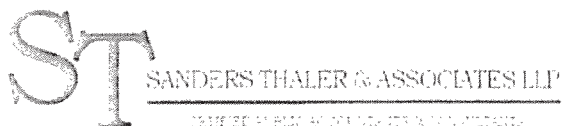


BROADWAY MALL MAINTENANCE FUND, INC.
FINANCIAL STATEMENTS – CASH BASIS
DECEMBER 31, 2010
(WITH COMPARATIVE TOTALS FOR 2009)

COPY

BROADWAY MALL MAINTENANCE FUND, INC.
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Broadway Mall Maintenance Fund, Inc.

We have audited the accompanying statement of assets, liabilities, and net assets - cash basis of Broadway Mall Maintenance Fund, Inc. (a non-for-profit organization) as of December 31, 2010, and the related statements of support, revenue, and expenses - cash basis and functional expenses - cash basis, and cash flows - cash basis for the year then ended. These financial statements are the responsibility of the Organization'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 examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes 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.

As described in Note 2, these financial statements were prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, and net assets of Broadway Mall Maintenance Fund, Inc. as of December 31, 2010, its support, revenue, and expenses and its cash flows for the year then ended, on the basis of accounting described in Note 2.

Sanders Thaler & Associates LLP

Jericho, NY
May 15, 2011

BROADWAY MALL MAINTENANCE FUND, INC.

STATEMENT OF ASSETS, LIABILITIES, AND NET ASSETS - CASH BASIS

As of December 31, 2010 (With Comparative Totals for 2009)	2010	2009
Current Assets:		
Cash and cash equivalents	\$ 132,890	\$ 123,555
Total Current Assets:	132,890	123,555
Other Assets		
Security deposit	1,500	-
Total Other Assets	1,500	-
Total Assets	\$ 134,390	\$ 123,555
Liabilities and Net Assets:		
Current Liabilities:		
Payroll taxes payable	\$ 112	\$ -
Total Current Liabilities	112	-
Net Assets:		
Unrestricted	134,278	123,555
Total Liabilities and Net Assets	\$ 134,390	\$ 123,555

The accompanying notes are an integral part of these financial statements.

BROADWAY MALL MAINTENANCE FUND, INC.

STATEMENT OF SUPPORT, REVENUE, AND EXPENSES - CASH BASIS

For the Year Ended December 31, 2010 (With Comparative Totals for 2009)			2010	2009
Support and revenues:				
Contributions	\$	405,057	\$	346,305
Special events revenue		109,075		90,430
Interest and dividend income		552		1,171
Total support and revenues		514,684		437,906
Expenses:				
Program		366,072		406,988
Management and general		98,558		106,387
Fundraising		39,331		39,295
Total Expenses		503,961		552,670
Change in net assets		10,723		(114,764)
Net assets - unrestricted, beginning of year		123,555		238,319
Net assets - unrestricted, end of year	\$	134,278	\$	123,555

The accompanying notes are an integral part of these financial statements.

BROADWAY MALL MAINTENANCE FUND, INC.

STATEMENT OF FUNCTIONAL EXPENSES - CASH BASIS

For the Year Ended December 31, 2010 (With Comparative totals for 2009)

	Program	Management and General	Fundraising	2010	2009
Maintenance and landscaping	\$ 306,369	\$ -	\$ -	\$ 306,369	\$ 312,277
Winter lighting	51,616	-	-	51,616	91,819
Outside services	-	15,659	-	15,659	66,127
Professional fees	-	22,588	-	22,588	15,496
Rent expense	-	11,600	-	11,600	-
Payroll expense	-	14,566	-	14,566	-
Payroll tax expense	-	1,569	-	1,569	-
Website and computer expenses	-	5,681	-	5,681	3,844
Printing and publications	-	4,356	-	4,356	5,992
Insurance	-	3,913	-	3,913	994
Telephone	-	2,570	-	2,570	1,952
Office expense	-	5,413	-	5,413	5,033
Charitable contributions	-	-	-	-	925
Advertising	-	150	-	150	-
Postage and delivery	-	3,460	-	3,460	2,230
Bank fees and other fees	-	3,663	-	3,663	1,269
Dues and subscriptions	-	550	-	550	1,300
Office supplies	-	2,820	-	2,820	1,225
Program Services	8,087	-	-	8,087	2,892
Cost of direct benefit to donors	-	-	39,331	39,331	39,295
Total	\$ 366,072	\$ 98,558	\$ 39,331	\$ 503,961	\$ 552,670

The accompanying notes are an integral part of these financial statements.

BROADWAY MALL MAINTENANCE FUND, INC.

STATEMENT OF CASH FLOWS - CASH BASIS

For the Year Ended December 31, 2010		
(With Comparative Totals for 2009)		
	2010	2009
Cash flows from operating activities:		
Change in net assets	\$ 10,723	\$ (114,764)
Adjustments to reconcile net increase (decrease) in net assets		
from operations to net cash provided by (used in) operating activities:		
Depreciation	-	-
Changes in operating assets and liabilities:		
Increase in security deposits	(1,500)	-
Increase in payroll tax payable	112	-
Net cash provided by (used in) operating activities	9,335	(114,764)
Net increase (decrease) in cash and cash equivalents	9,335	(114,764)
Cash and cash equivalents - beginning of year	123,555	238,319
Cash and cash equivalents - end of year	\$ 132,890	\$ 123,555

The accompanying notes are an integral part of these financial statements.

Broadway Mall Maintenance Fund, Inc.

