

Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2018Open to Public
Inspection**A** For the 2018 calendar year, or tax year beginning **JUL 1, 2018** and ending **JUN 30, 2019**

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization CITIZENS ADVICE BUREAU PROPERTY HOLDING COMPANY, INC.		D Employer identification number 20-5487472
	Doing business as		
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	E Telephone number 643-393-4000
	City or town, state or province, country, and ZIP or foreign postal code BRONX, NY 10453		G Gross receipts \$ 236,428.
	F Name and address of principal officer: EILEEN TORRES SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions) H(c) Group exemption number ▶

I Tax-exempt status: ☐ 501(c)(3) ☒ 501(c) (2) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ **WWW.BRONXWORKS.ORG**

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶ **L** Year of formation: **2006** **M** State of legal domicile: **NY**

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: TO ACQUIRE PROPERTY TO PROVIDE SUPPORTIVE SERVICES TO CHILDREN AND FAMILIES IN NEED.		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	8
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	8
	5 Total number of individuals employed in calendar year 2018 (Part V, line 2a)	5	0
	6 Total number of volunteers (estimate if necessary)	6	8
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, line 38	7b	0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9 Program service revenue (Part VIII, line 2g)	0.	0.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	232,996.	236,428.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0.	0.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	232,996.	236,428.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	0.	0.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 0.		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	179,328.	171,822.	
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	179,328.	171,822.	
19 Revenue less expenses. Subtract line 18 from line 12	53,668.	64,606.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21 Total liabilities (Part X, line 26)	2,483,981.	2,373,991.
	22 Net assets or fund balances. Subtract line 21 from line 20	1,127,023.	952,427.
		1,356,958.	1,421,564.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	COPY	Date		
	EILEEN TORRES, EXECUTIVE DIRECTOR		5/19/2020		
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	MAGDALENA M. CZERNIAWSKI	MAGDALENA M. CZERNIA	05/11/20		P00535099
	Firm's name ▶ MARKS PANETH LLP	Firm's EIN ▶ 11-3518842			
	Firm's address ▶ 685 THIRD AVENUE	Phone no. 212-503-8800			
	NEW YORK, NY 10017				

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.

Form 990 (2018)

20-5487472 Page 2

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission:

**TO ACQUIRE PROPERTY TO PROVIDE SUPPORTIVE SERVICES TO CHILDREN,
FAMILIES IN NEED AND OLDER ADULTS.**

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ including grants of \$) (Revenue \$)
**TO PROVIDE SUPPORTIVE SERVICES TO CHILDREN, FAMILIES IN NEED AND OLDER
ADULTS.**

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe in Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses

Form 990 (2018)

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472 Page **3**

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>		X
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?		X
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		X
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472

Page **4**

Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	X	
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
24b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
24c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
24d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		
25b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		
26 Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
28a A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
28b A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
28c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>		X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		X
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	X	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
35b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

	Yes	No
1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	0	
1b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	0	
1c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472

Page 5

Part V **Statements Regarding Other IRS Filings and Tax Compliance** (continued)

	Yes	No
2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 0		
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)	2b	
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	X
b If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O	3b	
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	X
b If "Yes," enter the name of the foreign country: ▶ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	X
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	X
c If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c	
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a	X
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7 Organizations that may receive deductible contributions under section 170(c).		
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	X
b If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	X
d If "Yes," indicate the number of Forms 8282 filed during the year 7d		
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	X
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	X
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8	
9 Sponsoring organizations maintaining donor advised funds.		
a Did the sponsoring organization make any taxable distributions under section 4966?	9a	
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b	
10 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on Part VIII, line 12 10a		
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		
11 Section 501(c)(12) organizations. Enter:		
a Gross income from members or shareholders 11a		
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b		
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b		
13 Section 501(c)(29) qualified nonprofit health insurance issuers.		
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O.	13a	
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b		
c Enter the amount of reserves on hand 13c		
14a Did the organization receive any payments for indoor tanning services during the tax year?	14a	X
b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	14b	
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15	X
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	X

Form 990 (2018)

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472 Page **6**

Part VI Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

☒ **X**

Section A. Governing Body and Management

	1a	1b	2	3	4	5	6	7a	7b	8a	8b	9	Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year	8													
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.														
b Enter the number of voting members included in line 1a, above, who are independent		8												
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?			2											X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?				3										X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?					4									X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?						5								X
6 Did the organization have members or stockholders?							6							X
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?								7a						X
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?									7b					X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:														
a The governing body?										8a	X			
b Each committee with authority to act on behalf of the governing body?											8b	X		
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O												9		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

	10a	10b	11a	12a	12b	12c	13	14	15a	15b	16a	16b	Yes	No
10a Did the organization have local chapters, branches, or affiliates?	10a													X
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		10b												
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?			11a	X										
b Describe in Schedule O the process, if any, used by the organization to review this Form 990.														
12a Did the organization have a written conflict of interest policy? If "No," go to line 13				12a	X									
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?					12b	X								
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done						12c	X							
13 Did the organization have a written whistleblower policy?							13	X						
14 Did the organization have a written document retention and destruction policy?								14	X					
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?														
a The organization's CEO, Executive Director, or top management official									15a					X
b Other officers or key employees of the organization										15b				X
If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).														
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?											16a			X
b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?												16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed **►NY**

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
☐ Own website ☐ Another's website ☒ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records **►**
GORDON MILLER, CFO - 646-393-4065
60 EAST TREMONT AVENUE, BRONX, NY 10453

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's **five current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

[illegible]

Form 990 (2018)

Page 8

Part VII

1b Sub-total	0.	446,519.	56,063.
c Total from continuation sheets to Part VII, Section A	0.	0.	0.
d Total (add lines 1b and 1c)	0.	446,519.	56,063.

0

3	Did the organization list any former officer, director, or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	3	X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	4	X
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	5	X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

2	Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization	0
---	--	---

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472 Page **9**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1 a	Federated campaigns	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations	1d				
	e	Government grants (contributions)	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f				
	g	Noncash contributions included in lines 1a-1f: \$					
	h	Total. Add lines 1a-1f					
Program Service Revenue	2 a	RENTAL INCOME AFFILIAT	Business Code 561520	236,428.	236,428.		
	b						
	c						
	d						
	e						
	f	All other program service revenue					
	g	Total. Add lines 2a-2f		236,428.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)					
	4	Income from investment of tax-exempt bond proceeds					
	5	Royalties					
	6 a	Gross rents	(i) Real (ii) Personal				
	b	Less: rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss)					
	7 a	Gross amount from sales of assets other than inventory	(i) Securities (ii) Other				
	b	Less: cost or other basis and sales expenses					
	c	Gain or (loss)					
	d	Net gain or (loss)					
	8 a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a				
	b	Less: direct expenses	b				
	c	Net income or (loss) from fundraising events					
	9 a	Gross income from gaming activities. See Part IV, line 19	a				
	b	Less: direct expenses	b				
	c	Net income or (loss) from gaming activities					
	10 a	Gross sales of inventory, less returns and allowances	a				
	b	Less: cost of goods sold	b				
c	Net income or (loss) from sales of inventory						
Miscellaneous Revenue			Business Code				
11 a							
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d						
12	Total revenue. See instructions		236,428.	236,428.	0.	0.	

