

**DUDLEY STREET NEIGHBORHOOD
INITIATIVE, INC.**

Parent-Only Financial Statements
and
Auditors' Report

June 30, 2010 with Summarized Comparative Totals for 2009



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Dudley Street Neighborhood Initiative, Inc.

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Certified Public Accountants

To the Board of Directors of
Dudley Street Neighborhood Initiative, Inc.

Independent Auditors' Report

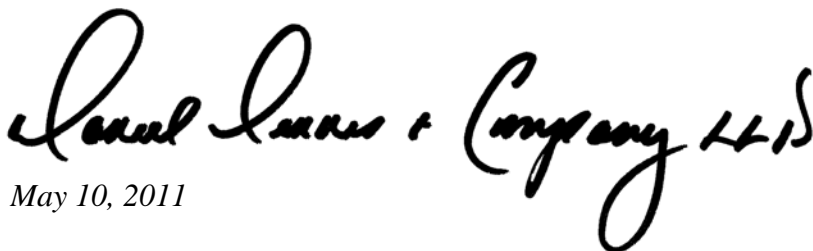
We have audited the accompanying parent-only statement of financial position of Dudley Street Neighborhood Initiative, Inc. (DSNI) as of June 30, 2010, and the related parent-only statements of activities and cash flows for the year then ended. These parent-only financial statements are the responsibility of DSNI's management. Our responsibility is to express an opinion on these parent-only financial statements based on our audit. The prior year summarized comparative information has been derived from DSNI's parent-only 2009 financial statements and, in our report dated May 4, 2011, we expressed an unqualified opinion on those parent-only financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the parent-only financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of DSNI's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the parent-only financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying parent-only financial statements were prepared for the purpose of permitting the board of directors and management of DSNI to evaluate it as an individual entity. Accordingly, the parent-only financial statements exclude the accounts of DSNI's subsidiary organization and are not intended to be a complete presentation of DSNI's financial position, changes in net assets, or changes in cash flows.

In our opinion, the parent-only financial statements referred to above, present fairly in all material respects, the parent-only financial position of DSNI as of June 30, 2010, and the changes in its parent-only net assets and its parent-only cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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



Daniel Dennis & Company LLP

May 10, 2011

Dudley Street Neighborhood Initiative, Inc.
Parent-Only Statement of Financial Position
June 30, 2010 with Comparative Totals for 2009

	<i>2010</i>	<i>2009</i>
<i>Assets</i>		
<hr/>		
<i>Current Assets:</i>		
Cash and cash equivalents	\$ 106,585	\$ 93,392
Certificate of deposit restricted for line of credit	-	56,831
Cash restricted for homeowner assistance loans	-	11,158
Cash held for specific organizations	27,508	20,000
Accounts receivable (net of allowance of \$2,297 and \$37,289, respectively)	21,113	29,063
Grants and contributions receivable	549,045	200,000
Investments	323	323
Due from related entity	309,776	131,710
Prepaid expenses	<u>17,987</u>	<u>1,964</u>
Total current assets	<u>1,032,337</u>	<u>544,441</u>
<i>Non-Current Assets:</i>		
Homeowner assistance loans receivable	26,634	26,634
Interest receivable	<u>497</u>	<u>426</u>
Total non-current assets	<u>27,131</u>	<u>27,060</u>
<i>Property and Equipment</i>		
Furniture and equipment	162,885	264,908
Less accumulated depreciation	<u>(113,886)</u>	<u>(209,774)</u>
Net property and equipment	<u>48,999</u>	<u>55,134</u>
Total assets	<u>\$ 1,108,467</u>	<u>\$ 626,635</u>
<i>Liabilities and Net Assets</i>		
<hr/>		
<i>Current Liabilities:</i>		
Accounts payable and accrued expenses	\$ 90,380	\$ 68,241
Accrued interest	8,114	8,114
Capital lease obligation - current	9,619	7,786
Designated by donor for specific organizations	27,508	20,000
Loan payable	<u>50,000</u>	<u>50,000</u>
Total current liabilities	<u>185,621</u>	<u>154,141</u>
<i>Long-Term Debt:</i>		
Capital lease obligation	<u>14,381</u>	<u>24,001</u>
Total liabilities	<u>200,002</u>	<u>178,142</u>
<i>Net Assets:</i>		
Unrestricted	292,189	122,682
Temporarily restricted	<u>616,276</u>	<u>325,811</u>
Total net assets	<u>908,465</u>	<u>448,493</u>
Total liabilities and net assets	<u>\$ 1,108,467</u>	<u>\$ 626,635</u>

See accompanying notes to financial statements.

