

**CHARLOTTE CENTER CITY PARTNERS AND  
CCCP COMMUNITY TRUST**

**CONSOLIDATED FINANCIAL STATEMENTS  
AND ACCOMPANYING INFORMATION**

*As of and for the Years Ended June 30, 2021 and 2020*

*And Report of Independent Auditor*

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
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## Report of Independent Auditor

To the Board of Directors  
Charlotte Center City Partners  
and CCCP Community Trust  
Charlotte, North Carolina

### Report of the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of Charlotte Center City Partners and CCCP Community Trust (collectively, the "Organization"), which comprise the consolidated statements of financial position as of June 30, 2021 and 2020, and the related 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.

### Auditor's 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 and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. 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 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 financial position of Charlotte Center City Partners and CCCP Community Trust as of June 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matter**

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the 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.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 15, 2021 on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.



Charlotte, North Carolina  
December 15, 2021

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

*JUNE 30, 2021 AND 2020*

	<b>2021</b>	<b>2020</b>
<b>ASSETS</b>		
Current Assets:		
Cash and cash equivalents	\$ 3,926,261	3,729,644
Accounts receivable	63,697	101,830
Contributions receivable	-	257,500
Prepaid expenses	113,895	75,899
Security deposit	14,942	12,046
<b>Total Current Assets</b>	<b>4,118,795</b>	<b>4,176,919</b>
Property and equipment, net	1,118,091	1,301,700
Investments	885,137	703,823
<b>Total Assets</b>	<b>\$ 6,122,023</b>	<b>\$ 6,182,442</b>
<b>LIABILITIES AND NET ASSETS</b>		
Current Liabilities:		
Accounts payable	\$ 242,760	\$ 344,816
Accrued expenses	256,374	190,065
Due to City of Charlotte	88,632	-
Deferred rent, current portion	31,493	35,127
Deferred revenue	292,176	1,042,176
<b>Total Current Liabilities</b>	<b>911,435</b>	<b>1,612,184</b>
Deferred rent	385,282	420,831
Deferred compensation	195,956	141,282
<b>Total Liabilities</b>	<b>1,492,673</b>	<b>2,174,297</b>
Net Assets:		
Without donor restrictions	1,930,968	2,323,061
With donor restrictions	2,698,382	1,685,084
<b>Total Net Assets</b>	<b>4,629,350</b>	<b>4,008,145</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 6,122,023</b>	<b>\$ 6,182,442</b>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATED STATEMENT OF ACTIVITIES**

*YEAR ENDED JUNE 30, 2021*

	<b>Without Donor Restrictions</b>	<b>With Donor Restrictions</b>	<b>Total</b>
Revenue, Gains, and Other Support:			
City of Charlotte	\$ 5,764,600	\$ -	\$ 5,764,600
Contributions, grants, and sponsorships	439,619	5,462,823	5,902,442
Investment income, net	128,380	-	128,380
Program income	229,380	-	229,380
Net assets released from restriction	4,449,525	(4,449,525)	-
Total Revenue, Gains, and Other Support	<u>11,011,504</u>	<u>1,013,298</u>	<u>12,024,802</u>
Expenses:			
Program services	10,708,966	-	10,708,966
Management and general	694,631	-	694,631
Total Expenses	<u>11,403,597</u>	<u>-</u>	<u>11,403,597</u>
Change in net assets	(392,093)	1,013,298	621,205
Net assets, beginning of year	<u>2,323,061</u>	<u>1,685,084</u>	<u>4,008,145</u>
Net assets, end of year	<u>\$ 1,930,968</u>	<u>\$ 2,698,382</u>	<u>\$ 4,629,350</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATED STATEMENT OF ACTIVITIES**

*YEAR ENDED JUNE 30, 2020*

	<b>Without Donor Restrictions</b>	<b>With Donor Restrictions</b>	<b>Total</b>
Revenue, Gains, and Other Support:			
City of Charlotte	\$ 5,969,861	\$ -	\$ 5,969,861
Contributions, grants, and sponsorships	724,898	1,731,853	2,456,751
Investment income, net	9,062	-	9,062
Program income	474,535	-	474,535
Net assets released from restriction	555,663	(555,663)	-
Total Revenue, Gains, and Other Support	<u>7,734,019</u>	<u>1,176,190</u>	<u>8,910,209</u>
Expenses:			
Program services	7,426,295	-	7,426,295
Management and general	738,460	-	738,460
Total Expenses	<u>8,164,755</u>	<u>-</u>	<u>8,164,755</u>
Change in net assets	(430,736)	1,176,190	745,454
Net assets, beginning of year	<u>2,753,797</u>	<u>508,894</u>	<u>3,262,691</u>
Net assets, end of year	<u>\$ 2,323,061</u>	<u>\$ 1,685,084</u>	<u>\$ 4,008,145</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES**

*YEAR ENDED JUNE 30, 2021*

	<u>Program Services</u>	<u>Management and General</u>	<u>Total</u>
Salaries and benefits	\$ 3,351,805	\$ 276,666	\$ 3,628,471
Contracted services and professional fees	2,360,616	125,395	2,486,011
Innovation fund grants	3,650,010	-	3,650,010
Event contracted services	497,584	-	497,584
Rent expense	171,819	79,627	251,446
Office, utilities, and supplies	446,224	49,216	495,440
Meetings, conferences, and training	44,977	6,113	51,090
Depreciation	98,823	157,614	256,437
Bad debt	87,108	-	87,108
	<u>\$ 10,708,966</u>	<u>\$ 694,631</u>	<u>\$ 11,403,597</u>



