



West Harlem Development Corporation
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Financial Statements

For the years ended December 31, 2015 and 2014

WEST HARLEM DEVELOPMENT CORPORATION

Contents

December 31, 2015

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Independent Auditor's Report

To the Board of Directors
West Harlem Development Corporation
New York, New York

Report on the financial statements

We have audited the accompanying financial statements of West Harlem Development Corporation which comprise the statements of financial position as of December 31, 2015, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of West Harlem Development Corporation as of December 31, 2015, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

NChing LLP

New York, New York
April 20, 2016

WEST HARLEM DEVELOPMENT CORPORATION**Statements of Financial Position**

As of December 31,

	<u>2015</u>	<u>2014</u>
<u>Assets</u>		
Current assets		
Cash and cash equivalents - note 4	\$ 14,960,606	\$ 13,798,386
Short-term investments - note 3	2,469,332	1,508,266
Benefits fund receivable - note 7	5,000,000	5,000,000
Prepaid expenses	<u>10,936</u>	<u>6,973</u>
Total current assets	<u>22,440,874</u>	<u>20,313,625</u>
Non-current assets		
Benefits fund receivable, net of discount of \$6,446,652 in 2015 and \$7,384,399 in 2014	46,303,348	50,365,601
Fixed assets net of accumulated depreciation of \$44,049 in 2014 - note 5	-	16,461
Other assets - deposit	<u>14,993</u>	<u>14,462</u>
Total non-current assets	<u>46,318,341</u>	<u>50,396,524</u>
Total assets	<u>\$ 68,759,215</u>	<u>\$ 70,710,149</u>
<u>Liabilities and net assets</u>		
Current liabilities		
Accounts payable and accrued expenses	\$ 62,414	\$ 232,323
Grants payable	<u>1,227,646</u>	<u>1,000,000</u>
Total current liabilities	1,290,060	1,232,323
Net assets	<u>67,469,155</u>	<u>69,477,826</u>
Total liabilities and net assets	<u>\$ 68,759,215</u>	<u>\$ 70,710,149</u>

The accompanying notes are an integral part of this statement.

WEST HARLEM DEVELOPMENT CORPORATION**Statements of Activities**

For the year ended December 31, 2015

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Total</u>
Support			
Contributions		\$ 10,000	\$ 10,000
Interest and dividends		31,975	31,975
In-kind- Note 8		79,186	79,186
Net unrealized loss		(62,416)	(62,416)
Adjustment for receivable discount		937,747	937,747
Net assets released from restrictions	\$ 3,005,163	(3,005,163)	-
Total support and use of net assets	<u>3,005,163</u>	<u>(2,008,671)</u>	<u>996,492</u>
Expenses			
Program services	2,731,639		2,731,639
Management and general	235,230		235,230
Fund raising	38,294		38,294
Total expenses	<u>3,005,163</u>		<u>3,005,163</u>
Change in net assets	-	(2,008,671)	(2,008,671)
Net assets, beginning of year	-	69,477,826	69,477,826
Net assets, end of year	<u>\$ -</u>	<u>\$ 67,469,155</u>	<u>\$ 67,469,155</u>

The accompanying notes are an integral part of this statement.

WEST HARLEM DEVELOPMENT CORPORATION**Statements of Activities**

For the year ended December 31, 2014

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Total</u>
Support			
Contributions		\$ 10,058,607	\$ 10,058,607
Interest and dividends		1,866	1,866
In-Kind- Note 8		8,266	8,266
Net unrealized gain		76,723	76,723
Adjustment for receivable discount		4,310,090	4,310,090
Net Assets released from restrictions	\$ 3,420,126	(3,420,126)	-
Total support and use of net assets	<u>3,420,126</u>	<u>11,035,426</u>	<u>14,455,552</u>
Expenses			
Program services	3,141,187		3,141,187
Management and general	264,198		264,198
Fund raising	<u>14,741</u>		<u>14,741</u>
Total expenses	<u>3,420,126</u>		<u>3,420,126</u>
Change in net assets	-	11,035,426	11,035,426
Net assets, beginning of year	<u>-</u>	<u>58,442,400</u>	<u>58,442,400</u>
Net assets, end of year	<u>\$ -</u>	<u>\$ 69,477,826</u>	<u>\$ 69,477,826</u>

The accompanying notes are an integral part of this statement.