Dudley Street Neighborhood Initiative, Inc.
 Parent-Only Statement of Activities
 For the Year Ended June 30, 2010 with
 Summarized Comparative Totals for 2009

	<i>Unrestricted</i>	<i>Temporarily Restricted</i>	<i>2010 Total</i>	<i>2009 Total</i>
<i>Revenue and Support</i>				
Contracts	\$ 7,000	\$ -	\$ 7,000	\$ 83,701
Grants and contributions	247,405	899,734	1,147,139	691,539
Special events	20,474	-	20,474	50,235
Fees	17,940	-	17,940	14,809
Interest and dividends	326	-	326	368
Other	13,766	-	13,766	9,547
Net assets released from restrictions	<u>609,269</u>	<u>(609,269)</u>	<u>-</u>	<u>-</u>
 Total revenue and support	 <u>916,180</u>	 <u>290,465</u>	 <u>1,206,645</u>	 <u>850,199</u>
<i>Expenses</i>				
<i>Program Services:</i>				
Economic Power	172,971	-	172,971	144,377
Resident Leadership	80,102	-	80,102	90,480
Youth Opportunities and Development	281,302	-	281,302	217,980
<i>Support Services:</i>				
Management and general	103,807	-	103,807	219,683
Fundraising	<u>108,491</u>	<u>-</u>	<u>108,491</u>	<u>29,870</u>
 Total expenses	 <u>746,673</u>	 <u>-</u>	 <u>746,673</u>	 <u>702,390</u>
 Change in net assets	 169,507	 290,465	 459,972	 147,809
Net assets, beginning of year	<u>122,682</u>	<u>325,811</u>	<u>448,493</u>	<u>300,684</u>
 Net assets, end of year	 <u><u>\$ 292,189</u></u>	 <u><u>\$ 616,276</u></u>	 <u><u>\$ 908,465</u></u>	 <u><u>\$ 448,493</u></u>

See accompanying notes to financial statements.

Dudley Street Neighborhood Initiative, Inc.
Parent-Only Statement of Cash Flows
For the Year Ended June 30, 2010 with
Comparative Totals for 2009

	<i>2010</i>	<i>2009</i>
<i>Cash Flows From Operating Activities:</i>		
Change in net assets	459,972	\$ 147,809
Adjustment to reconcile change in net assets to net cash (used in) provided by operating activities:		
Depreciation	21,142	19,246
(Increase)/decrease in operating assets:		
Cash held for specific organizations	(7,508)	-
Cash restricted for homeowner assistance loans	11,158	24,905
Cash restricted for line of credit	56,831	-
Accounts receivable	7,950	15,710
Grants and contributions receivable	(349,045)	(187,500)
Interest receivable	(71)	(71)
Due from related entity	(178,066)	20,003
Prepaid expenses	(16,023)	(2)
Increase in operating liabilities:		
Accounts payable and accrued expenses	22,139	25,568
Designated by donor for specific organizations	<u>7,508</u>	<u>-</u>
Net cash provided by operating activities	<u>35,987</u>	<u>65,668</u>
<i>Cash Flows From Investing Activities:</i>		
Purchase of property and equipment	<u>(15,006)</u>	<u>(17,085)</u>
Net cash used in investing activities	<u>(15,006)</u>	<u>(17,085)</u>
<i>Cash Flows From Financing Activities</i>		
Principal payments on capital lease obligations	<u>(7,788)</u>	<u>(9,157)</u>
Net cash used in financing activities	<u>(7,788)</u>	<u>(9,157)</u>
Net increase in cash and cash equivalents	<u>13,193</u>	<u>39,426</u>
Cash and cash equivalents, beginning of year	<u>93,392</u>	<u>53,966</u>
Cash and cash equivalents, end of year	<u><u>106,585</u></u>	<u><u>\$ 93,392</u></u>
<i>Supplemental Cash Flow Information</i>		
Interest paid	<u><u>\$ 2,735</u></u>	<u><u>\$ 3,562</u></u>

See accompanying notes to financial statements.