**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

*YEAR ENDED JUNE 30, 2020*

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	<b>Program Services</b>	<b>Management and General</b>	<b>Total</b>
Salaries and benefits	\$ 3,058,851	\$ 244,589	\$ 3,303,440
Contracted services and professional fees	2,597,892	192,958	2,790,850
Event contracted services	728,853	-	728,853
Rent expense	176,202	86,599	262,801
Office, utilities, and supplies	532,129	28,356	560,485
Meetings, conferences, and training	203,082	22,476	225,558
Depreciation	100,236	163,482	263,718
Bad debt	29,050	-	29,050
	<u>\$ 7,426,295</u>	<u>\$ 738,460</u>	<u>\$ 8,164,755</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
CONSOLIDATED STATEMENTS OF CASH FLOWS

YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
<b>Cash flows from operating activities:</b>		
Change in net assets	\$ 621,205	\$ 745,454
Adjustments to reconcile change in net assets to net cash flows from operating activities:		
Depreciation	256,437	263,718
Realized and unrealized losses (gains) on investments	(120,255)	1,746
Bad debt	87,108	29,050
Changes in operating assets and liabilities:		
Accounts receivable	(48,975)	495,494
Contributions receivable	257,500	(122,800)
Prepaid expenses	(37,996)	4,449
Security deposit	(2,896)	-
Accounts payable	(13,424)	13,948
Accrued expenses	(22,323)	63,485
Due to City of Charlotte	88,632	-
Deferred rent	(39,183)	(34,226)
Deferred revenue	(750,000)	960,265
Deferred compensation	54,674	29,094
Net cash flows from operating activities	<u>330,504</u>	<u>2,449,677</u>
<b>Cash flows from investing activities:</b>		
Purchases of property and equipment	(72,828)	(397,624)
Purchases of investments	(751,734)	(98,047)
Proceeds from sales of investments	690,675	61,128
Net cash flows from investing activities	<u>(133,887)</u>	<u>(434,543)</u>
Net change in cash and cash equivalents	196,617	2,015,134
Cash and cash equivalents, beginning of year	3,729,644	1,714,510
Cash and cash equivalents, end of year	<u>\$ 3,926,261</u>	<u>\$ 3,729,644</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

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**Note 1—Nature of operations and summary of significant accounting policies**

*Description of the Business* – Charlotte Center City Partners (“CCCP”) and CCCP Community Trust (“CCCCT”), collectively, referred to as the “Organization”, are tax-exempt non-profit corporations organized under the laws of North Carolina in July 1978 and 2002, respectively. The Organization develops, sponsors, and supports projects, programs, and initiatives which build upon Charlotte center city and its surrounding neighborhoods. In May 2020, CCCCT formed and is the sole member of the Center City Business Innovation Fund, LLC (“Innovation Fund”). The Innovation Fund was formed to further CCCCT’s mission by ensuring small businesses have the resources required to respond to the coronavirus. The activities of the Innovation Fund are consolidated in the records of CCCCT. All significant intercompany balances and transactions between the three entities have been eliminated in the consolidation.

*Basis of Presentation* – The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”). Net assets and revenue, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

*Net Assets Without Donor Restrictions* – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization’s management and the Board of Directors.

*Net Assets With Donor Restrictions* – Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity. At June 30, 2021 and 2020, the Organization did not have any funds held in perpetuity.

Donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the consolidated statements of activities.

*Use of Estimates* – The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. Estimates and assumptions may also affect disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expense during the reporting period. Actual results could differ from management’s estimates.

*Revenue Recognition* – The Organization’s revenue recognition policies are as follows:

*City of Charlotte* – The Organization’s revenues are received principally through agreements with the City of Charlotte (the “City”) whereby the City imposes a special property tax on businesses and individuals located within certain Municipal Service Districts (the “districts”) as defined in the agreements. The City pays CCCP the total amount of revenues collected from each of the districts. In exchange, CCCP is obligated to develop programs and coordinate events to promote revitalization, growth, economic stability, cultural development, and historic preservation of the districts. The Organization recognizing revenue when agreed-upon obligations are met. The contract with the City runs through the Organizations fiscal year and the Organization bills the City quarterly. Any amounts collected in advance of being earned are recorded as deferred revenue. If special property taxes are less than amounts billed to the City, the Organization records an amount due to the City.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

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**Note 1—Nature of operations and summary of significant accounting policies (continued)**

*Contributions, Grants, and Sponsorships* – Contributions, including unconditional promises to give, are recognized as revenue in the period received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return or right of release, are not recognized until the conditions on which they depend have been substantially met. Contributions of assets other than cash are recorded at their estimated fair value. Contributions of cash and other assets are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are restricted for future periods or are restricted by the donor for specific purposes are reported as restricted support with donor restriction.

Unconditional promises to give are recorded at their net realizable value. Due to the short period in which contributions receivable are expected to be collected, management has determined a discount to present value is immaterial to the consolidated financial statements as a whole. Management's determination of an allowance for doubtful accounts on contributions receivable is based on an evaluation of the promises to give, past experience, and other risks and information known about the individual donors.

*Donated Services* – The Organization records donated services if the services received create or enhance long-lived assets or require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. The Organization received \$11,500 and \$31,500 of donated services which met these criteria for the years ended June 30, 2021 and 2020, respectively. A number of unpaid volunteers who serve in the capacity of board members and other volunteers have made significant contributions of their time in the furtherance of the Organization's exempt purpose. The value of this contributed time is not reflected in the accompanying consolidated financial statements since it does not meet the above recognition criteria.

*Program Revenue* – Program revenue and other revenues are recorded when earned. Amounts billed or collected in advance of being earned are recorded as deferred revenue.

*Accounts Receivable* – Accounts receivable consist of sponsorships and other accounts receivable less an allowance for doubtful accounts. Management's determination of the allowance for doubtful accounts is based on an evaluation of the accounts receivable, past experience, current economic conditions, and other risks inherent in the accounts receivable portfolio. Charge-offs are determined on a case-by-case basis. As of June 30, 2021 and 2020, the Organization did not have an allowance for doubtful accounts. Total charge-offs for the year ended June 30, 2021 and 2020 were \$87,108 and \$29,050, respectively.