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472 Page **10**

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (non-employees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	55,832.			
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	114,410.			
23 Insurance	1,580.			
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a				
b				
c				
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	171,822.			
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here ☐ if following SOP 98-2 (ASC 958-720)

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472 Page **11**

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	81,375.	1	85,795.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net		4	
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instr). Complete Part II of Sch L		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	3,432,294.		
	b Less: accumulated depreciation	1,144,098.	2,402,606.	2,288,196.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 34)	2,483,981.	16	2,373,991.	
Liabilities	17 Accounts payable and accrued expenses	3,545.	17	3,545.
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	1,123,478.	23	948,882.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	1,127,023.	26	952,427.
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	1,356,958.	27	1,421,564.
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	1,356,958.	33	1,421,564.	
34 Total liabilities and net assets/fund balances	2,483,981.	34	2,373,991.	

Form **990** (2018)

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Form 990 (2018)

20-5487472 Page **12**

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	236,428.
2	Total expenses (must equal Part IX, column (A), line 25)	2	171,822.
3	Revenue less expenses. Subtract line 2 from line 1	3	64,606.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	1,356,958.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	1,421,564.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☒

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O:		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.	X	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits		

Form **990** (2018)

SCHEDULE D
(Form 990)Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**▶ **Attach to Form 990.**▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

OMB No. 1545-0047

2018**Open to Public Inspection****Name of the organization** **CITIZENS ADVICE BUREAU PROPERTY HOLDING COMPANY, INC.****Employer identification number**
20-5487472**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶

4 Number of states where property subject to conservation easement is located ▶

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1	▶ \$
(ii) Assets included in Form 990, Part X	▶ \$

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenue included on Form 990, Part VIII, line 1	▶ \$
b Assets included in Form 990, Part X	▶ \$

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2018

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Schedule D (Form 990) 2018

20-5487472 Page **2**

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

- a** ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ☐ %

b Permanent endowment ☐ %

c Temporarily restricted endowment ☐ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

(i) unrelated organizations

(ii) related organizations

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? ☐

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings		3,432,294.	1,144,098.	2,288,196.
c Leasehold improvements				
d Equipment				
e Other				

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.) ☐ 2,288,196.

Schedule D (Form 990) 2018

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Schedule D (Form 990) 2018

20-5487472 Page **3**

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII ☒

Schedule D (Form 990) 2018

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Schedule D (Form 990) 2018

20-5487472 Page 4

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements	1	74,912,805.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	74,676,377.
e	Add lines 2a through 2d	2e	74,676,377.
3	Subtract line 2e from line 1	3	236,428.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)	5	236,428.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements	1	74,531,972.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	74,360,150.
e	Add lines 2a through 2d	2e	74,360,150.
3	Subtract line 2e from line 1	3	171,822.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)	5	171,822.

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

THE ORGANIZATION BELIEVES IT HAS NO UNCERTAIN TAX POSITIONS AS OF JUNE 30, 2019, IN ACCORDANCE WITH THE PROVISIONS OF FASB ASC 740, INCOME TAXES.

PART XI, LINE 2D - OTHER ADJUSTMENTS:

RELATED ENTITY'S INCOME	74,912,805.
CONSOLIDATING ELIMINATIONS	-236,428.
TOTAL TO SCHEDULE D, PART XI, LINE 2D	74,676,377.

PART XII, LINE 2D - OTHER ADJUSTMENTS:

RELATED ENTITIY'S EXPENSES	74,596,578.
CONSOLIDATING ELIMINATIONS	-236,428.

CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.

Schedule D (Form 990) 2018

20-5487472 Page 5

Part XIII Supplemental Information *(continued)*

TOTAL TO SCHEDULE D, PART XII, LINE 2D

74,360,150.

**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 23.**

▶ **Attach to Form 990.**

▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

OMB No. 1545-0047

2018

**Open to Public
Inspection**

Name of the organization

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Employer identification number
20-5487472

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|--|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

a Receive a severance payment or change-of-control payment?

b Participate in, or receive payment from, a supplemental nonqualified retirement plan?

c Participate in, or receive payment from, an equity-based compensation arrangement?

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

a The organization?

b Any related organization?

If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

a The organization?

b Any related organization?

If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1b		
2		
4a		X
4b		X
4c		X
5a		
5b		
6a		
6b		
7		
8		
9		

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2018

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Part II	Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.
----------------	---

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

[illegible]

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Part III	Supplemental Information
----------	--------------------------

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

[illegible]

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2018

Open to Public
Inspection

Name of the organization

CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.

Employer identification number
20-5487472

FORM 990, PART VI, SECTION B, LINE 11B:

THE CHAIR OR THE TREASURER OF THE FINANCE & AUDIT COMMITTEE OF BRONXWORKS,
AND BOARD MEMBERS OF THIS ORGANIZATION, REVIEW THE 990 REPORT PREPARED BY
AN INDEPENDENT ACCOUNTANT BEFORE IT IS SHARED WITH THE FULL COMMITTEE AND
THE FULL BOARD PRIOR TO FILING WITH THE IRS.

FORM 990, PART VI, SECTION B, LINE 12C:

THE BOARD OF DIRECTORS OF BRONXWORKS ANNUALLY DISCLOSE ANY POTENTIAL
CONFLICTS OF INTEREST. BOARD MEMBERS AND SENIOR STAFF BOTH SUBMIT CONFLICT
OF INTEREST DISCLOSURE FORMS. BOARD MEMBERS AND SENIOR STAFF DO NOT
PARTICIPATE IN OR VOTE ON ANY MATTER WHERE THEY MAY HAVE A CONFLICT OF
INTEREST.

FORM 990, PART VI, SECTION C, LINE 19:

THESE DOCUMENTS ARE AVAILABLE UPON REQUEST.

FORM 990, PART XII, LINE 2C:

THE PROCESS HAS NOT CHANGED FROM THE PRIOR YEAR.

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

[illegible]

part IV **Identification of Related Organizations Taxable as a Corporation or Trust.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

[illegible]

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note: Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity

b Gift, grant, or capital contribution to related organization(s)

c Gift, grant, or capital contribution from related organization(s)

d Loans or loan guarantees to or for related organization(s)

e Loans or loan guarantees by related organization(s)

f Dividends from related organization(s)

g Sale of assets to related organization(s)

h Purchase of assets from related organization(s)

i Exchange of assets with related organization(s)

j Lease of facilities, equipment, or other assets to related organization(s)

k Lease of facilities, equipment, or other assets from related organization(s)

l Performance of services or membership or fundraising solicitations for related organization(s)

m Performance of services or membership or fundraising solicitations by related organization(s)

n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)

o Sharing of paid employees with related organization(s)

p Reimbursement paid to related organization(s) for expenses

q Reimbursement paid by related organization(s) for expenses

r Other transfer of cash or property to related organization(s)

s Other transfer of cash or property from related organization(s)

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

Part VI **Unrelated Organizations Taxable as a Partnership.** Complete if the organization answered "Yes" on Form 990, Part IV, line 37.