WEST HARLEM DEVELOPMENT CORPORATION**Statement of Functional Expenses**

For the year ended December 31, 2015

	Program services	Management and general	Fund raising	Total
Grants to nonprofits	\$ 1,452,865			\$ 1,452,865
Personnel expenses	415,191	\$ 99,459	\$ 17,730	532,380
Youth development	342,800			342,800
Seniors employment	208,431			208,431
Fiscal sponsor fees	63,039	84,600		147,639
Professional consultants, including in-kind - note 8	76,880	20,945	15,177	113,002
Occupancy costs, including in-kind -note 8	67,329	13,689	2,440	83,458
Equipment lease and licenses	18,281	4,379	781	23,441
Community and Grantee meetings	21,473			21,473
Technical assistance to grantees	14,600			14,600
Conferences and meetings	10,759	2,577	459	13,795
Telecommunication and postage	10,360	2,482	442	13,284
Office supplies and copying	10,054	2,409	429	12,892
Liability insurance	4,064	974	174	5,212
Fees and other expenses	2,676	641	114	3,431
Depreciation and amortization	12,837	3,075	548	16,460
	<u>\$ 2,731,639</u>	<u>\$ 235,230</u>	<u>\$ 38,294</u>	<u>\$ 3,005,163</u>

The accompanying notes are an integral part of this statement.

WEST HARLEM DEVELOPMENT CORPORATION**Statement of Functional Expenses**

For the year ended December 31, 2014

	<u>Program services</u>	<u>Management and general</u>	<u>Fund raising</u>	<u>Total</u>
Grants to nonprofits	\$ 2,000,000			\$ 2,000,000
Personnel expenses	365,460	\$ 110,074	\$ 11,115	486,649
Youth development	330,074			330,074
Seniors employment	217,152			217,152
Fiscal sponsor fees	71,514	55,134		126,648
Professional consultants, including in-kind - Note 8	26,207	70,891	792	97,890
Occupancy costs, including in-kind - Note 8	52,784	15,892	1,603	70,279
Community and grantee meetings	25,191			25,191
Office supplies and copying	9,199	2,770	279	12,248
Technical assistance to grantees	12,261			12,261
Telecommunication and postage	5,670	1,707	172	7,549
Equipment lease and licenses	4,767	1,435	145	6,347
Liability insurance	3,253	980	99	4,332
Conferences and meetings	4,352	1,310	132	5,794
Fees and other expenses	1,441	433	44	1,918
Depreciation and amortization	11,862	3,572	360	15,794
Total expenses by function	<u>\$ 3,141,187</u>	<u>\$ 264,198</u>	<u>\$ 14,741</u>	<u>\$ 3,420,126</u>

The accompanying notes are an integral part of this statement.

WEST HARLEM DEVELOPMENT CORPORATION
Statements of Cash Flows
For the years ended December 31,

	<u>2015</u>	<u>2014</u>
Cash flows from operating activities		
Change in net assets	\$ (2,008,671)	\$ 11,035,426
Adjustment to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	16,460	15,794
Net realized and unrealized (gain)/loss	62,416	(8,266)
Change in benefits fund receivable	4,062,253	(810,090)
Change in prepaid expenses	(3,963)	(5,422)
Change in deposits	(531)	(489)
Change in grants payable	227,646	264,900
Change in accounts payable and accrued liabilities	<u>(169,909)</u>	<u>184,970</u>
Net cash provided by operating activities	2,185,701	10,676,823
Cash flows from investment activities		
Purchase of short-term investments	<u>(1,023,481)</u>	<u>(1,500,000)</u>
Net increase in cash and cash equivalents	1,162,220	9,176,823
Cash and cash equivalents, beginning of year	<u>13,798,386</u>	<u>4,621,563</u>
Cash and cash equivalents, end of year	<u>\$ 14,960,606</u>	<u>\$ 13,798,386</u>

The accompanying notes are an integral part of this statement.

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 1 Organization

West Harlem Development Corporation (WHDC) was incorporated in the State of Delaware on March 14, 2011 as a non-stock corporation, and was authorized to do business in the State of New York on November 2, 2011. On May 1, 2013, WHDC was approved by the New York Supreme Court to assume the assets and commitments of West Harlem Local Development Corporation (WHLDC). WHLDC was a signatory to a Community Benefits Agreement (CBA) signed with Columbia University on May 18, 2009 as a consequence of the latter's campus expansion in Manhattanville (West Harlem).