*Cash and Cash Equivalents* – For purposes of the consolidated statements of cash flows, the Organization considers all highly-liquid debt instruments with original maturities of three months or less to be cash equivalents, except cash funds held by investment managers, which are considered investments in the accompanying consolidated statements of financial position.

*Investments* – Investments in marketable securities are valued in the consolidated statements of financial position at fair value. Fair value is determined by reference to exchange or dealer-quoted market prices. If a quoted market price is not available, fair value is estimated using quoted market prices for similar investment securities. Changes in the fair value of securities are reflected as unrealized investment gains or losses in the accompanying consolidated statements of activities.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

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**Note 1—Nature of operations and summary of significant accounting policies (continued)**

*Property and Equipment* – Property and equipment are stated at cost and depreciated using the straight-line and double-declining methods over the estimated useful lives of the assets. Expenditures for acquisitions, renewals, and betterments are capitalized, whereas maintenance and repair costs are expensed as incurred. Expenditures paid to third parties for the development of computer software are capitalized. When assets are retired or disposed of, the cost and accumulated depreciation thereon are removed from the accounts and any gains or loss are included in revenue without donor restriction. These assets are reviewed for impairment whenever changes in circumstances indicate the carrying value of an asset may not be recoverable. The estimated useful lives of assets are as follows:

Signs and markers	7 – 15 years
Furniture and equipment	3 – 10 years
Website	3 years
Leasehold improvements	Life of lease

*Functional Allocation of Expenses* – The costs of providing the various programs and other activities of the Organization have been summarized on a functional basis in the consolidated statements of activities. The consolidated statements of functional expenses present the natural classification detail of expenses by function. Direct identifiable expenses are charged to programs and supporting services. Expenses related to more than one function are allocated to program and supporting services based on time and effort.

*Income Taxes* – CCCP and CCCPCT are exempt from federal income taxes under Section 501(c)(4) and Section 501(c)(3), respectively, of the Internal Revenue Code (the “Code”). They are liable for federal and state taxes on any unrelated business income, as defined in the Code.

The Organization accounts for tax uncertainties based on a more likely than not recognition threshold whereby tax benefits are only recognized when the Organization believes they have a greater than 50% likelihood of being sustained upon examination by taxing authorities. Management has evaluated all its tax positions and determined the Organization had no uncertain income tax positions as of June 30, 2021 or 2020.

*Advertising Expense* – The Organization expenses advertising costs as they are incurred. Total advertising costs, included in program expenses, for the years ended June 30, 2021 and 2020 were \$189,777 and \$246,128, respectively.

*Current Pronouncements* – In May 2014, Financial Accounting Standards Board (“FASB”) issued Accounting Standards Update (“ASU”) 2014-09. The amendments in this update create *Topic 606, Revenue from Contracts with Customers (Topic 606)*, and supersede the revenue recognition requirements in *Topic 605, Revenue Recognition*, including most industry-specific revenue recognition guidance throughout the Industry Topics of the Codification. In addition, the amendments supersede the cost guidance in *Subtopic 605-35, Revenue Recognition – Construction-Type and Production-Type Contracts*, and create new *Subtopic 340-40, Other Assets and Deferred Costs – Contracts with Customers*. The core principle of Topic 606 is that an entity recognizes revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. During the year ended June 30, 2021, the Organization adopted this guidance and has adjusted the presentation of these consolidated financial statements accordingly. The ASU has been applied retrospectively to all periods presented. There was no impact to the consolidated financial statements and underlying accounting as a result of this implementation.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

**Note 1—Nature of operations and summary of significant accounting policies (continued)**

*Future Pronouncements* – In February 2016, FASB issued ASU 2016-02, *Leases (Topic 842)*. The guidance in this ASU supersedes the leasing guidance in *Topic 840, Leases*. Under the new guidance, lessees are required to recognize lease assets and lease liabilities on the statement of financial position for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classifications affecting the pattern of expense recognition in the statement of activities. The new standard is effective for fiscal years beginning after December 15, 2021. A modified retrospective transition approach is required for lessees for capital and operating leases existing at, or entered into after, the beginning of the earliest comparative period presented in the financial statements, with certain practical expedients available. Management is currently evaluating the impact the pending adoption will have on the Organization’s consolidated financial statements.

**Note 2—Concentration of credit risk**

The Organization’s revenues are received principally through agreements with the City of Charlotte (the “City”) whereby the City imposes a special property tax on businesses and individuals located within certain Municipal Service Districts (the “districts”) as defined in the agreements. The City pays CCCP the total amount of revenues collected from each of the districts. In exchange, CCCP is obligated to develop programs and coordinate events to promote revitalization, growth, economic stability, cultural development, and historic preservation of the districts.

The Organization places its cash and cash equivalents on deposit with financial institutions in the United States. The Federal Deposit Insurance Corporation covers \$250,000 for substantially all depository accounts. The Organization from time to time may have amounts on deposit in excess of the insured limits.

**Note 3—Liquidity and availability of resources**

The table below represents financial assets available for general expenditures within one year at June 30:

	<u>2021</u>	<u>2020</u>
Financial assets at year-end:		
Cash and cash equivalents	\$ 3,926,261	\$ 3,729,644
Accounts receivable	63,697	101,830
Contributions receivable, current portion	-	257,500
Investments	885,137	703,823
Total financial assets at year-end	<u>4,875,095</u>	<u>4,792,797</u>
Less amounts not available to be used for general expenditures within one year:		
Restricted by donor with purpose or time restrictions	<u>2,698,382</u>	<u>1,685,084</u>
Financial assets not available to be used within one year	<u>2,698,382</u>	<u>1,685,084</u>
Financial assets available to meet general expenditures within one year	<u>\$ 2,176,713</u>	<u>\$ 3,107,713</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

**Note 3—Liquidity and availability of resources (continued)**

The Organization regularly monitors liquidity required to meet its operating needs and other contractual commitments, while striving to maximize the investment of and return on available funds. The Organization has various sources of liquidity at its disposal, including cash and cash equivalents and investments. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Organization considers all expenditures related to its ongoing mission as well as the conduct of services undertaken to support those activities to be general expenditures.