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

**CITIZENS ADVICE BUREAU PROPERTY
HOLDING COMPANY, INC.**

20-5487472 Page 5

Schedule R (Form 990) 2018		FILED
Part VII	Supplemental Information.	

Provide additional information for responses to questions on Schedule R. See instructions.

Blank lined paper.

Application for Automatic Extension of Time To File an Exempt Organization Return

OMB No. 1545-1709

- **File a separate application for each return.**
► **Go to www.irs.gov/Form8868 for the latest information.**

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

		Enter filer's identifying number
Type or print File by the due date for filing your return. See instructions.	Name of exempt organization or other filer, see instructions. CITIZENS ADVICE BUREAU PROPERTY HOLDING COMPANY, INC.	Employer identification number (EIN) or 20-5487472
	Number, street, and room or suite no. If a P.O. box, see instructions. 60 EAST TREMONT AVENUE	Social security number (SSN)
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. BRONX, NY 10453	

Enter the Return Code for the return that this application is for (file a separate application for each return)

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 990-T (corporation)	07
Form 990-BL	02	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

GORDON MILLER, CFO

- The books are in the care of ► **60 EAST TREMONT AVENUE - BRONX, NY 10453**
Telephone No. ► **646-393-4065** Fax No. ► _____
- If the organization does not have an office or place of business in the United States, check this box ► ☐
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box ► ☐. If it is for part of the group, check this box ► ☐ and attach a list with the names and EINs of all members the extension is for.

- 1 I request an automatic 6-month extension of time until **MAY 15, 2020**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
 ► ☐ calendar year _____ or
 ► ☒ tax year beginning **JUL 1, 2018**, and ending **JUN 30, 2019**

- 2 If the tax year entered in line 1 is for less than 12 months, check reason: ☐ Initial return ☐ Final return
☐ Change in accounting period

3a If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.



BRONXWORKS, INC. AND SUBSIDIARY

**Consolidated Financial Statements
and Supplementary Information
(Together with Independent Auditors' Report)**

Years Ended June 30, 2019 and 2018

MARKS PANETH

ACCOUNTANTS & ADVISORS

BRONXWORKS, INC. AND SUBSIDIARY
CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
(Together with Independent Auditors' Report)
YEARS ENDED JUNE 30, 2019 AND 2018

CONTENTS

	<u>Page</u>
Independent Auditors' Report	1-2
Financial Statements:	
Consolidated Statements of Financial Position	3
Consolidated Statements of Activities	4
Consolidated Statements of Functional Expenses	5-6
Consolidated Statements of Cash Flows	7
Notes to Consolidated Financial Statements	8-13
Supplementary Information:	
Consolidating Statement of Financial Position	14
Consolidating Statement of Activities	15

INDEPENDENT AUDITORS' REPORT

The Board of Directors of
BronxWorks, Inc. and Subsidiary

We have audited the accompanying consolidated financial statements of BronxWorks, Inc. and Subsidiary (the "Organization"), which comprise the consolidated statements of financial position as of June 30, 2019 and 2018, consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated 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 consolidated 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated 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 consolidated 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 consolidated 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 consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of BronxWorks, Inc. and Subsidiary as of June 30, 2019 and 2018, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2P to the consolidated financial statements, during the year ended June 30, 2019, the Organization adopted Accounting Standards Update (ASU) 2016-14, *Not-for-Profit Entities* (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities*. Our opinion is not modified with respect to this matter.



Other Matters

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information shown on pages 14-15 is presented for the purposes of additional analysis of the basic consolidated financial statements, rather than to present the financial position, change in net assets and cash flows of the individual companies, and is not a required part of the basic consolidated 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 consolidated financial statements. The information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated 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 consolidated financial statements as a whole.

Marks Paneth LLP

New York, NY
December 20, 2019

M A R K S P A N E T H

ACCOUNTANTS & ADVISORS

BRONXWORKS, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
ASSETS		
Cash and cash equivalents (Notes 2D, 3 and 11A)	\$ 254,822	\$ 1,032,100
Investments (Notes 2E, 3, 4 and 7)	3,228,935	2,809,629
Accounts receivable, net (Notes 2H, 2I, 3 and 11B)	23,483,025	19,594,959
Prepaid expenses and other assets	556,669	554,528
Property, equipment and leasehold improvements, net (Notes 2F and 5)	<u>5,187,009</u>	<u>5,584,097</u>
TOTAL ASSETS	<u>\$ 32,710,460</u>	<u>\$ 29,575,313</u>
LIABILITIES		
Accounts and accrued expenses payable	\$ 7,105,243	\$ 3,496,685
Accrued salaries and related liabilities (Note 9)	2,016,925	1,779,065
Deferred rent (Note 2J)	696,067	365,835
Deferred revenue/due to funding source (Notes 2G, 2M and 10A)	6,825,457	7,183,197
Line of credit (Note 7)	1,700,000	1,500,000
Loan and mortgages payable (Note 6)	<u>948,882</u>	<u>2,213,478</u>
TOTAL LIABILITIES	<u>19,292,574</u>	<u>16,538,260</u>
COMMITMENTS AND CONTINGENCIES (Note 10)		
NET ASSETS (Notes 2C and 8)		
Without donor restrictions:		
Invested in property and equipment	4,238,127	4,460,619
Operations	<u>8,095,563</u>	<u>7,918,825</u>
Total without donor restrictions	12,333,690	12,379,444
With donor restrictions (Note 3)	<u>1,084,196</u>	<u>657,609</u>
TOTAL NET ASSETS	<u>13,417,886</u>	<u>13,037,053</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 32,710,460</u>	<u>\$ 29,575,313</u>