Dudley Street Neighborhood Initiative, Inc.

Notes to Parent-Only Financial Statements

June 30, 2010 with Comparative for 2009

1. Organization

Dudley Street Neighborhood Initiative, Inc.'s (DSNI) mission is to empower Dudley residents of Roxbury, Massachusetts to organize, plan for, create and control a vibrant, diverse and high quality neighborhood in collaboration with community partners.

DSNI organized a subsidiary organization, Dudley Neighbors Incorporated (DNI), as a nonprofit tax-exempt neighborhood land trust corporation under Section 501(c)(3) of the Internal Revenue Code, to carry out the housing development component of DSNI's Comprehensive Master Plan guide to revitalize the Dudley Street neighborhood. DSNI has a controlling interest in DNI through its power to appoint voting members of DNI's 11-member board. DSNI has the ability to require that some of the voting members come from among its board. Three of DNI's voting board members at June 30, 2010 were also members of DSNI.

The accompanying parent-only financial statements do not include the accounts of DNI. The parent-only financial statements were prepared for the purpose of permitting the board of directors and management of DSNI to evaluate it as an individual entity. Accordingly, the parent-only financial statements are not intended to be a complete presentation of DSNI's financial position, changes in net assets, or changes in cash flows.

DSNI's major program services consist of the following:

- *Economic Power* - Includes all aspects of land use, physical development, affordable housing, and commercial and economic development.
- *Resident Leadership* - Includes the Resident Development Institute, the community process and comprehensive planning.
- *Youth Opportunities and Development* - Engages young people in the comprehensive planning process.

Each program depends on organizing to allow residents to participate in decision making, attract investments that facilitates development without displacement, and improve the quality of life for everyone involved.

Funding for DSNI is provided by government and foundation grants and contributions from the general public.

2. Summary of Significant Accounting Policies

Basis of Accounting

DSNI prepares its parent-only financial statements on the accrual basis of accounting. Accordingly, revenue is recorded when earned and expenses when goods are received or services rendered.

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

2. *Summary of Significant Accounting Policies - Continued*

Net Assets

DSNI's net assets are classified into three categories. The classifications are related to the existence or absence of donor-imposed restrictions as follows:

- *Unrestricted Net Assets* - net assets that are available for support of operations and not subject to donor-imposed stipulations. They are neither temporarily restricted nor permanently restricted.
- *Temporarily Restricted Net Assets* - assets whose use is limited by either donor-imposed time restrictions or purpose restrictions.
- *Permanently Restricted Net Assets* – assets that must be maintained in perpetuity. At June 30, 2010 and 2009, DSNI had no permanently restricted net assets.

Income Taxes

DSNI is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and Chapter 180 of the Massachusetts General Laws. Unrelated business income, of which DSNI had none for fiscal years 2010 and 2009, would be subject to federal and state income taxes. Consequently, the accompanying financial statements do not reflect any provision for income taxes.

DSNI evaluates tax positions taken or expected to be taken in its tax returns to determine whether the tax positions are “more-likely-than-not” of being sustained by the applicable tax authority. Tax positions not deemed to meet the “more-likely-than-not” threshold, along with accrued interest and penalties thereon, would be recorded as an expense in the financial statements. DSNI has evaluated the tax positions taken in its previously filed returns and those expected to be taken in its 2010 returns and believe they are more-likely-than-not of being sustained if examined by federal or state tax authorities. DSNI's 2003 through 2009 tax years remain subject to examination by federal and state tax authorities.

Cash Equivalents

For purposes of the parent-only statement of cash flows, DSNI considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Designated by Donor for Specific Organizations

Designated by donor for specific organizations represents assets accepted by DSNI that it agrees to use on the behalf of or transfer to another entity.

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

2. *Summary of Significant Accounting Policies - Continued*

Grants and Contributions

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

DSNI uses the allowance method to determine uncollectible unconditional grants and contributions receivable. The allowance is based on prior years' experience and management's analysis of specific promises made. At June 30, 2010 and 2009 there were no uncollectible grants or contributions and all outstanding amounts were due within one year.