In addition to financial assets available to meet general expenditure over the next 12 months, the Organization operates with a balanced budget and anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted resources.

**Note 4—Contributions receivable**

The Organization has received unconditional promises to give from various donors to fund ongoing programs. As of June 30, 2020, the Organization had contributions receivable totaling \$257,000. The Organization did not have unconditional promises to give as of June 30, 2021.

The Organization has also received conditional promises to give in the form of grant agreements that have staged funding pending certain grant expenditure monitoring reviews. Due to the conditional nature of these promises to give, the Organization has not recognized revenue for these contributions. The total anticipated conditional promise to give was \$250,000 and \$1,000,000 as of June 30, 2021 and 2020, respectively.

**Note 5—Investments**

The following is a summary of investments as of June 30:

	2021		2020	
	Cost	Fair Value	Cost	Fair Value
Equities	\$ 361,121	\$ 438,771	\$ 273,758	\$ 297,726
Fixed income	278,662	281,239	257,290	261,825
Short-term reserves and other	148,334	152,975	144,273	144,272
Real assets	13,253	12,152	-	-
	<u>\$ 801,370</u>	<u>\$ 885,137</u>	<u>\$ 675,321</u>	<u>\$ 703,823</u>

The Organization's investments are exposed to various risks such as interest rates, market, liquidity, and credit risks. Due to the current and potential future volatility in the financial markets, it is possible changes in the investment values and liquidity could occur in the near term and could materially affect the reported investment values in the accompanying consolidated statements of financial position.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

**Note 5—Investments (continued)**

Investment income is comprised of the following for the years ended June 30:

	<u>2021</u>	<u>2020</u>
Dividends and interest	\$ 14,238	\$ 16,403
Realized gain	60,851	99
Unrealized gain (loss)	59,404	(1,845)
Investment fees	(6,113)	(5,595)
	<u>\$ 128,380</u>	<u>\$ 9,062</u>

**Note 6—Fair value measurements**

The Organization utilizes fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures. Under the fair value guidance, the Organization groups assets and liabilities at fair value in three levels, based on the markets in which the assets and liabilities are traded and the reliability of the assumptions used to determine fair value. The three levels are:

*Level 1* – Quoted prices in active markets that are accessible at the measurement date for identical securities.

*Level 2* – Quoted prices in markets that are not considered to be active or financial instruments for which all significant inputs are observable, either directly or indirectly. Inputs include quoted prices for similar assets and liabilities in active markets, inputs that are derived from investment manager reporting or corroborated by an independent advisor, and inputs obtained from comparison with benchmarks for similar assets for substantially the full term on the financial investments.

*Level 3* – Prices or valuations that require using significant unobservable inputs in determining fair value. The inputs into the determination of fair value require significant judgment or estimation.

An 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.

Valuation techniques used in fair value measurements need to maximize the use of observable inputs and minimize the use of unobservable inputs. A valuation method may produce a fair value measurement that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with those used by other market participants, the use of different methodologies or assumptions could result in different fair value measurements at the reporting date. There have been no changes in the methodologies used during the year ended June 30, 2021.



**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*JUNE 30, 2021 AND 2020*

**Note 6—Fair value measurements (continued)**

The Organization's investments carried at fair value are classified by the following fair value hierarchy levels as of June 30, 2021:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Cash	\$ 622	\$ -	\$ -	\$ 622
Money market	17,881	-	-	17,881
Fixed income:				
Domestic mutual funds	247,584	-	-	247,584
International mutual funds	33,655	-	-	33,655
Equities:				
Consumer discretionary	21,289	-	-	21,289
Consumer staples	10,408	-	-	10,408
Financials	21,071	-	-	21,071
Healthcare	17,701	-	-	17,701
Industrials	16,550	-	-	16,550
Information technology	88,308	-	-	88,308
Materials	4,093	-	-	4,093
International equities	31,251	-	-	31,251
Domestic mutual funds	152,604	-	-	152,604
International mutual funds	75,496	-	-	75,496
Exchange traded funds	134,472	-	-	134,472
Real asset funds	12,152	-	-	12,152
Total investments, at fair value	<u>\$ 885,137</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 885,137</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

**Note 6—Fair value measurements (continued)**

The Organization's investments carried at fair value are classified by the following fair value hierarchy levels as of June 30, 2020:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Cash	\$ 50,938	\$ -	\$ -	\$ 50,938
Money market	38,509	-	-	38,509
Fixed income:				
Domestic mutual funds	238,839	-	-	238,839
International mutual funds	22,985	-	-	22,985
Equities:				
Consumer discretionary	10,727	-	-	10,727
Consumer staples	10,374	-	-	10,374
Financials	12,754	-	-	12,754
Health care	14,551	-	-	14,551
Industrials	11,977	-	-	11,977
Information technology	74,255	-	-	74,255
Materials	2,159	-	-	2,159
Telecommunication services	3,900	-	-	3,900
International equities	22,416	-	-	22,416
Domestic mutual funds	78,928	-	-	78,928
International mutual funds	55,686	-	-	55,686
Exchange traded funds	54,825	-	-	54,825
Total investments, at fair value	<u>\$ 703,823</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 703,823</u>

**Note 7—Property and equipment**

Property and equipment consist of the following as of June 30:

	<u>2021</u>	<u>2020</u>
Signs and markers	\$ 69,497	\$ 69,497
Buildings	458,230	458,230
Furniture and equipment	2,417,456	2,344,627
Website	14,450	14,450
Leasehold improvements	827,300	827,300
	<u>3,786,933</u>	<u>3,714,104</u>
Less accumulated depreciation	<u>(2,668,842)</u>	<u>(2,412,404)</u>
	<u>\$ 1,118,091</u>	<u>\$ 1,301,700</u>

Depreciation expense totaled \$251,446 and \$263,718 for the year ended June 30, 2021 and 2020, respectively.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

**Note 8—Net assets**

Net assets with donor restrictions were restricted for the following purposes at June 30:

	<u>2021</u>	<u>2020</u>
COVID Campaign	\$ 2,398	\$ 116,500
Music Relief and Gig Funds	-	54,136
Pedestrian Bridge	1,474,000	1,174,000
Rail Trail	240,893	246,593
South End Light Rail Station	125,000	-
Innovation Fund	829,444	-
Speaker Series	26,647	26,647
West End Knights Grants	-	67,208
Total net assets with donor restrictions	<u>\$ 2,698,382</u>	<u>\$ 1,685,084</u>

**Note 9—Payroll protection program**

CCCPCCT received a Paycheck Protection Program loan (“PPP”) specifically related to the employees of the Charlotte Joy Rides (formally B-cycle) program in the amount of \$50,967 in April 2020 and a second PPP loan of \$48,817 in February of 2021. CCCP did not apply for a PPP loan. The PPP loans are granted by the Small Business Administration under the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”). PPP loans are considered conditional contributions under Accounting Standards Codification 958-605, *Not-for-Profit Entities – Revenue Recognition*. The loan must be repaid if the Organization does not overcome certain barriers within the CARES Act. The barriers under the program include the requirement to maintain employee headcount, spend up to 60% of the loan proceeds on certain payroll and employee benefits, and restricts other loan proceeds to be used for other qualifying expenses such as mortgage interest, rent, and utilities. The Organization believes it has substantially met all barriers for full loan forgiveness and has recorded \$48,817 and \$50,967 of the funds as revenue which is included in the statement of activities in contributions, grants, and sponsorships for the years ended June 30, 2021 and 2020. The first and second PPP loans were forgiven during April 2021 and September 2021, respectively.

**Note 10—Employee benefit plans**

The Organization maintains a defined contribution 401(k) savings and retirement plan for all eligible employees. The Organization contributes 3% of the eligible employee’s salary to the plan. The Organization has the option to make a discretionary profit-sharing contribution at year-end of a maximum additional 4%. The Organization has chosen to make the discretionary contribution for the years ended June 30, 2021 and 2020. Contributions under the plan totaled \$167,680 and \$154,067 for the years ended June 30, 2021 and 2020, respectively.

The Organization provides certain employees the opportunity to defer current compensation under a 457(b) plan and holds the deferred amounts, plus any earnings, for their benefit. Total contributions to this plan amounted to \$19,500 for the years ended June 30, 2021 and 2020, respectively. Investments in the 457(b) totaled \$195,956 and \$141,282 as of June 30, 2021 and 2020, respectively, and are included in investments on the consolidated statements of financial position. The related liability is shown as deferred compensation on the consolidated statements of financial position.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

**Note 11—Leases**

The Organization has entered into various operating leases for office spaces and a copier. During the year ended June 30, 2015, the Organization amended their existing office space lease. The amended office space lease allowed for rent abatement through February 2016, at which time monthly payments began ranging from \$18,098 to \$22,917 over the term of the lease which expires on February 28, 2028. Payments increase annually by 3%. The smaller office space and copier lease require monthly payments ranging from \$1,418 to \$2,896 with maturity dates ranging from September 2022 to September 2026.

The following are future minimum lease payments for the years ending June 30:

2022	\$	310,753
2023		296,975
2024		291,415
2025		297,721
2026		310,918
Thereafter		453,642
	<u>\$</u>	<u>1,961,424</u>

Rent expense totaled \$251,446 and \$262,801 for the years ended June 30, 2021 and 2020, respectively. Deferred rent expense associated with the office lease totaled \$416,775 and \$455,958 as of June 30, 2021 and 2020, respectively, which includes deferred rent related to the recognition of rent expense under the straight-line method and deferred rent related to incentive payments made by the lessor to fund leasehold improvements.

**Note 12—Commitments and contingencies**

*Charlotte Knights Baseball* – In 2012, the Organization entered into a grant agreement between the City and the Charlotte Knights baseball team (the “Knights”) whereby both the Organization and the City will provide future grant funding to the Knights. The net present value of the Organization’s commitment, as defined in the agreement, is \$750,000 and is anticipated to be funded over a 20-year period beginning with an initial one-time payment of \$229,347, due no later than May 1 of the calendar year in which the City makes its first payment to the Knights under the City’s grant agreement with the Knights. Subsequent payments of \$50,694 will be paid by the Organization no later than May 1 of each of the 19 subsequent years until the year ending June 30, 2034. The Knights must play baseball in the BB&T Ballpark in order to be eligible for the City and the Organization payments and must comply with a variety of other conditions the City has imposed under their grant agreement with the Knights prior to the first payment. During the year ended June 30, 2015, the City made its first payment under the grant agreement and, therefore, the Organization made the initial one-time payment of \$229,347. In the event the grant agreement between the City and the Knights is terminated for any reason allowed under the agreement, the Organization’s commitment will cease.