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

BRONXWORKS, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS FROM OPERATIONS		
OPERATING SUPPORT AND REVENUE:		
Earned Revenue:		
Government grants (Notes 2G and 11B)	\$ 68,816,691	\$ 56,267,939
Program service fees	1,233,585	1,026,827
Medicaid (Note 2G)	1,072,667	1,930,646
Investment income (Note 4)	254,292	31,903
Other revenues	267,471	161,688
Total Earned Revenue	<u>71,644,706</u>	<u>59,419,003</u>
Public Support:		
Foundation grants and other contributions (Note 2H)	801,958	541,628
Contributed services (Note 2L)	118,473	260,677
Net assets released from restrictions (Notes 2C and 8)	1,701,353	1,581,126
Total Public Support	<u>2,621,784</u>	<u>2,383,431</u>
TOTAL OPERATING SUPPORT AND REVENUE	<u>74,266,490</u>	<u>61,802,434</u>
OPERATING EXPENSES (Note 2K):		
Program Services:		
BronxWorks programs	3,897,539	3,082,190
Services for the elderly	2,927,439	2,532,187
Homeless/prevention/relocation	23,892,234	21,494,522
Family shelter for the homeless	21,674,745	12,663,464
Health programs	2,004,147	3,133,406
Children and youth	10,871,414	10,680,816
Workforce development	1,763,581	1,636,042
Total program services	<u>67,031,099</u>	<u>55,222,627</u>
Supporting services:		
Management and general	6,583,708	5,767,675
Fundraising	448,653	384,069
Total supporting services	<u>7,032,361</u>	<u>6,151,744</u>
TOTAL OPERATING EXPENSES	<u>74,063,460</u>	<u>61,374,371</u>
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS FROM OPERATIONS	<u>203,030</u>	<u>428,063</u>
NONOPERATING SUPPORT AND REVENUE:		
Other income	219,728	75,782
TOTAL NONOPERATING SUPPORT AND REVENUE	<u>219,728</u>	<u>75,782</u>
NONOPERATING EXPENSES:		
Depreciation and amortization expense (Note 5)	397,088	397,002
Interest expense (Notes 6 and 7)	71,424	66,975
Reserves - maintenance improvements/repairs	-	25,000
TOTAL NONOPERATING EXPENSES	<u>468,512</u>	<u>488,977</u>
CHANGE IN NONOPERATING	<u>(248,784)</u>	<u>(413,195)</u>
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	<u>(45,754)</u>	<u>14,868</u>
Net Assets Without Donor Restrictions - Beginning of Year	<u>12,379,444</u>	<u>12,364,576</u>
NET ASSETS WITHOUT DONOR RESTRICTIONS - END OF YEAR	<u>12,333,690</u>	<u>12,379,444</u>
CHANGE IN NET ASSETS WITH DONOR RESTRICTIONS:		
Foundation grants and other contributions (Note 2H)	2,127,940	1,743,289
Net assets released from restrictions (Notes 2C and 8)	(1,701,353)	(1,581,126)
CHANGE IN NET ASSETS WITH DONOR RESTRICTIONS	<u>426,587</u>	<u>162,163</u>
Net Assets With Donor Restrictions - Beginning of Year	<u>657,609</u>	<u>495,446</u>
NET ASSETS WITH DONOR RESTRICTIONS - END OF YEAR	<u>1,084,196</u>	<u>657,609</u>
CHANGE IN TOTAL NET ASSETS	<u>380,833</u>	<u>177,031</u>
TOTAL NET ASSETS - END OF YEAR	<u>\$ 13,417,886</u>	<u>\$ 13,037,053</u>

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

BRONYWORKS, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2019
(With Comparative Totals for June 30, 2018)

	Program Services					Supporting Services							
	BronyWorks Programs	Services for the Elderly	Homeless/Prevention/Relocation	Family Shelter for the Homeless	Health Programs	Children and Youth	Workforce Development	Total Program Services	Management and General	Fundraising	Total Supporting Services	Total 2019	Total 2018
Salaries	\$ 2,222,836	\$ 1,546,564	\$ 11,776,510	\$ 8,151,586	\$ 1,383,384	\$ 7,316,107	\$ 1,240,943	\$ 33,747,730	\$ 3,376,765	\$ 232,769	\$ 3,609,534	\$ 37,357,284	\$ 34,074,519
Payroll taxes and benefits (Note 9)	507,393	342,564	2,614,775	1,820,064	307,812	1,575,713	271,504	7,439,825	785,754	51,194	836,948	8,276,773	7,901,923
Total salaries and related costs	2,830,029	1,889,128	14,391,285	9,971,650	1,701,196	8,891,820	1,512,447	41,187,555	4,162,519	283,963	4,446,482	45,634,037	41,976,442
Professional fees (Note 2L)	104,820	86,612	341,655	575,042	2,401	269,842	10,121	1,390,593	533,459	18,375	551,834	1,942,427	1,125,569
Office supplies	154,839	31,517	201,779	195,946	24,110	89,688	25,945	723,824	159,781	16,229	176,010	898,834	651,645
Occupancy (Note 10)	35,123	6,806	513,035	3,727,370	40,370	154,786	94,464	4,572,567	433,171	-	433,171	5,005,738	1,837,923
Telephone	41,805	27,742	204,250	81,786	53,038	69,734	4,174	482,579	106,428	-	106,428	588,007	669,361
Repairs and maintenance	38,904	95,894	565,816	2,073,264	18,857	38,633	4,505	2,835,873	216,234	-	216,234	3,052,107	1,938,773
Printing and publications	16,133	19,033	43,682	35,898	9,334	51,857	13,082	189,029	32,580	4,224	36,804	225,833	168,401
Travel and meetings	9,398	3,543	74,370	24,056	13,188	51,840	18,124	192,529	106,341	610	106,951	301,480	327,577
Insurance	32,009	46,131	409,783	236,365	9,379	118,994	20,537	873,798	42,885	-	42,885	916,693	684,489
Postage	263	542	4,082	1,322	2,174	144	1,215	9,742	12,589	157	12,746	22,488	28,620
Program supplies	40,455	82,070	52,577	28,988	19,380	167,483	1,593	392,556	14,678	247	14,925	407,481	359,133
Food and entertainment	33,571	477,664	288,803	386,981	45,591	286,379	14,077	1,544,166	53,177	91,688	144,865	1,688,031	1,134,239
Equipment/furniture	93,908	51,396	150,254	836,389	18,333	84,502	7,618	1,242,548	94,399	-	94,399	1,336,947	876,423
Direct assistance to individuals	394,672	101,257	2,594,613	626,524	40,763	521,203	33,735	4,292,767	13,133	-	13,133	4,305,900	2,279,280
Subcontracted services and stipends	67,860	-	3,916	214,217	3,064	28,014	-	312,965	287,029	7,567	305,196	312,965	275,271
Payroll service and bank charges	1,132	-	-	2,209	-	-	-	7,257	201,470	-	312,453	351,036	134,868
Bad debt expense	-	-	-	-	-	-	-	-	101,225	-	201,470	201,470	-
Miscellaneous	12,118	8,134	7,773	14,505	2,749	46,482	3,736	95,497	101,225	25,593	126,818	222,315	205,096
Subtotal	3,897,539	2,927,439	19,849,213	19,032,502	2,004,147	10,871,114	1,763,581	60,345,835	6,583,708	448,653	7,032,361	67,376,196	54,820,276
Pass-through expenses (Note 2N)	-	-	-	-	-	-	-	-	-	-	-	-	-
Occupancy (Note 10)	-	-	2,629,222	2,642,243	-	-	-	5,271,465	-	-	-	5,271,465	5,193,230
Direct assistance to individuals	-	-	1,413,786	-	-	-	-	1,413,789	-	-	-	1,413,789	1,360,865
Subtotal pass-through expenses	-	-	4,043,021	2,642,243	-	-	-	6,685,254	-	-	-	6,685,254	6,554,095
TOTAL EXPENSES	\$ 3,897,539	\$ 2,927,439	\$ 23,892,234	\$ 21,674,745	\$ 2,004,147	\$ 10,871,114	\$ 1,763,581	\$ 67,031,089	\$ 6,583,708	\$ 448,653	\$ 7,032,361	\$ 74,063,460	\$ 81,374,371