The purposes of WHDC include implementing the CBA by providing and supporting programs which promote economic development, education, environmental protection, transportation, employment, affordable housing, arts & culture, community facilities, historical preservation and the overall economic and social improvement of the community and residents of the geographic area known as West Harlem, legally defined as Manhattan Community District 9 (MCD9). The boundaries of MCD9 are defined as: South to North from 110th street to 155th street; East to West from Manhattan, Morningside, St. Nicholas, Bradhurst, and Edgecombe Avenues to the Hudson River. In January 2015, the board of directors of WHDC strategically decided to focus on education (and youth development), workforce and economic development, and affordable housing. The 2009 CBA contains the following commitments from Columbia University totaling \$150 million in cash and in kind:

	<u>(In \$ millions)</u>
1) The Benefits Fund	\$76
2) The Affordable Housing Fund - (payable by phases of construction)	\$20
3) Related Legal Assistance Benefits (managed by Columbia)	\$ 4
4) Access to Columbia's facilities and amenities known as "in-kind"	\$20
5) Commitment to a Demonstration Community Public School to be established in conjunction with and managed by Teachers College	\$30

WHDC has chosen to fulfil its obligations through making grants to nonprofit organizations who provide the services itemized in the CBA and selected as priorities to the residents of MCD9.

WHDC is exempt from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code and has been classified as a publicly supported organization as described in Code Sections 509(a)(1) and 170(b)(1)(A)(vi).

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 2 Significant accounting policies

Fiscal sponsor: The CBA contains a requirement that Columbia University makes annual installment payments of the benefits fund to WHDC as successor of WHLDC through a fiscal sponsor. On December 7, 2012 WHDC entered into an MOU with Tides Center and Tides Foundation (collectively known as Tides) whereby Tides serves as the fiscal sponsor. Under this arrangement, WHDC does not maintain a bank account as Tides makes vendor payments as approved by WHDC, and WHDC's personnel are deemed employees of Tides. WHDC has thus not had the responsibility to file IRS Form 990. For its services, Tides Center charges WHDC 9% of the dollar volume of general operational disbursements that it processes and pays on behalf of WHDC. Tides Foundation charges WHDC 3% of the dollar volume of grants processed and paid on behalf of WHDC.

Basis of accounting. The financial statements have been prepared on the accrual basis of accounting and in accordance with accounting principles generally accepted in the United States of America as applicable to not-for profit entities. They have been prepared as if WHDC was on its own and separate from its fiscal sponsor.

Support. Contributions received and unconditional promises to give are measured at their fair values and are reported as an increase in net assets. Gifts of cash and other assets are reported as restricted support if they are received with donor stipulations that limit the use of the donated assets, or if they are designated as support for future periods. When a donor restriction expires, that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activity as net assets released from restrictions.

Unconditional and conditional 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 future cash flows. The discounts on those amounts are computed using risk-adjusted interest rate 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.

Gifts of goods and equipment are reported as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. In the absence of explicit donor stipulations about how long those long-lived assets must be maintained, the WHDC reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 2 Significant accounting policies - (continued)

Cash and cash equivalents. Cash and cash equivalents consist of cash held in checking, money market accounts and cash management in investment account.

Concentrations of revenue. WHDC provides various social services for the benefits of the residents of MCD9, and nearly 100% of its revenue comes from contributions from Columbia University as a consequence of the May 18, 2009 CBA. The future value of the Benefits fund was \$76 million payable over 16 years at the date of the CBA in 2009. As of December 31, 2015, the future value of the Benefits funds installments was \$57,750,000 of which Columbia University has paid \$18,250,000 to WHDC.

Concentrations of credit and market risk. Financial instruments that potentially expose \$17,429,938 to concentrations of credit and market risk consist primarily of cash and investments. Cash is maintained at one of the nation's largest banks; investments consist of a U.S. Government money market funds; mutual funds; interests in long/short domestic equity funds, global long/short credit and event driven funds, Asia and emerging markets funds, and a diversified portfolio of common stocks - all of which are managed by professional investment advisors. Management understands the risks implicit in investing and believes that, with the guidance of the Finance Committee of the Board of Directors, the oversight of WHDC's fiscal sponsor, Tides Foundation, and the consultation by the brokerage advisor, Boston Trust, with respect to managing and investing of the assets, appropriate oversight is being exercised and WHDC's diverse portfolio carries a reasonable overall level of risk.

Investments. Investments are stated at fair value. The fair value of all debt and equity securities with a readily determinable fair value is based on quotations obtained from national securities exchanges.

Fixed assets. Depreciation of fixed assets and amortization of software are provided over the estimated useful lives of the respective assets or life of the license whichever is shorter on a straight-line method as follows:

	<u>Estimated life</u>
Office equipment	5 years
Office furniture	5 years
Software	3-5 years

Allowance for doubtful accounts. Management has determined that no allowance for uncollectible accounts for accounts receivable or contributions receivable is necessary as of December 31, 2015. Such determination is based on management's assessments of the creditworthiness of its donors, the age its receivables, as well as current economic conditions and historical information.

Reclassification. Certain reclassifications have been made to prior period balances in order to conform to the current period presentation.

