street, between the West Side Highway and Eighth Avenue.

The Association's programs include the following: Sanitation - maintaining clean streets/curbs, garbage removal, and graffiti removal; Public Safety - providing increased public security through a combination of uniformed guards and a working relationship with the New York City Police Department; Marketing & Events - promoting the District to residents and tourists and to retain and develop prospective businesses; and Public Improvements - improving the overall appearance of the District by developing and implementing improvements and maintenance.

Basis of Accounting

The financial statements of the Association have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

Cash Equivalents

For the purpose of the statements of financial position and the statements of cash flows, the Association considers as cash equivalents money market funds and all highly liquid resources, such as investments in certificates of deposit, with an original maturity to the Association of three months or less.

Receivables

Receivables that are expected to be collected within one year are recorded at their net realizable value. Receivables that are expected to be collected in future years are recorded at the present value of estimated future cash flows. All receivables are expected to be received within one year and as such have been stated at their net realizable value with no allowance for uncollectable receivables.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies (Continued)

Property and Equipment

The Association capitalizes certain property and equipment with estimated lives of three years or more. Property and equipment are stated at cost, less accumulated depreciation and amortization. Depreciation of furniture, equipment, and street improvements is computed by the straight-line method over estimated useful lives ranging from three to ten years. Leasehold improvements are amortized by the straight-line method over the life of the improvement or the term of the lease, whichever is shorter. Expenditures for repairs and maintenance are charged as an expense, and major renewals and betterments are capitalized.

Net Assets

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. This classification includes net assets designated by the board or management for a specified purpose.

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 (endowment), where the donor stipulates that resources be maintained in perpetuity.

Expense Allocation

The costs of providing various programs and other activities have been summarized on a functional basis in the statements of activities and in the statements of expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The expenses that are allocated include salaries and related expenses based on estimated time and effort and insurance and rent and utilities based on usage. The Association classifies expenses, which are not directly related to a specific program, as Management and General expenses.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies (Continued)

Revenue Recognition

The real estate assessment levied by the City is recorded by the Association when earned. The City remits these assessments to the Association in two installments. An allowance for doubtful accounts is not provided because all assessments are received in the current year. Assessment billing errors are recorded as a direct reduction of assessment revenue.

The Association recognizes contributions when cash, noncash assets, or unconditional promises to give are received. Conditional promises to give, which have a measurable performance or other barrier and a right of return, are not recognized until the conditions on which they depend have been met. Amounts received prior to meeting these conditions are reported as refundable advances in the statements of financial position. At June 30, 2021 and 2020, the Association did not have any conditional pledges that were not recognized.

Contributions are considered available for the Association's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted for a purpose by the donor are reported as revenue with donor restrictions and increases in net assets with donor restrictions. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increases in net assets without donor restrictions. When a restriction expires (either a stipulated time period ends or a purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions.

Program service revenue relates to fees received in exchange for program services and consists primarily of payments related to public plaza events and other marketing fees. Revenue is recognized when the program service is provided. Any revenue received which has not been earned is recorded as deferred revenue.

Royalty revenue is recognized when earned. Any revenue received which has not been earned is recorded as deferred revenue.

Note 2 - Cash and Cash Equivalents

Cash and cash equivalents consisted of the following at June 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Bank deposits and cash	\$ 232,159	\$ 149,419
Money market funds	<u>1,898,481</u>	<u>1,790,861</u>
	<u>\$2,130,640</u>	<u>\$1,940,280</u>

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

**Note 3 - Property and Equipment**

Property and equipment by major class consisted of the following at June 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Equipment	\$ 8,840	\$ 3,755
Street improvements	1,079,152	-
Leasehold improvements	<u>73,038</u>	<u>73,038</u>
	1,161,030	76,793
Less: Accumulated depreciation and amortization	<u>( 102,032)</u>	<u>( 27,187)</u>
	<u>\$ 1,058,998</u>	<u>\$ 49,606</u>

**Note 4 - Related Organizations**

The Association managed the operations of Meatpacking Improvement Association, Inc. (MPIA) and Chelsea Improvement Company, Inc. (CIC). MPIA and CIC are in the process of dissolution. All remaining funds and assets were granted to the Association during the year ended June 30, 2021. The Association and these related organizations shared office facilities and employees, and had separate boards of directors, sources of income and operational activities. The Association allocated costs to MPIA. Amounts due from related party in the statements of financial position represent amounts due from this cost-sharing arrangement. During the years ended June 30, 2021 and 2020, the Association had the following related transactions:

	<u>2021</u>	<u>2020</u>
Total grants from MPIA and CIC	<u>\$ 1,465,166</u>	<u>\$ -</u>
Total costs allocated to MPIA	<u>\$ 264,003</u>	<u>\$ 384,703</u>
Due from MPIA	<u>\$ 981,485</u>	<u>\$ 472,705</u>

In November 2021, MPIA transferred \$981,500 to the Association to satisfy the above amount due.

**Note 5 - Commitments, Contingencies, and Related Party**

The Association leases office space, at fair market value, under a non-cancelable operating lease from an entity related to a board member. Total rent and utilities expense charged to operations during the years ended June 30, 2021 and 2020, was \$117,863 and \$104,046, respectively. As of June 30, 2021, minimum aggregate annual rentals are as follows:

Year ended June 30, 2022	\$ 84,000
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**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

**Note 6 - Concentrations**

The Association maintains its bank accounts with financial institutions. The Federal Deposit Insurance Corporation (FDIC) insures bank deposits up to \$250,000 per financial institution. At times, the balances of the accounts exceeded the insured limits during the years ended June 30, 2021 and 2020.

**Note 7 - Pension Plan**

Effective March 1, 2016, the Association adopted a qualified cash or deferred compensation plan under section 403(b) of the Internal Revenue Code. The participant assets of MPIA's former plan were transferred to the Association. Under the plan, employees may elect to defer up to twenty percent (20%) of their salary, subject to Internal Revenue Service limits. In addition, the plan allows for the Association to make discretionary contributions based on the participant's salary. Employees are eligible to participate in the plan on the first day of employment with the Association. Employees are eligible for discretionary contributions after three months of service to the Association. During the years ended June 30, 2021 and 2020, the Association made contributions of \$14,395 and \$11,127, respectively, to the plan.

**Note 8 - Public Plaza License**

During 2016, the Association assumed all the plaza activities formerly operated by Meatpacking Improvement Association, Inc. and Chelsea Improvement Company, Inc. In July 2019, the Association established a new agreement with the New York City Department of Transportation (DOT) under the name of the Association. The agreement allows the Association to collect special event fees, subconcession fees, and sponsorships which will be used to offset the cost of managing and maintaining the plazas. Any excess revenue derived from the plazas will be kept in a segregated interest-bearing Accrual Fund. The Accrual Fund will be used for any future shortfall in revenue needed to provide the services set forth in the agreement. If at any time the Accrual Fund contains more than three times the public plaza budgets, the excess amount of funds shall be used to provide any services and/or alterations in the public plazas. At the end of the term of the license agreement or at termination, the balance of the Accrual Fund shall be used to provide any services and/or alterations in the public plazas. In December 2017, all plaza activities were temporarily suspended due to New York City's street reconstruction project. Activities resumed in August 2019.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

**Note 9 - Royalty Revenue**

On April 11, 2011, Chelsea Improvement Company, Inc. entered into an agreement with a vendor to manufacture Chelsea NYC Benches. On February 25, 2016, this agreement was assigned to the Association. Royalty revenue is generated from the right to manufacture and sell the Chelsea NYC Bench. The Association recognizes revenue when there is evidence of a sale, lease or transfer of the Chelsea NYC Bench, including any derivatives and improvements. For the years ended June 30, 2021 and 2020, royalty revenue amounted to \$8,758 and \$4,338, respectively.

**Note 10 - Contributions In-Kind**

Significant services were donated to the Association that meet the criteria for being recognized as contributions in accordance with GAAP. Amounts are reported at their estimated fair market values at the date of donation. Total contributions in-kind reported in the accompanying statements of activities for the years ended June 30, 2021 and 2020, amounted to \$48,000 and \$76,000, respectively, and consisted of donated online promotion and event venues.