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

	Program Services						Supporting Services					
	BronxWorks Programs	Services for the Elderly	Homesites/ Prevention and Relocation	Family Shelter for the Homeless	Health Programs	Children and Youth	Workforce Development	Total Program Services	Management and General	Fundraising	Supporting Services	Total 2018
Salaries	\$ 2,081,464	\$ 1,307,530	\$ 10,598,628	\$ 8,390,834	\$ 2,108,327	\$ 7,139,870	\$ 1,112,270	\$ 30,815,123	\$ 3,040,007	\$ 219,389	\$ 3,259,398	\$ 34,074,519
Payroll taxes and benefits (Note 9)	478,832	319,745	2,436,375	1,480,121	492,653	1,892,340	299,555	7,189,674	682,729	50,170	739,299	7,801,923
Total salaries and related costs	2,561,296	1,707,278	13,035,003	7,870,955	2,598,980	8,822,210	1,398,825	37,984,747	3,722,736	269,559	3,891,695	41,976,442
Professional fees (Note 2L)	123,151	79,129	59,549	151,343	4,125	190,086	836	609,019	493,641	-	516,580	1,125,589
Office supplies	3,365	4,803	174,666	84,465	38,617	95,481	17,363	488,980	124,898	22,787	152,685	651,645
Occupancy (Note 10)	38,956	6,490	738,041	438,503	187,162	132,473	93,312	1,632,873	185,050	-	185,050	1,837,923
Telephone	33,362	25,727	209,934	95,370	96,097	63,314	3,936	447,789	220,295	1,337	221,592	686,361
Repairs and maintenance	52,440	61,243	873,390	708,795	27,012	43,270	2,070	1,786,210	172,302	261	172,563	1,958,773
Printing and publications	14,180	10,638	31,735	27,239	13,166	43,270	13,841	138,413	32,473	2,425	34,898	166,401
Travel and meetings	11,183	3,166	84,200	29,950	21,397	65,202	56,346	271,444	55,936	197	56,133	327,577
In insurance	26,589	37,880	264,794	146,275	24,876	134,688	20,345	655,427	28,062	-	28,062	684,489
Postage	897	336	4,059	1,788	2,092	1,371	2,416	12,959	13,587	74	13,661	26,620
Program supplies	25,619	71,808	15,039	25,141	22,789	188,224	5,975	352,595	6,089	439	6,538	366,133
Food and entertainment	13,216	414,520	264,873	27,532	58,476	260,872	14,367	1,053,756	23,696	58,827	80,483	1,134,239
Equipment/furniture	79,126	19,714	370,910	50,154	3,196	84,761	6,084	613,945	60,987	1,491	62,478	676,423
Direct assistance to individuals	46,047	51,001	1,408,956	185,700	85,853	491,862	26,689	2,276,128	3,162	-	3,162	2,279,290
Subcontracted services and stipends	2,134	-	3,148	227,025	7,500	34,738	-	274,546	725	-	725	275,271
Bad debt expense	26	-	-	-	-	-	-	26	351,010	-	351,010	351,036
Miscellaneous	17,453	1,539	4,088	9,786	4,046	26,124	3,808	96,625	134,958	-	134,958	205,068
Subtotal	3,082,180	2,532,187	17,562,355	10,041,536	3,133,406	10,880,816	1,636,042	48,688,532	5,767,675	384,089	6,151,744	54,830,276
Pass-through expenses (Note 2N) Occupancy (Note 10)	-	-	2,571,302	2,821,928	-	-	-	5,393,230	-	-	-	5,393,230
Direct assistance to individuals	-	-	1,360,885	-	-	-	-	1,360,885	-	-	-	1,360,885
Subtotal pass-through expenses	-	-	3,932,187	2,821,928	-	-	-	6,554,095	-	-	-	6,554,095
TOTAL EXPENSES	\$ 3,082,180	\$ 2,532,187	\$ 21,494,522	\$ 12,863,464	\$ 3,133,406	\$ 10,880,816	\$ 1,636,042	\$ 55,222,827	\$ 5,767,675	\$ 384,089	\$ 6,151,744	\$ 61,374,371

BRONXWORKS, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in total net assets	\$ 380,833	\$ 177,031
Adjustments to reconcile change in total net assets to net cash provided by (used in) operating activities:		
Bad debt	201,470	134,958
Depreciation and amortization	397,088	397,002
Net realized/unrealized (gain) loss on investments	<u>(198,573)</u>	<u>13,834</u>
	780,818	722,825
Changes in operating assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable	(4,089,536)	(541,088)
Prepaid expenses and other assets	(2,141)	(181,984)
Increase (decrease) in liabilities:		
Accounts and accrued expenses payable	3,608,558	(1,497,038)
Accrued salaries and related liabilities	237,860	60,617
Deferred revenue / due to funding source	(357,740)	360,693
Deferred rent	<u>330,232</u>	<u>103,172</u>
Net Cash Provided by (Used In) Operating Activities	<u>508,051</u>	<u>(972,803)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of investments	(220,733)	4,734
Purchase of property, equipment and leasehold improvements	<u>-</u>	<u>(51,845)</u>
Net Cash Used in Investing Activities	<u>(220,733)</u>	<u>(47,111)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Principal payments on mortgages payable	(174,596)	(165,509)
Repayment of loans	(1,090,000)	(1,020,523)
Proceeds from loans	-	1,090,000
Repayment of line of credit	(2,250,000)	(300,000)
Proceeds from line of credit	<u>2,450,000</u>	<u>1,800,000</u>
Net Cash (Used In) Provided by Financing Activities	<u>(1,064,596)</u>	<u>1,403,968</u>
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(777,278)	384,054
Cash and cash equivalents - beginning of year	<u>1,032,100</u>	<u>648,046</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 254,822</u>	<u>\$ 1,032,100</u>
Supplemental Disclosure of Cash Flow Information:		
Cash paid during the year for interest	<u>\$ 71,424</u>	<u>\$ 66,975</u>

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

BRONXWORKS, INC. AND SUBSIDIARY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 1 — ORGANIZATION AND NATURE OF ACTIVITIES

The consolidated financial statements of BronxWorks, Inc. and Subsidiary (collectively referred to as the "Organization") have been prepared by consolidating: BronxWorks, Inc. and Citizens' Advice Bureau Property Holding Company, Inc. (the "Subsidiary"). BronxWorks, Inc. has effective control over and has an economic interest in the Subsidiary.

BronxWorks, Inc. (the "Agency" or "BronxWorks") is a Bronx-based nonprofit organization which helps individuals and families improve their economic and social well-being. From toddlers to seniors, BronxWorks feeds, shelters, teaches and supports its neighbors to build a stronger community. BronxWorks is supported primarily by grants from governmental agencies, foundation grants and other contributions.

BronxWorks is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code and is a publicly supported organization as described in Section 509(a).

The Subsidiary owns the property located at 60 East Tremont Avenue, Bronx, New York (the "Headquarters Property"), which is used by the Organization as its headquarters office.

The Subsidiary is exempt from federal income tax under Section 501(c)(2) of the Internal Revenue Code.

