

**MOUNT VERNON PLACE
CONSERVANCY, INC.**

FINANCIAL STATEMENTS

June 30, 2014

MOUNT VERNON PLACE CONSERVANCY, INC.

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Mount Vernon Place Conservancy, Inc.
Baltimore, Maryland

We have audited the accompanying financial statements of Mount Vernon Place Conservancy, Inc. (a Maryland not-for-profit corporation), which comprise the statement of financial position as of June 30, 2014, 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 Mount Vernon Place Conservancy, Inc. as of June 30, 2014, and the changes of 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.

Weil, Akman, Baylin & Coleman, P.A.

Timonium, Maryland
December 2, 2014

MOUNT VERNON PLACE CONSERVANCY, INC.

STATEMENT OF FINANCIAL POSITION

JUNE 30, 2014

ASSETS

Cash and cash equivalents	\$ 1,290,186
Grants receivable	754,710
Pledges receivable, net	<u>669,266</u>
Total assets	\$ <u>2,714,162</u>

LIABILITIES AND NET ASSETS

Liabilities

Accounts payable	<u>\$ 722,023</u>
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Net assets

Unrestricted	395,394
Temporarily restricted net assets	<u>1,596,745</u>
Total net assets	<u>1,992,139</u>

Total liabilities and net assets	\$ <u>2,714,162</u>
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MOUNT VERNON PLACE CONSERVANCY, INC.

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2014

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Revenue and other support			
Contributions	\$ 1,042,195	\$ -	\$ 1,042,195
Government grants	789,160	-	789,160
Events	21,278	-	21,278
Dividends	136	-	136
Net assets released from restrictions	473,136	(473,136)	-
	<u>2,325,905</u>	<u>(473,136)</u>	<u>1,852,769</u>
Total revenues and other support			
	<u>2,325,905</u>	<u>(473,136)</u>	<u>1,852,769</u>
Functional expenses			
Program services	2,126,490	-	2,126,490
Management and general	114,530	-	114,530
Fundraising	24,722	-	24,722
	<u>2,265,742</u>	<u>-</u>	<u>2,265,742</u>
Total expenses			
	<u>2,265,742</u>	<u>-</u>	<u>2,265,742</u>
Change in net assets	60,163	(473,136)	(412,973)
Net assets - beginning of year	<u>335,231</u>	<u>2,069,881</u>	<u>2,405,112</u>
Net assets - end of year	<u>\$ 395,394</u>	<u>\$ 1,596,745</u>	<u>\$ 1,992,139</u>

MOUNT VERNON PLACE CONSERVANCY, INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED JUNE 30, 2014

Cash flows from operating activities:	
Change in net assets	\$ (412,973)
Adjustments to reconcile increase in unrestricted net assets to net cash (used) by operating activities:	
Increase in pledges receivable discount	5,202
 (Increase) decrease in assets:	
Pledges receivable	5,084
Grants receivable	(636,537)
 Increase in liabilities:	
Accounts payable	<u>647,039</u>
 Net cash (used) by operating activities	<u>(392,185)</u>
 Cash and cash equivalents - beginning of year	<u>1,682,371</u>
 Cash and cash equivalents - end of the year	<u>\$ 1,290,186</u>

MOUNT VERNON PLACE CONSERVANCY, INC.

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2014

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Organization

Mount Vernon Place Conservancy, Inc. (the Organization) was incorporated in 2008 for the charitable purpose of acting as the full-time single management entity responsible for the historic restoration, oversight and protection, and day-to-day maintenance and management of Mount Vernon Place, the centerpiece of a National Historic Landmark District. The Organization's exempt purpose is to ensure that this national treasure will be protected, restored, and properly maintained. The Organization has entered into an agreement with the City of Baltimore. Under the agreement, the City will contribute some funding and services, but the Organization will assume the primary responsibility of raising funds for not only the capital restoration costs, but ongoing maintenance expenses of Mount Vernon Place.

Method of Accounting

The financial statements are prepared on the accrual basis of accounting.

Basis of Presentation

Financial statement presentation follows the recommendations of the Not-for-Profit Entities Topic of the FASB Accounting Standards Codification. Under this Topic, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. It is the policy of the Organization that temporarily restricted assets received and released from restriction within the same period are presented as unrestricted in the financial statements. There were no permanently restricted net assets for the year ended June 30, 2014.

Cash and Cash Equivalents

The Organization considers all highly liquid financial instruments including money market accounts with a maturity of three months or less to be cash equivalents. The Organization maintains its cash in bank deposit accounts which, at times may exceed federally insured limits. The Organization has not experienced any losses in such accounts. The Organization's management believes the Organization is not exposed to any significant credit risk on their balances.