**Note 11 - Revenue from Contracts with Customers**

Detail of revenue from contracts with customers during the years ended June 30, 2021 and 2020, is as follows:

	<u>2021</u>	<u>2020</u>
Public plaza fees	\$ 89,000	\$ 30,000
Banner income	94,171	64,561
Sponsorships, event fees, and other	1,000	166,250

The following table provides information about significant changes in the contract liabilities for the years ended June 30, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Deferred banner income, beginning of year	\$ -	\$ 40,000
Revenue recognized that was included in deferred revenue at beginning of year	<u>-</u>	<u>( 40,000)</u>
Deferred banner income, end of the year	<u>\$ -</u>	<u>\$ -</u>

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

Note 12 - Liquidity and Availability of Financial Assets

The Association regularly monitors liquidity required to meet its operating needs and other obligations as they come due. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Association considers all expenditures related to its ongoing activities to be general expenditures. Amounts available for general expenditures over a 12-month period include donor-restricted amounts that are available for ongoing programmatic and support expenditures.

The following reflects the Association's financial assets, as of June 30, 2021 and 2020, reduced by amounts not available for general use within one year because of contractual, donor-imposed, or internal restrictions and designations:

	2021	2020
Financial assets:		
Cash and cash equivalents	\$ 2,130,640	\$ 1,940,280
Receivables	14,671	37,350
Due from related party	981,485	472,705
Total financial assets	3,126,796	2,450,335
Less those unavailable for general expenditures within one year	-	-
Financial assets available to meet cash needs for general expenditures within one year	\$ 3,126,796	\$ 2,450,335

Note 13 - Subsequent Events

Subsequent events were evaluated for potential additional disclosures and corrections through December 9, 2021, which is the date the financial statements were available to be issued.



# Skody Scot & Company, CPAs, P.C.

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## INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION

To: The Board of Directors of  
Meatpacking District Management Association, Inc.

We have audited the financial statements of Meatpacking District Management Association, Inc. as of and for the years ended June 30, 2021 and 2020, and have issued our report thereon dated December 9, 2021, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The schedules of expenses and budget and public plaza activities and budget are presented for the purpose of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Skody Scot & Company, CPAs, PC*

New York, NY  
December 9, 2021



**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**SCHEDULE OF EXPENSES AND BUDGET**  
**(Supplemental Financial Information)**  
**YEAR ENDED JUNE 30, 2021**

	<b>Total Expenses</b>	<b>Budget</b>
Personnel costs:		
Staff salaries	\$ 491,105	\$ 596,000
Payroll taxes and benefits	82,188	114,080
Outside contractors	893,033	1,020,000
Total personnel costs	1,466,326	1,730,080
Direct expenses:		
Depreciation and amortization	74,845	-
Insurance	32,211	42,000
Landscaping	170,987	190,000
Office supplies and expenses	47,334	87,800
Printing and design	77,033	120,000
Professional fees	115,862	95,000
Project expenses	405,977	513,500
Promotion	48,000	-
Rent and utilities	117,863	131,000
Telephone	7,743	7,000
Travel, hotel and meetings	14,808	23,000
Website	12,006	15,000
Wifi	18,127	35,000
Total direct expenses	1,142,796	1,259,300
Total expenses	\$ 2,609,122	\$ 2,989,380

Note: Budget does not include the in-kind contribution of \$48,000 for promotion.

**MEATPACKING DISTRICT MANAGEMENT ASSOCIATION, INC.**  
**SCHEDULE OF PUBLIC PLAZA**  
**ACTIVITIES AND BUDGET**  
**(Supplemental Financial Information)**  
**YEAR ENDED JUNE 30, 2021**

	Actual Activity	DOT Plaza Budget
<b>Support and Revenues:</b>		
Plaza related revenues	\$ 89,000	
<b>Expenses:</b>		
Direct expenses:		
Cleaning/trash/snow removal (Sanitation)	178,831	200,000
Landscape maintenance (Public Improvements)	35,915	36,800
Public safety (Public Safety)	39,754	55,000
Total direct expenses	254,500	291,800
Administrative costs:		
Administration allocation	123,877	108,000
Insurance	7,065	4,000
Total administrative costs	130,942	112,000
Total expenses	385,442	\$ 403,800
Excess/(deficit) revenues from plaza activities	\$ (296,442)	
Balance of Accrual Fund, at end of year	\$ -	

Note - The above information is prepared in accordance with agreement #RCT1 841 20208200091 with New York City Department of Transportation dated July 3, 2019. The above expenses are included on Page 4 in the (program) noted above.