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*JUNE 30, 2021 AND 2020*

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**Note 13—Related party transactions**

*7<sup>th</sup> Street Public Market* – The Organization entered into an agreement in March, 2012 with 7<sup>th</sup> Street Public Market (the “Market”). This agreement states the Organization will provide functional support in management, programming, operations, fundraising, finance, marketing, and strategic planning services for the Market. These services will be provided as in-kind contributions. The core services provided involve helping the Market with its business plan and implementation of a day-to-day operating strategy; assisting with programming of events and activities to engage visitors beyond the shopping experience; providing help with operational issues such as merchandising, vendor relationships, and staffing; assisting with financial and accounting issues such as payroll, accounts payable, and budgeting; and providing expertise on marketing and advertising and long-term strategic plans. As of June 30, 2021 and 2020, the Organization had \$1,500 and \$293 in accounts receivable from the Market, respectively, which is included in accounts receivable on the consolidated statements of financial position.

**Note 14—Subsequent events**

The Organization has evaluated subsequent events through December 15, 2021, in connection with the preparation of these consolidated financial statements, which is the date the consolidated financial statements were available to be issued.

## **ACCOMPANYING INFORMATION**

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
CONSOLIDATING STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2021

	Charlotte Center City Partners	CCCP Community Trust	Eliminations	Consolidated
<b>ASSETS</b>				
Current Assets:				
Cash and cash equivalents	\$ 1,114,566	\$ 2,811,695	\$ -	\$ 3,926,261
Accounts receivable	50,000	13,697	-	63,697
Prepaid expenses	70,402	43,493	-	113,895
Security deposit	14,942	-	-	14,942
Intercompany receivables	599	-	(599)	-
<b>Total Current Assets</b>	<b>1,250,509</b>	<b>2,868,885</b>	<b>(599)</b>	<b>4,118,795</b>
Property and equipment, net	954,532	163,559	-	1,118,091
Investments	885,137	-	-	885,137
<b>Total Assets</b>	<b>\$ 3,090,178</b>	<b>\$ 3,032,444</b>	<b>\$ (599)</b>	<b>\$ 6,122,023</b>
<b>LIABILITIES AND NET ASSETS</b>				
Current Liabilities:				
Accounts payable	\$ 216,569	\$ 26,191	\$ -	\$ 242,760
Accrued expenses	235,009	21,365	-	256,374
Due to City of Charlotte	88,632	-	-	88,632
Intercompany payables	-	599	(599)	-
Deferred rent, current portion	31,493	-	-	31,493
Deferred revenue	42,176	250,000	-	292,176
<b>Total Current Liabilities</b>	<b>613,879</b>	<b>298,155</b>	<b>(599)</b>	<b>911,435</b>
Deferred rent	385,282	-	-	385,282
Deferred compensation	195,956	-	-	195,956
<b>Total Liabilities</b>	<b>1,195,117</b>	<b>298,155</b>	<b>(599)</b>	<b>1,492,673</b>
Net Assets:				
Without donor restrictions	1,895,061	35,907	-	1,930,968
With donor restrictions	-	2,698,382	-	2,698,382
<b>Total Net Assets</b>	<b>1,895,061</b>	<b>2,734,289</b>	<b>-</b>	<b>4,629,350</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 3,090,178</b>	<b>\$ 3,032,444</b>	<b>\$ (599)</b>	<b>\$ 6,122,023</b>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST**  
CONSOLIDATING STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2020

	Charlotte Center City Partners	CCCP Community Trust	Eliminations	Consolidated
<b>ASSETS</b>				
Current Assets:				
Cash and cash equivalents	\$ 1,397,249	\$ 2,332,395	\$ -	\$ 3,729,644
Accounts receivable	92,410	9,420	-	101,830
Contributions receivable, current portion	-	257,500	-	257,500
Prepaid expenses	75,899	-	-	75,899
Security deposit	12,046	-	-	12,046
Intercompany receivables	-	52,721	(52,721)	-
<b>Total Current Assets</b>	<b>1,577,604</b>	<b>2,652,036</b>	<b>(52,721)</b>	<b>4,176,919</b>
Contribution receivable	-	-	-	-
Property and equipment, net	1,027,088	274,612	-	1,301,700
Investments	703,823	-	-	703,823
<b>Total Assets</b>	<b>\$ 3,308,515</b>	<b>\$ 2,926,648</b>	<b>\$ (52,721)</b>	<b>\$ 6,182,442</b>
<b>LIABILITIES AND NET ASSETS</b>				
Current Liabilities:				
Accounts payable	\$ 277,959	\$ 66,857	\$ -	\$ 344,816
Accrued expenses	173,401	16,664	-	190,065
Intercompany payables	52,721	-	(52,721)	-
Deferred rent, current portion	35,127	-	-	35,127
Deferred revenue	42,176	1,000,000	-	1,042,176
<b>Total Current Liabilities</b>	<b>581,384</b>	<b>1,083,521</b>	<b>(52,721)</b>	<b>1,612,184</b>
Deferred rent	420,831	-	-	420,831
Deferred compensation	141,282	-	-	141,282
<b>Total Liabilities</b>	<b>1,143,497</b>	<b>1,083,521</b>	<b>(52,721)</b>	<b>2,174,297</b>
Net Assets:				
Without donor restrictions	2,165,018	158,043	-	2,323,061
With donor restrictions	-	1,685,084	-	1,685,084
<b>Total Net Assets</b>	<b>2,165,018</b>	<b>1,843,127</b>	<b>-</b>	<b>4,008,145</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 3,308,515</b>	<b>\$ 2,926,648</b>	<b>\$ (52,721)</b>	<b>\$ 6,182,442</b>