NOTE 2 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- A. ***Basis of Accounting and Principles of Consolidation*** – The Organization's consolidated financial statements have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP"). All significant intercompany transactions have been eliminated during consolidation.
- B. ***Use of Estimates*** – The preparation of consolidated financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.
- C. ***Net Assets*** – The Organization maintains its net assets in accordance with the following:
- Without donor restrictions – represents net assets not subject to any donor-imposed stipulations or other restrictions over which the Board of Directors have discretionary control.
- With donor restrictions – represents assets that are subject to donor-imposed stipulations. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. Net assets with donor restrictions are released from donor restrictions by incurring expenses, thereby satisfying the restricted purposes of providing services as specified by the donors. Unconditional promises to give that are due in future periods to support the current-period activities are reported as net assets without donor restrictions.
- D. ***Cash and Cash Equivalents*** – Cash and cash equivalents consist of all highly liquid instruments with maturities of three months or less when acquired, except for amounts held at an investment institution.
- E. ***Investments and Fair Value Measurements*** – Investments are reported at fair value. Investment income consisting of interest, dividends, realized and unrealized gains or losses is classified as operating revenue and is available to support operations. Fair value measurements are based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In order to increase consistency and comparability in fair value measurements, a fair value hierarchy prioritizes observable and unobservable inputs used to measure fair value into three levels, as described in Note 4.

BRONXWORKS, INC. AND SUBSIDIARY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- F. ***Property, Equipment and Leasehold Improvements*** – Property, equipment and leasehold improvements are stated at cost less accumulated depreciation or amortization. These amounts do not purport to represent replacement or realizable values. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets. Leasehold improvements are amortized over the lesser of the useful lives of the improvements or the term of the applicable lease. The Organization capitalizes all owned property and equipment having a useful life of greater than one year and a cost of \$5,000 or more. There may be instances where certain expenditures for property and equipment are included in the consolidated financial statements as expenses because the cost of these items was reimbursed by certain governmental funding sources and/or the contractual agreement specifies that title to these assets rests with the funding sources rather than the Organization.
- G. ***Revenue Recognition*** – The Organization records receivables and revenue when earned based on established rates or contracts for services provided. Government grants are recorded as revenues to the extent that expenses have been incurred for the purposes specified by the grantors. To the extent amounts received exceed amounts spent, the Organization records deferred revenue / due to funding source as a liability. Laws and regulations governing Medicaid programs are subject to interpretation. Noncompliance with such laws and regulations could result in fines, penalties and exclusion from Medicaid programs. Revenues from government contracts are subject to audit and negotiations between the Organization and the government agencies.
- H. ***Contributions*** – Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. When material, the discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. Conditional promises to give are not included as support until the conditions are substantially met.
- I. ***Allowance for Uncollectable Receivables*** – The Organization determined as of June 30, 2019 and 2018 an allowance for accounts receivable of \$300,000 and \$250,000, respectively, was necessary. Such estimate is based on management's assessments of the creditworthiness of its donors and other funders, the aged basis of its receivables, as well as current economic conditions and historical information.
- J. ***Operating Leases*** – U.S. GAAP requires that the Organization account for free rent and landlord credits. This accounting treatment is commonly referred to as "straight-lining of rent." The difference between rent expense, under this method, and the lower rental amounts actually paid to the landlord are reported as a "deferred rent" obligation in the accompanying consolidated statements of financial position. The change in the deferred rent liability is reflected in the accompanying consolidated statements of activities.
- K. ***Functional Allocation of Expenses*** – The costs of program and supporting services activities have been summarized on a functional basis in the consolidated statements of functional expenses. The consolidated statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The consolidated financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Salaries, wages, benefits, and payroll taxes are allocated on the basis of time and effort. Insurance and telephone expenses are allocated based on the number of full-time equivalents charged to the respective program and supporting function. The remainder of the functional expenses are charged directly to the program and supporting function.
- L. ***Contributed Property, Services, Rent and Other In-Kind*** – Donated services are recognized in the consolidated financial statements at fair value, if the services enhance or create non-financial assets or require specialized skills, provided the individuals possess those skills and would typically need to be purchased, if not provided by donation. For the years ended June 30, 2019 and 2018, donated goods and services amounted to \$118,473 and \$260,677, respectively, and are included as revenue and expenses in the accompanying consolidated statements of activities.

BRONXWORKS, INC. AND SUBSIDIARY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 2 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- M. **Deferred Revenue / Due to Funding Source** – Represents advances received from various funding sources under government contracts for which the Organization has not yet met the grant conditions or provided the services. Such amounts will be recouped by funding sources in the next fiscal year.
- N. **Pass-Through Expenses** – There are certain expenses related to rents, real estate taxes, and stabilization of beds for the Department of Homeless Services ("DHS") contracts. The role of the Organization is to be a conduit to pay such expenses. DHS reimburses the Organization for these expenses without any administrative costs being added. Accordingly, such expenses are referred to as passed through and included in program service expenses in the consolidated statements of activities.
- O. **Reclassification** – Certain line items in the June 30, 2018 financial statements have been reclassified to conform to the June 30, 2019 presentation. These changes had no impact on the change in total net assets for the year ended June 30, 2018.
- P. **Recent Accounting Pronouncement** – Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 2016-14, *Not-for-Profit Entities* (Topic 958) *Presentation of Financial Statements of Not-for-Profit Entities* was adopted for the year ended June 30, 2019. ASU 2016-14 provides for a number of changes, including the presentation of two classes of net assets and enhanced disclosure on liquidity of resources and functional expense allocation. These changes had no impact on the change in total net assets for the year ended June 30, 2018. As a result of implementing ASU 2016-14, the Organization provides additional information about liquidity (see Note 3) and the methodologies used to allocate expenses by function (see Note 2K). Net assets as of June 30, 2018 were reclassified to conform to the current year presentation.

NOTE 3 – LIQUIDITY AND AVAILABILITY

As part of liquidity management, the Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. To help manage unanticipated liquidity needs, the Organization has two lines of credit in the amount of \$2,500,000 each, which it could draw upon if necessary. Additionally, the Organization has an investment portfolio of \$3,228,935. Although BronxWorks does not intend to spend from its investment portfolio, amounts from the portfolio could be made available, if necessary.

BronxWorks financial assets available within one year of the statements of financial position date for general expenditure are as follows:

Cash	\$ 254,822
Investments	3,228,935
Accounts receivable, net	<u>23,483,025</u>
	26,966,782
Less: assets with donor restrictions	<u>(1,084,196)</u>
	<u>\$ 25,882,586</u>

NOTE 4 – INVESTMENTS AND FAIR VALUE MEASUREMENTS

The fair value hierarchy defines three levels as follows:

Level 1: Valuations based on quoted prices (unadjusted) in an active market that are accessible at the measurement date for identical assets or liabilities. The fair value hierarchy gives the highest priority to Level 1 inputs. Level 1 instrument valuations are obtained from real-time quotes for transactions in active exchange markets involving identical assets.

Level 2: Valuations based on observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in inactive markets; or model-derived valuations in which all significant inputs are observable or can be derived principally from or corroborated with observable market data.

BRONXWORKS, INC. AND SUBSIDIARY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 4 – INVESTMENTS AND FAIR VALUE MEASUREMENTS (Continued)

Level 3: Valuations based on unobservable inputs are used when little or no market data is available. The fair value hierarchy gives lowest priority to Level 3 inputs.

In determining fair value, the Organization utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible as well as considers counterparty credit risk (or other parties such as counterparty in a swap) in its assessment of fair value.