Grants Receivable

Grants receivable represent amounts due from city, state, and local government organizations. Amounts are recorded and recognized when certain grant stipulations have been satisfied and are available for payment.

Pledges Receivable, net

The carrying amount of pledges receivable is stated at the amount that reflects management's best estimate of the balances that will be collected. Management individually reviews all accounts and based on an assessment of current creditworthiness, estimates the portion, if any, of the balance that will not be collected. Based on management's assessment of the credit history and current relationships with the members, they have concluded that pledges receivable are fully collectible; accordingly, no allowance for doubtful accounts is required. Discounts on multi-year pledges are calculated at 3% and based on the year the pledge is expected to be paid.

MOUNT VERNON PLACE CONSERVANCY, INC.

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2014

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Depreciation

Property and equipment are stated at cost, or fair value at date of donation for donated items, less accumulated depreciation. Depreciation is computed over the estimated useful lives of the depreciable assets using the straight-line method. The Organization did not have any property and equipment as of June 30, 2014.

Additions and betterments of \$1,000 or more are capitalized, while maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed.

Income Taxes

The Organization is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. The Organization, however, is subject to income taxes on any net unrelated business income. The Organization had no unrelated business income for the year ended June 30, 2014. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A).

The Organization believes that it has appropriate support for any tax position taken, and as such, does not have any uncertain tax positions that are material to the financial statements. The Organization files its forms 990 in the U.S. federal jurisdiction and the State of Maryland. The Organization is generally no longer subject to examination by the Internal Revenue Service for years before 2010. The Organization recognizes interest accrued related to unrecognized tax benefits in interest expense and penalties in operating expenses, however no such interest or penalties were recognized during the period presented. The Organization had no accrual or expenses for interest and penalties at and for the year ended June 30, 2014.

Donated Assets

Donated marketable securities are liquidated as soon as possible and recorded at the liquidated value.

Donated Services

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Volunteers also provided program or fundraising services throughout the year that were not recognized as contributions in the financial statements since the recognition criteria were not met.

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 amounts of revenues and expenses. Actual results could differ from those estimates.

MOUNT VERNON PLACE CONSERVANCY, INC.

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2014

NOTE B. PLEDGES RECEIVABLE, net

Contributions are recognized when the donor makes a promise to give to the Organization that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

At June 30, pledges receivable consists of the following:

	<u>2014</u>
Unrestricted pledges	\$ 111,800
Temporarily restricted pledges	<u>582,466</u>
Pledges receivable	<u>\$ 694,266</u>
Amounts due in:	
Less than one year	\$ 380,225
One to five years	<u>314,041</u>
Pledges receivable	694,266
Less: discount to net present value	<u>(25,000)</u>
Pledges receivable, net	<u>\$ 669,266</u>

Conditional promises to give are not recognized until the conditions on which they depend are substantially met. State, City and other government grants of approximately \$3,100,000 for the restoration project have not been recognized as of June 30, 2014, as the conditions on which they depend have not yet been met.

NOTE C. TEMPORARILY RESTRICTED NET ASSETS

At June 30, 2014, temporarily restricted net assets consists of the following:

Capital improvements	<u>\$ 1,596,745</u>
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MOUNT VERNON PLACE CONSERVANCY, INC.

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2014

NOTE D. DONATED SERVICES

At June 30, 2014, donated services included in contributions is \$101,400.

NOTE E. EXPENSES BY FUNCTIONAL CLASSIFICATION

At June 30, 2014, the expenses by functional classification consists of the following:

Program services	
Consulting	\$ 96,559
Design, engineering, and construction	1,783,261
Events	104,596
Grounds maintenance	134,940
Website	7,134
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Total program expenses	2,126,490
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Supporting services	
Management and general	114,530
Fundraising	24,722
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Total supporting expenses	139,252
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Total expenses	\$ 2,265,742

NOTE F. CONCENTRATIONS

The Organization received approximately 43% of its revenue from state and city government agencies for the year ended June 30, 2014. Receivables from state and city government agencies accounted for 53% of grants receivable at June 30, 2014.

NOTE G. SUBSEQUENT EVENTS

In preparing these financial statements, the Organization has evaluated events and transactions subsequent to June 30, 2014 through December 2, 2014, the date these financial statements were available to be issued. As required by the Subsequent Events Topic of the FASB Accounting Standards Codification, the Organization is not aware of any subsequent events which would require recognition or disclosure in the financial statements.