Accounts Receivable

Accounts receivable are presented net of the allowance for doubtful accounts. DSNI's periodic evaluation of the adequacy of the allowance is based on its past loss experience. Accounts receivables are charged off when they are over 90 days past due.

Property and Equipment

Donations of property and equipment are recorded as support at their estimated fair value. Such donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, DSNI reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. DSNI reclassifies temporarily restricted net assets to unrestricted net assets at that time. Purchased property and equipment are carried at cost. Property and equipment are depreciated using the straight-line method over their estimated useful lives. Repairs and maintenance are charged to operations. Betterments, renewals, and purchases of more than \$1,000 are capitalized. Depreciation expense was \$21,142 and \$19,246 for the years ended June 30, 2010 and 2009, respectively.

Loans Receivable

Loans receivable are stated at unpaid principal balances, less allowance for loan losses. Interest on loans is recognized over the term of the loan and is calculated using the compound-interest method on the total principal and interest amounts outstanding.

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

2. *Summary of Significant Accounting Policies - Continued*

Donated Goods and Services

DSNI receives donated goods and services in support of its programs. Donated materials, facilities and services are recorded at fair value. Donated services that (a) create or enhance a nonfinancial asset or (b) require specialized skills, are provided by entities or persons possessing those skills, and would need to be purchased if they were not donated are recorded as contributions in the financial statements. Donated services such as fund-raising, clerical assistance or other volunteer efforts not requiring specialized skills are not recorded in the financial statements.

Fair Value Measurements

The Financial Accounting Standards Board (FASB) established a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of the fair value hierarchy are described below:

- Level 1 Inputs – Quoted prices for identical assets or liabilities in active markets;
- Level 2 Inputs – Quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets in inactive markets; or inputs other than quoted prices that are observable, such as models or other valuation methodologies;
- Level 3 Inputs – Unobservable inputs for where there is little, if any, market activity.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement.

Investments and Investment Income

Investments in marketable securities with readily determinable fair values are carried at their fair values based on quoted prices in active markets (all Level 1 measurements) in the Statement of Financial Position. Realized and unrealized gains and losses are included in the change in net assets in the accompanying Statement of Activities.

Dividends, interest and gains and losses on investments are reported as increases or decreases in unrestricted net assets unless a donor or law temporarily or permanently restricts their use.

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

2. *Summary of Significant Accounting Policies - Continued*

Functional Allocation of Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

During 2010 DSNI managed a multi-stakeholder group to create a proposal that was approved by the U.S. Department of Education for the group to receive a Promise Neighborhood planning grant. This activity is reported as fundraising in the financial statement.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Summarized Comparative Financial Statements

The parent-only financial statements include certain prior year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with DSNI's parent-only financial statements for the year ended June 30, 2009, from which the summarized information was derived.

3. *Loan Payable*

Loan payable at June 30, 2010 and 2009 represents a \$50,000 demand loan from the Riley Foundation borrowed to collateralize a \$50,000 unused line of credit with Bank of America. The loan was collateralized by a money market account and a certificate of deposit in 2010 and 2009, respectively. All interest earned on the collateral account is payable to the Riley Foundation. Interest expense for 2009 was \$1,283. Accrued interest was \$8,114 at June 30, 2010 and 2009.

4. *Donated Goods and Services*

During fiscal years 2010 and 2009, DSNI received a substantial amount of donated services such as fundraising, clerical assistance and other volunteer efforts that did not require specialized skills. These donations do not meet the criteria for recognition in the financial statements and, accordingly, are not reported.

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

5. *Designated by Donor for Specific Organizations*

DSNI serves as a fiscal agent for the Ralph Waldo Emerson School (the School). At June 30, 2010 and 2009, \$27,508 and \$20,000, respectively, was being held for the School.

6. *Related Party Transactions*

DSNI pays the payroll and benefits of DNI employees and bills DNI for these costs. DSNI also provides management services, office space and the use of office equipment to DNI for a nominal management fee of \$2,400 annually. At June 30, 2010 and 2009, \$309,776 and \$131,710, respectively, was owed to DSNI.

In addition, during fiscal year 2009, DSNI provided a \$5,000 grant to DNI.