Investments in mutual funds and money markets measured on a recurring basis and are classified as Level 1 as of June 30, 2019 and 2018. Such investments are subject to market volatility that could substantially change their value in the near term.

Investment activity consisted of the following for the years ended June 30:

	<u>2019</u>	<u>2018</u>
Interest income	\$ 55,719	\$ 45,737
Realized/unrealized gain (loss) on investment	<u>198,573</u>	<u>(13,834)</u>
	<u>\$ 254,292</u>	<u>\$ 31,903</u>

NOTE 5 — PROPERTY, EQUIPMENT AND LEASEHOLD IMPROVEMENTS, NET

Property, equipment and leasehold improvements consisted of the following as of June 30:

	<u>2019</u>	<u>2018</u>	<u>Estimated Useful Lives</u>
Land	\$ 190,000	\$ 190,000	
Building and improvements	8,984,995	8,984,995	10-40 Years
Equipment and vehicles	<u>40,022</u>	<u>40,022</u>	3-5 Years
Total cost	9,215,017	9,215,017	
Less: accumulated depreciation	<u>(4,028,008)</u>	<u>(3,630,920)</u>	
Net book value	<u>\$ 5,187,009</u>	<u>\$ 5,584,097</u>	

For the years ended June 30, 2019 and 2018, depreciation expense amounted to \$397,088 and \$397,002, respectively.

NOTE 6 — LOAN AND MORTGAGES PAYABLE

- A. In 2006, the Subsidiary borrowed \$680,000 to fund a portion of the purchase price of the Headquarters Property, (the "First Mortgage"). The First Mortgage, secured by the Headquarters Property, has a term of 15 years with a payment of \$5,970 due monthly and matures in December 2021. The interest rate on the First Mortgage is 5.24%. The outstanding balance of the First Mortgage as of June 30, 2019 and 2018 amounted to \$161,451 and \$220,157, respectively. The Subsidiary's obligations under the First Mortgage are guaranteed by BronxWorks.
- B. The Subsidiary obtained a 15-year fixed-rate loan in the amount of \$1,680,000, secured by a second mortgage on the Headquarters Property (the "Second Mortgage"). The Second Mortgage was taken out to finance the necessary renovations and repairs of the Headquarters Property. The Second Mortgage bears interest at 5.28% with a monthly payment of \$13,531, and matures in December of 2024. The outstanding balance of the Second Mortgage as of June 30, 2019 and 2018 was \$787,431 and \$903,321, respectively. The Subsidiary's obligations under the Second Mortgage are guaranteed by BronxWorks.

BRONXWORKS, INC. AND SUBSIDIARY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 6 — LOAN AND MORTGAGES PAYABLE (Continued)

Future annual principal payments are as follows for the years ending after June 30, 2019:

2020	\$	182,670
2021		193,173
2022		172,726
2023		143,488
2024		151,337
Thereafter		<u>105,488</u>
	\$	<u>948,882</u>

The interest expense for the years ended June 30, 2019 and 2018 amounted to \$71,424 and \$66,975, respectively. Unless material, below market interest loans are not discounted to fair value.

NOTE 7 — BANK LINE OF CREDIT

- A. The Organization has a revolving line of credit with M&T Bank which is payable on demand. The line of credit is collateralized by investments with Wilmington Trust and is limited to 80% of the value of the investments with a maximum borrowing of \$2,500,000 as of June 30, 2019. The line has a floating interest rate based on 1.5% above the one-month LIBOR rate. The interest rate was 3.94% at June 30, 2019. Outstanding balance on the line of credit amounted to \$1,700,000 and \$1,500,000 as of June 30, 2019 and 2018, respectively. There were no outstanding borrowings as of December 20, 2019.
- B. The Organization has a second line of credit with Chase bank with a maximum borrowing limit of \$2,500,000, interest rate of LIBOR plus 3%, and expiration date of May 4, 2020. There were no outstanding borrowings as of June 30, 2019 and 2018, nor as of December 20, 2019.

NOTE 8 — NET ASSETS WITH DONOR RESTRICTIONS

As of June 30, 2019 and 2018, net assets with donor restrictions were available for the programmatic purposes and amounted to \$1,084,196 and \$657,609, respectively.

Net assets amounting to \$1,701,353 and \$1,581,126 were released from restrictions during the years ended June 30, 2019 and 2018, respectively, by incurring expenses or the passage of time, thus satisfying the restricted purpose.

NOTE 9 — PENSION PLANS

The Organization sponsors a defined contribution pension plan covering all employees except for those who are non-resident aliens with no U.S. source of income, those who are classified and treated as independent contractors and leased employees. Employees become participants of the Plan after attaining age 21 and completing one year of service. Pension expense was \$1,414,090 and \$1,408,576 for the years ended June 30, 2019 and 2018, respectively.

NOTE 10 — COMMITMENTS AND CONTINGENCIES

- A. The Organization is responsible to report to and is regulated by various governmental third parties. These agencies have the right to audit the Organization's fiscal and programmatic compliance. Laws and regulations governing the Organization's programs are complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates might change in the near term. Additionally, noncompliance with such laws and regulations could result in fines, penalties and exclusions from these programs.
- B. The Organization is a party to various lawsuits or complaints generally arising in the ordinary course of business. The Organization believes it has adequate insurance to cover any material damages and, accordingly, such litigation will not have a material adverse effect on its financial condition.

BRONXWORKS, INC. AND SUBSIDIARY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2019 AND 2018

NOTE 10 — COMMITMENTS AND CONTINGENCIES (Continued)

- C. The Organization is obligated under lease commitments for facilities and equipment. Certain facilities leases have a termination clause and can be terminated upon the suspension of the program and/or discontinuance of the governmental funding.

Future minimum lease payments are as follows for each of the years ending after June 30, 2019 and thereafter:

2020	\$	10,649,251
2021		10,698,275
2022		6,574,588
2023		6,593,817
2024		4,020,281
Thereafter		<u>14,153,768</u>
	\$	<u>52,689,980</u>

Rent expense amounted to \$8,375,314 and \$5,600,810 for the years ended June 30, 2019 and 2018, respectively, and is included in occupancy expense in the accompanying consolidated financial statements.

- D. The Organization believes it has no uncertain tax positions as of June 30, 2019 and 2018 in accordance with Accounting Standards Codification ("ASC") Topic 740, "Income Taxes," which provides standards for establishing and classifying any tax provisions for uncertain tax positions.

NOTE 11 — CONCENTRATIONS

- A. Cash and cash equivalents that potentially subject the Organization to a concentration of credit risk include cash accounts with banks that exceed the Federal Deposit Insurance Corporation ("FDIC") insurance limits \$250,000 by approximately \$672,000 and \$4,905,000 at one bank and one investment institution as of June 30, 2019 and 2018, respectively. This excess includes outstanding checks.
- B. For the years ended June 30, 2019 and 2018, approximately 60% and 56% of government revenue was from a single governmental funder. In addition, approximately 25% and 23% of accounts receivable was due from a single governmental entity.