**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATING STATEMENT OF ACTIVITIES**

*YEAR ENDED JUNE 30, 2021*

	CCCP			CCCP Community Trust			Consolidated			
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Eliminations	Total
Revenue, Gains, and Other Support:										
City of Charlotte	\$ 5,764,600	\$ -	\$ 5,764,600	\$ -	\$ -	\$ -	\$ 5,764,600	\$ -	\$ -	\$ 5,764,600
Contributions, grants, and sponsorships	257,500	-	257,500	218,094	5,462,823	5,680,917	475,594	5,462,823	(35,975)	5,902,442
Investment income, net	128,380	-	128,380	-	-	-	128,380	-	-	128,380
Program income	67,701	-	67,701	161,679	-	161,679	229,380	-	-	229,380
Management services contribution	(555,155)	-	(555,155)	555,155	-	555,155	-	-	-	-
	5,663,026	-	5,663,026	934,928	5,462,823	6,397,751	6,597,954	5,462,823	(35,975)	12,024,802
Net assets released from restrictions	-	-	-	4,449,525	(4,449,525)	-	4,449,525	(4,449,525)	-	-
Total Revenue, Gains, and Other Support	5,663,026	-	5,663,026	5,384,453	1,013,298	6,397,751	11,047,479	1,013,298	(35,975)	12,024,802
Expenses:										
Program services	5,318,230	-	5,318,230	5,426,711	-	5,426,711	10,744,941	-	(35,975)	10,708,966
Management and general	614,753	-	614,753	79,878	-	79,878	694,631	-	-	694,631
Total Expenses	5,932,983	-	5,932,983	5,506,589	-	5,506,589	11,439,572	-	(35,975)	11,403,597
Change in net assets	(269,957)	-	(269,957)	(122,136)	1,013,298	891,162	(392,093)	1,013,298	-	621,205
Net assets, beginning of year	2,165,018	-	2,165,018	158,043	1,685,084	1,843,127	2,323,061	1,685,084	-	4,008,145
Net assets, end of year	\$ 1,895,061	\$ -	\$ 1,895,061	\$ 35,907	\$ 2,698,382	\$ 2,734,289	\$ 1,930,968	\$ 2,698,382	\$ -	\$ 4,629,350

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATING STATEMENT OF ACTIVITIES**

YEAR ENDED JUNE 30, 2020

	CCCP			CCCP Community Trust			Consolidated			
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Eliminations	Total
Revenue, Gains, and Other Support:										
City of Charlotte	\$ 5,969,861	\$ -	\$ 5,969,861	\$ -	\$ -	\$ -	\$ 5,969,861	\$ -	\$ -	\$ 5,969,861
Contributions, grants, and sponsorships	419,000	-	419,000	340,917	1,731,853	2,072,770	759,917	1,731,853	(35,019)	2,456,751
Investment income, net	9,062	-	9,062	-	-	-	9,062	-	-	9,062
Program income	358,905	-	358,905	115,630	-	115,630	474,535	-	-	474,535
Management services contribution	(346,446)	-	(346,446)	346,446	-	346,446	-	-	-	-
	6,410,382	-	6,410,382	802,993	1,731,853	2,534,846	7,213,375	1,731,853	(35,019)	8,910,209
Net assets released from restrictions	-	-	-	555,663	(555,663)	-	555,663	(555,663)	-	-
Total Revenue, Gains, and Other Support	6,410,382	-	6,410,382	1,358,656	1,176,190	2,534,846	7,769,038	1,176,190	(35,019)	8,910,209
Expenses:										
Program services	5,390,516	-	5,390,516	2,070,798	-	2,070,798	7,461,314	-	(35,019)	7,426,295
Management and general	622,279	-	622,279	116,181	-	116,181	738,460	-	-	738,460
Total Expenses	6,012,795	-	6,012,795	2,186,979	-	2,186,979	8,199,774	-	(35,019)	8,164,755
Change in net assets	397,587	-	397,587	(828,323)	1,176,190	347,867	(430,736)	1,176,190	-	745,454
Net assets, beginning of year	1,767,431	-	1,767,431	986,366	508,894	1,495,260	2,753,797	508,894	-	3,262,691
Net assets, end of year	\$ 2,165,018	\$ -	\$ 2,165,018	\$ 158,043	\$ 1,685,084	\$ 1,843,127	\$ 2,323,061	\$ 1,685,084	\$ -	\$ 4,008,145

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATING STATEMENT OF FUNCTIONAL EXPENSES**

*YEAR ENDED JUNE 30, 2021*

	CCCP			CCCP Community Trust			Consolidated			
	Program Services	Management and General	Total	Program Services	Management and General	Total	Program Services	Management and General	Eliminations	Total
Salaries and benefits	\$ 2,530,021	\$ 253,481	\$ 2,783,502	\$ 821,784	\$ 23,185	\$ 844,969	\$ 3,351,805	\$ 276,666	\$ -	\$ 3,628,471
Contracted services and professional fees	1,770,038	102,047	1,872,085	590,578	23,348	613,926	2,360,616	125,395	-	2,486,011
Innovation fund grants	-	-	-	3,650,010	-	3,650,010	3,650,010	-	-	3,650,010
Event contracted services	511,333	-	511,333	21,251	-	21,251	532,584	-	(35,000)	497,584
Rent expense	155,609	78,217	233,826	16,210	1,410	17,620	171,819	79,627	-	251,446
Office, utilities, and supplies	221,210	29,773	250,983	225,014	19,443	244,457	446,224	49,216	-	495,440
Meetings, conferences, and training	42,911	5,851	48,762	3,041	262	3,303	45,952	6,113	(975)	51,090
Depreciation	-	145,384	145,384	98,823	12,230	111,053	98,823	157,614	-	256,437
Bad Debt	87,108	-	87,108	-	-	-	87,108	-	-	87,108
	<u>\$ 5,318,230</u>	<u>\$ 614,753</u>	<u>\$ 5,932,983</u>	<u>\$ 5,426,711</u>	<u>\$ 79,878</u>	<u>\$ 5,506,589</u>	<u>\$10,744,941</u>	<u>\$ 694,631</u>	<u>\$ (35,975)</u>	<u>\$ 11,403,597</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATING STATEMENT OF FUNCTIONAL EXPENSES**