7. *Homeowner Assistance Loans*

Under its Economic Power program, DSNI makes loans to local income eligible residents purchasing a home that has been built on land owned by DNI. The loans are to assist with the down payment or closing costs associated with the home purchase. Under the terms of the loan, if the purchaser occupies the property in accordance with the terms of the DNI ground lease for a minimum of 10 years, the loan converts to a grant at the beginning of year 11. If the purchaser fails to occupy the property for the minimum 10-year period, payment of principal and interest, ranging from 0.5% to 5%, is due on demand. The loans are secured by the related real estate. At June 30, 2010 and 2009, outstanding homeowner assistance loans within the 10-year loan period totaled \$26,634. No loans were converted to grants in fiscal years 2010 or 2009.

8. *Investments*

Investments at June 30, 2010 and 2009 consist solely of equity securities. All investments are carried at fair market value based on level 1 measurements.

9. *Net Assets*

Temporarily restricted net assets at June 30, 2010 and 2009 were restricted for the following:

<u>Restrictions</u>	<u>2010</u>	<u>2009</u>
Economic Power	\$ 64,490	\$ 55,374
Resident Leadership	-	36,542
Youth Opportunity and Development	530,001	21,000
Technology	9,285	-
Homeowner Assistance	-	12,895
Building Improvement	12,500	-
General Operations - 2010	-	200,000
Total	<u>\$ 616,276</u>	<u>\$ 325,811</u>

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

10. Lease Obligations

Operating Lease

DSNI leases office space under a five-year operating lease, which expires in October 2014. Rent expense for the years ended June 30, 2009 and 2008 was \$55,335 and \$52,975, respectively. Minimum rental payments for each of the next five years are as follows:

<i>Fiscal Year</i>	<i>Amount</i>
2011	\$ 55,335
2012	55,335
2013	55,335
2014	55,335
2015	<u>16,809</u>
Total	<u>\$ 238,149</u>

Capital Leases

DSNI leases office equipment under capital leases. Depreciation of these assets is recorded in depreciation expense.

Future minimum payments over the remaining lease terms are as follows:

<i>Fiscal Year</i>	<i>Amount</i>
2011	\$ 11,436
2012	9,416
2013	<u>6,039</u>
Total minimum lease payments	26,891
Less amount representing interest	<u>2,891</u>
Present value of minimum lease payments	<u>\$ 24,000</u>

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

11. Conditional Promise to Give

2010

Conditional promises to give at consist of the following:

<i>Donor</i>	<i>Purpose</i>	<i>Amount</i>
The Roxbury Trust Fund Committee	Economic Power	\$ 10,000
Boston After School & Beyond	Youth Opportunities and Development	15,000
Culture for Change	General Operations	<u>13,000</u>
	Total	<u>\$ 38,000</u>

Payments will be made upon a satisfactory review of the reports required under the respective grants.

Subsequent to year end, DSNI received a \$500,000 grant from the U.S. Department of Education to create a plan to build a neighborhood where children will have access to effective schools and strong systems of family and community support to prepare them to attain an excellent education and successfully transition to college and careers.

2009

During fiscal year 2008, DSNI received a promise to give of \$50,000 to support its Resident Leadership program. The first installment of \$25,000 was received in fiscal year 2008. The second installment of \$25,000 was received in fiscal year 2009 upon a satisfactory review of DSNI's grant report.

12. Concentrations

Revenue and Support

During 2010 and 2009, DSNI received 40% and 24% of its revenue and support from one foundation. At June 30, 2010 and 2009, the receivable from one foundation represents 97% and 100%, respectively, of the total grants and contributions receivable balance.

Credit Risk

DSNI maintains cash accounts at several financial institutions. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At June 30, 2010 and 2009, DSNI's accounts did not exceed the FDIC insurance coverage limits. DSNI has not experienced any losses in the accounts. DSNI believes it is not exposed to any significant credit risk on cash balances within those accounts.

Dudley Street Neighborhood Initiative, Inc.
Notes to Parent-Only Financial Statements - *Continued*
June 30, 2010 with Comparative for 2009

13. *Subsequent Events*

DSNI has performed an evaluation of subsequent events through May 10, 2011, which is the date the financial statements were available to be issued.