NOTE 12 — SUBSEQUENT EVENTS

Management has evaluated for potential recognition and disclosure events subsequent to the date of the consolidated statement of financial position through December 20, 2019, the date the consolidated financial statements were available to be issued.

BRONXWORKS, INC. AND SUBSIDIARY
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
AS OF JUNE 30, 2019
(With Comparative Totals for June 30, 2018)

	BronxWorks, Inc.	Citizens Advice Bureau Property Holding Company, Inc.	Intercompany Eliminations	Total 2019	Total 2018
ASSETS					
Cash and cash equivalents	\$ 169,027	\$ 85,795	\$ -	\$ 254,822	\$ 1,032,100
Investments	3,228,935	-	-	3,228,935	2,809,629
Accounts receivable, net	23,483,025	-	-	23,483,025	19,594,959
Prepaid expenses and other assets	560,214	-	(3,545)	556,669	554,528
Property, equipment and leasehold improvements, net	2,898,813	2,288,196	-	5,187,009	5,584,097
TOTAL ASSETS	\$ 30,340,014	\$ 2,373,991	\$ (3,545)	\$ 32,710,460	\$ 29,575,313
LIABILITIES					
Accounts and accrued expenses payable	\$ 7,105,243	\$ 3,545	\$ (3,545)	\$ 7,105,243	\$ 3,496,685
Accrued salaries and related liabilities	2,016,925	-	-	2,016,925	1,779,065
Deferred rent	696,067	-	-	696,067	365,835
Deferred revenue / Due to funding source	6,825,457	-	-	6,825,457	7,183,197
Line of credit	1,700,000	-	-	1,700,000	1,500,000
Loan and mortgages payable	-	948,882	-	948,882	2,213,478
TOTAL LIABILITIES	18,343,692	952,427	(3,545)	19,292,574	16,538,260
NET ASSETS					
Without donor restrictions	10,912,126	1,421,564	-	12,333,690	12,379,444
With donor restrictions	1,084,196	-	-	1,084,196	657,609
TOTAL NET ASSETS	11,996,322	1,421,564	-	13,417,886	13,037,053
TOTAL LIABILITIES AND NET ASSETS	\$ 30,340,014	\$ 2,373,991	\$ (3,545)	\$ 32,710,460	\$ 29,575,313

See independent auditors' report.

BRONXWORKS, INC. AND SUBSIDIARY
CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2019
(With Comparative Totals for June 30, 2018)

	BronxWorks, Inc.	Citizens Advice Bureau Property Holding Company, Inc.	Sub-total	Consolidating Eliminations	Consolidated Total 2019	Consolidated Total 2018
OPERATING SUPPORT AND REVENUE:						
Earned Revenue:						
Government grants	\$ 68,816,691	\$ -	\$ 68,816,691	\$ -	\$ 68,816,691	\$ 56,267,939
Program service fees	1,233,585	-	1,233,585	-	1,233,585	1,026,827
Medicaid	1,072,667	-	1,072,667	-	1,072,667	1,930,646
Investment income	254,292	-	254,292	-	254,292	31,903
Other revenues	267,471	236,428	503,899	(236,428)	267,471	161,688
Total Earned Revenue	<u>71,644,706</u>	<u>236,428</u>	<u>71,881,134</u>	<u>(236,428)</u>	<u>71,644,706</u>	<u>59,419,003</u>
Public Support:						
Foundation grants and other contributions	2,929,898	-	2,929,898	-	2,929,898	2,284,917
Contributed services	118,473	-	118,473	-	118,473	260,677
Total Public Support	<u>3,048,371</u>	<u>-</u>	<u>3,048,371</u>	<u>-</u>	<u>3,048,371</u>	<u>2,545,594</u>
TOTAL OPERATING REVENUE	<u>74,693,077</u>	<u>236,428</u>	<u>74,929,505</u>	<u>(236,428)</u>	<u>74,693,077</u>	<u>61,964,597</u>
OPERATING EXPENSES:						
Program Services:						
BronxWorks programs	3,918,438	-	3,918,438	(20,899)	3,897,539	3,082,190
Services for the elderly	2,927,439	-	2,927,439	-	2,927,439	2,532,187
Homeless/prevention/relocation	23,905,334	-	23,905,334	(13,100)	23,892,234	21,494,522
Family shelter for the homeless	21,674,745	-	21,674,745	-	21,674,745	12,663,464
Health programs	2,004,147	-	2,004,147	-	2,004,147	3,133,406
Children and youth	10,871,414	-	10,871,414	-	10,871,414	10,680,816
Workforce development	1,763,581	-	1,763,581	-	1,763,581	1,636,042
Total program services	<u>67,065,098</u>	<u>-</u>	<u>67,065,098</u>	<u>(33,999)</u>	<u>67,031,099</u>	<u>55,222,627</u>
Support Services:						
Management and general	6,784,557	1,580	6,786,137	(202,429)	6,583,708	5,767,675
Fundraising	448,653	-	448,653	-	448,653	384,069
Total support services	<u>7,233,210</u>	<u>1,580</u>	<u>7,234,790</u>	<u>(202,429)</u>	<u>7,032,361</u>	<u>6,151,744</u>
TOTAL OPERATING EXPENSES	<u>74,298,308</u>	<u>1,580</u>	<u>74,299,888</u>	<u>(236,428)</u>	<u>74,063,460</u>	<u>61,374,371</u>
CHANGE IN OPERATING NET ASSETS	<u>394,769</u>	<u>234,848</u>	<u>629,617</u>	<u>-</u>	<u>629,617</u>	<u>590,226</u>
NONOPERATING SUPPORT AND REVENUE:						
Other income	219,728	-	219,728	-	219,728	75,782
TOTAL NONOPERATING SUPPORT AND REVENUE	<u>219,728</u>	<u>-</u>	<u>219,728</u>	<u>-</u>	<u>219,728</u>	<u>75,782</u>
NONOPERATING EXPENSES:						
Depreciation and amortization expense	282,678	114,410	397,088	-	397,088	397,002
Interest expense	15,592	55,832	71,424	-	71,424	66,975
Reserves - maintenance improvements/repairs	-	-	-	-	-	25,000
TOTAL NONOPERATING EXPENSES	<u>298,270</u>	<u>170,242</u>	<u>468,512</u>	<u>-</u>	<u>468,512</u>	<u>488,977</u>
CHANGE IN NONOPERATING NET ASSETS	<u>(78,542)</u>	<u>(170,242)</u>	<u>(248,784)</u>	<u>-</u>	<u>(248,784)</u>	<u>(413,195)</u>
CHANGE IN TOTAL NET ASSETS	<u>316,227</u>	<u>64,606</u>	<u>380,833</u>	<u>-</u>	<u>380,833</u>	<u>177,031</u>
Total net assets - beginning of year	<u>11,680,095</u>	<u>1,356,958</u>	<u>13,037,053</u>	<u>-</u>	<u>13,037,053</u>	<u>12,860,022</u>
TOTAL NET ASSETS - END OF YEAR	<u>\$ 11,996,322</u>	<u>\$ 1,421,564</u>	<u>\$ 13,417,886</u>	<u>\$ -</u>	<u>\$ 13,417,886</u>	<u>\$ 13,037,053</u>