*YEAR ENDED JUNE 30, 2020*

	CCCP			CCCP Community Trust			Consolidated			
	Program Services	Management and General	Total	Program Services	Management and General	Total	Program Services	Management and General	Eliminations	Total
Salaries and benefits	\$ 2,454,359	\$ 222,150	\$ 2,676,509	\$ 604,492	\$ 22,439	\$ 626,931	\$ 3,058,851	\$ 244,589	\$ -	\$ 3,303,440
Contracted services and professional fees	2,026,280	133,995	2,160,275	606,631	58,963	665,594	2,632,911	192,958	(35,019)	2,790,850
Event contracted services	309,405	-	309,405	419,448	-	419,448	728,853	-	-	728,853
Rent expense	166,470	85,753	252,223	9,732	846	10,578	176,202	86,599	-	262,801
Office, utilities, and supplies	220,816	24,535	245,351	311,313	3,821	315,134	532,129	28,356	-	560,485
Meetings, conferences, and training	199,436	22,159	221,595	3,646	317	3,963	203,082	22,476	-	225,558
Depreciation	-	133,687	133,687	100,236	29,795	130,031	100,236	163,482	-	263,718
Bad Debt	13,750	-	13,750	15,300	-	15,300	29,050	-	-	29,050
	<u>\$ 5,390,516</u>	<u>\$ 622,279</u>	<u>\$ 6,012,795</u>	<u>\$ 2,070,798</u>	<u>\$ 116,181</u>	<u>\$ 2,186,979</u>	<u>\$ 7,461,314</u>	<u>\$ 738,460</u>	<u>\$ (35,019)</u>	<u>\$ 8,164,755</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATING STATEMENT OF CASH FLOWS**

YEAR ENDED JUNE 30, 2021

	Charlotte Center City Partners	CCCP Community Trust	Eliminations	Consolidated
<b>Cash flows from operating activities:</b>				
Change in net assets	\$ (269,957)	\$ 891,162	\$ -	\$ 621,205
Adjustments to reconcile change in net assets to net cash flows from operating activities:				
Depreciation	145,384	111,053	-	256,437
Realized and unrealized losses on investment:	(120,255)	-	-	(120,255)
Bad debt	87,108	-	-	87,108
Changes in operating assets and liabilities:				
Accounts receivable	(44,698)	(4,277)	-	(48,975)
Contributions receivable	-	257,500	-	257,500
Prepaid expenses	5,497	(43,493)	-	(37,996)
Security deposit	(2,896)	-	-	(2,896)
Intercompany accounts	(53,320)	53,320	-	-
Accounts payable	27,242	(40,666)	-	(13,424)
Accrued expenses	(27,024)	4,701	-	(22,323)
Due to the City of Charlotte	88,632	-	-	88,632
Deferred rent	(39,183)	-	-	(39,183)
Deferred revenue	-	(750,000)	-	(750,000)
Deferred compensation	54,674	-	-	54,674
Net cash flows from operating activities	<u>(148,796)</u>	<u>479,300</u>	<u>-</u>	<u>330,504</u>
<b>Cash flows from investing activities:</b>				
Purchases of property and equipment	(72,828)	-	-	(72,828)
Purchases of investments	(751,734)	-	-	(751,734)
Proceeds from sale of investments	690,675	-	-	690,675
Net cash flows from investing activities	<u>(133,887)</u>	<u>-</u>	<u>-</u>	<u>(133,887)</u>
Net change in cash and cash equivalents	(282,683)	479,300	-	196,617
Cash and cash equivalents, beginning of year	1,397,249	2,332,395	-	3,729,644
Cash and cash equivalents, end of year	<u>\$ 1,114,566</u>	<u>\$ 2,811,695</u>	<u>\$ -</u>	<u>\$ 3,926,261</u>

**CHARLOTTE CENTER CITY PARTNERS  
AND CCCP COMMUNITY TRUST  
CONSOLIDATING STATEMENT OF CASH FLOWS**

YEAR ENDED JUNE 30, 2020

	<b>Charlotte Center City Partners</b>	<b>CCCP Community Trust</b>	<b>Eliminations</b>	<b>Consolidated</b>
<b>Cash flows from operating activities:</b>				
Change in net assets	\$ 397,587	\$ 347,867	\$ -	\$ 745,454
Adjustments to reconcile change in net assets to net cash flows from operating activities:				
Depreciation	133,686	130,032	-	263,718
Realized and unrealized gains on investments	1,746	-	-	1,746
Bad debt	13,750	15,300	-	29,050
Changes in operating assets and liabilities:				
Accounts receivable	3,509	491,985	-	495,494
Contributions receivable	-	(122,800)	-	(122,800)
Prepaid expenses	4,449	-	-	4,449
Intercompany accounts	130,962	(130,962)	-	-
Accounts payable	12,011	1,937	-	13,948
Accrued expenses	50,401	13,084	-	63,485
Deferred rent	(34,226)	-	-	(34,226)
Deferred revenue	20,265	940,000	-	960,265
Deferred compensation	29,094	-	-	29,094
Net cash flows from operating activities	<u>763,234</u>	<u>1,686,443</u>	<u>-</u>	<u>2,449,677</u>
<b>Cash flows from investing activities:</b>				
Purchases of property and equipment	(394,205)	(3,419)	-	(397,624)
Purchases of investments	(98,047)	-	-	(98,047)
Proceeds from sale of investments	61,128	-	-	61,128
Net cash flows from investing activities	<u>(431,124)</u>	<u>(3,419)</u>	<u>-</u>	<u>(434,543)</u>
Net change in cash and cash equivalents	332,110	1,683,024	-	2,015,134
Cash and cash equivalents, beginning of year	<u>1,065,139</u>	<u>649,371</u>	<u>-</u>	<u>1,714,510</u>
Cash and cash equivalents, end of year	<u>\$ 1,397,249</u>	<u>\$ 2,332,395</u>	<u>\$ -</u>	<u>\$ 3,729,644</u>