NOTES TO FINANCIAL STATEMENTS December 31, 2010

1. NATURE OF THE ORGANIZATION:

Broadway Mall Maintenance Fund, Inc. (the "Organization") is a non-for-profit organization incorporated in the State of New York. The Organization was formed for, and program services consist of, maintaining the malls and median strips on the street called Broadway, located in the Borough of Manhattan, for use by the general public. Broadway Mall Maintenance Fund, Inc. is an exempt organization for federal income tax purposes under Section 501(c)(3) of the Internal Revenue Code and is not classified as a private foundation. Income is generated primarily from contributions.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Financial Statement Presentation

The Organization's financial statements have been prepared on the cash basis of accounting; consequently, revenue is recognized when received rather than when earned, and expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred.

The classification of the Organization's net assets and its support, revenue and expenses is based on the existence or absence of donor-imposed restrictions. It requires that the amounts for each of the three classes of net assets, permanently restricted, temporarily restricted, and unrestricted, be displayed in a statement of financial position and that the amounts of change in each of those classes of net assets be displayed in a statement of activities.

These classes are defined as follows:

Permanently Restricted – Net assets resulting from contributions and other inflows of assets whose use by the Organization is limited by donor-imposed stipulations that neither expire by passage of time nor can be fulfilled or otherwise removed by actions of the Organization.

Temporarily Restricted – Net assets resulting from contributions and other inflows of assets whose use by the Organization is limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled and removed by actions of the Organization pursuant to those stipulations. When such stipulations end or are fulfilled, such temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities.

Unrestricted – The part of net assets that is neither permanently nor temporarily restricted by donor-imposed stipulations.

Cash and Cash Equivalents

The Organization considers all money market accounts and all highly liquid debt instruments purchased with maturity of three months or less to be cash equivalents.

Special Events

The direct costs of special events include expenses for the benefit of the donor. For example, meals and rental facilities are considered direct costs of special events.

Broadway Mall Maintenance Fund, Inc.

NOTES TO FINANCIAL STATEMENTS December 31, 2010

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Functional Allocation of Expenses

Expenses that can be directly identified with the program or supporting service to which they relate are charged accordingly. Other expenses by function have been allocated among program and supporting service classifications using basis determined by management to be reasonable.

Comparative Information

The 2010 financial statements include certain prior-year summarized comparative information in total, but not in detail. As a result, the fiscal 2009 comparative information does not include sufficient detail to constitute a presentation in conformity with cash basis. Accordingly, such fiscal 2009 information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2009, from which the summarized information was derived.

Implementation of New Accounting Pronouncements

Beginning with the year ended December 31, 2010, the Company adopted the provisions of Accounting Standards Codification Topic 740 (formerly FASB Interpretation No. 48), Income Taxes (formerly the authoritative guidance for uncertainty in income taxes). The Company does not expect any significant changes to the tax positions it has taken.

In June 2009, FASB issued the FASB Accounting Standards Codification (the "Codification"). The Codification was effective for the Company's financial statements for the year ended December 31, 2009 and is the source, along with guidance issued by the Securities and Exchange Commission, of authoritative U.S. accounting and reporting standards for non-governmental entities. The Codification is a major restructuring of accounting and reporting standards designed to simplify user access under GAAP by providing the authoritative literature in a topically organized structure.

In May 2009, FASB issued ASC Topic 855 (formerly SFAS No. 165), "Subsequent Events," which establishes general standards of accounting for and disclosure of events that occur after the balance sheet date but before financial statements are issued or are available to be issued. In particular, the guidance sets forth the period after the balance sheet date during which management should evaluate events or transactions that may occur for potential recognition or disclosure in the financial statements, the circumstances under which an entity should recognize events or transactions occurring after the balance sheet date, and the disclosures that should be made about such events or transactions. This guidance introduces the concept of financial statements being "available to be issued," and requires the disclosure of the date through which an entity has evaluated subsequent events and the basis for that date, that is, whether that date represents the date the financial statements were issued or were available to be issued. The adoption of this guidance did not have an impact on the Company's results of operations, cash flows or financial position for the year ended December 31, 2010.

Broadway Mall Maintenance Fund, Inc.

NOTES TO FINANCIAL STATEMENTS December 31, 2010

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- 3. CONCENTRATIONS OF CREDIT RISK:** Financial instruments that potentially subject the Organization to a concentration of credit risk include cash accounts at major financial institutions that at times exceeded the Federal Deposit Insurance Corporation (FDIC) limit of \$ 250,000. All interest bearing accounts at each financial institution are insured by the FDIC up to a maximum balance of \$ 250,000. Non-interest bearing checking accounts have unlimited coverage under the Dodd-Frank Wall Street Reform and Consumer Protection Act through December 31, 2012.
- 4. LEASE COMMITMENTS:** The Company is obligated under a lease commitment that expires on March 31, 2015 which requires minimum monthly payments of \$1,500.
- At December 31, 2010 the required minimum lease payments are:
- | | |
|------------|------------------|
| 12/31/2011 | \$ 18,000 |
| 12/31/2012 | 18,000 |
| 12/31/2013 | 22,135 |
| 12/31/2014 | 24,042 |
| 12/31/2015 | <u>6,055</u> |
| | <u>\$ 88,232</u> |
- 5. RELATED PARTY TRANSACTIONS:** During the year ended December 31, 2010, the Organization paid \$13,069 to Menaker & Herrmann LLP for administrative services. Mr. Robert Herrmann, president of the Fund, is a partner in Menaker & Herrmann LLP.
- 6. SUBSEQUENT EVENTS:** As of May 5, 2011 there have been no subsequent events requiring recording or disclosure in the financial statements for the year ended December 31, 2010.