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 2 Significant accounting policies - (continued)

Net assets. As required by the Not-for-Profit Entities topic of the FASB accounting codification 958.210.45-9 and 958.210.45-10 “Classification of Net Assets”, the \$69,477,825 Net Assets of WHDC as of December 31, are all classified as Temporarily Restricted by program and time and comprise the following designations:

	<u>2015</u>	<u>2014</u>
Allocations of net assets from Benefits Fund:		
Benefits Fund receivable	\$ 51,303,348	\$ 55,365,601
Grant/Manhattanville housing allocation	634,641	437,273
Short-term investments	2,469,332	1,508,266
Operating Activities	<u>3,032,868</u>	<u>2,146,212</u>
Net assets from Benefits Fund	57,440,189	59,455,352
Net assets from Affordable Housing Fund	<u>10,028,966</u>	<u>10,020,474</u>
Total temporarily restricted net assets	<u>\$ 67,469,155</u>	<u>\$ 69,477,826</u>

Use of estimates. The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Functional allocation of expenses. The cost of providing the various programs and supporting services has been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services in reasonable ratios determined by management.

Income taxes. WHDC has no uncertain tax positions as December 31, 2015 in accordance with Accounting Standards Codification (“ASC”) Topic 740, Income Taxes, which provides standards for establishing and classifying any tax provision for uncertain tax positions.

Subsequent events. WHDC has evaluated its financial statements for potential recognition or disclosure through April 20, 2016, which is the date the financial statements were available to be issued. WHDC has determined that there are no subsequent events that require additional recognition or disclosure in the financial statements.

WEST HARLEM DEVELOPMENT CORPORATION
Notes to Financial Statements
December 31, 2015 and 2014

Note 3 Fair value measurement

The framework for measuring fair value 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) and the lowest priority to unobservable inputs (level 3). The three levels of the fair value hierarchy are described below as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the THE WHDC has the ability to access.

Level 2: Inputs to the valuation methodology include:

-) Quoted prices for similar assets or liabilities in inactive markets;
-) Quoted prices for identical or similar assets or liabilities in inactive markets;
-) Inputs other than quoted prices that are observable for the assets or liabilities;
-) Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

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. Valuation techniques maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at December 31, 2015.

Common stocks: Valued at the daily closing price reported on the active market on which the individual securities are traded.

WEST HARLEM DEVELOPMENT CORPORATION**Notes to Financial Statements**

December 31, 2015 and 2014

Note 3 Fair value measurement - (continued)

The following tables set forth by level, within the fair value hierarchy, the investments at fair value as of December 31, 2015 and 2014:

<u>Investment assets at December 31,</u>	Level 1	
	<u>2015</u>	<u>2014</u>
Cash and cash equivalents	\$ 14,960,606	\$ 13,798,386
Equity (domestic/global)	<u>2,469,332</u>	<u>1,508,266</u>
Total Investments	<u>\$ 17,429,938</u>	<u>\$ 15,306,652</u>
Dividend and Interest	<u>\$ 31,975</u>	<u>\$ 1,866</u>
Net realized and unrealized gain/(loss)	<u>\$ (62,416)</u>	<u>\$ 8,266</u>

Note 4 Cash and cash equivalents

The total of cash and cash equivalents comprised of the following balances all of which, were maintained in bank accounts under the management of the fiscal sponsor – Tides:

	<u>2015</u>	<u>2014</u>
Benefits fund cash and cash and cash equivalents	\$ 4,931,640	\$ 3,777,912
Affordable housing fund cash and cash equivalents balance	<u>10,028,966</u>	<u>10,020,474</u>
Total cash and cash equivalents	<u>\$ 14,960,606</u>	<u>\$ 13,798,386</u>

Note 5 Fixed assets

	<u>2015</u>	<u>2014</u>
Office equipment	\$ -	\$ 25,326
Office furniture	-	27,184
Software	<u>-</u>	<u>8,000</u>
Total Fixed Assets	-	60,510
Less: accumulated depreciation and amortization	<u>-</u>	<u>(44,049)</u>
Net fixed assets	<u>\$ -</u>	<u>\$ 16,461</u>

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 6 Pension Plan

WHDC maintains a 403B plan for its employees who work more than 20 hours per week. Eligible employees can make contributions to their individual 403B accounts and vest in them immediately upon hiring. The employer matches the employee contribution as follows: 100% of the first 1% of the employee contribution, and 50% of the next 5%. The plan includes an automatic enrollment feature whereby 3% of the salaries of eligible employees are automatically deferred and increases 1% annually until a cap of 6% is reached for pre-tax salary deferral. Pension expense for the year ended December 31, 2015 amounted to \$10,072. The vesting schedule of employer contributions is:

<u>Years of service</u>	<u>Vesting %</u>
Less than 1 year	0%
1	50%
2	100%

Note 7 Benefit fund contributions receivable

Unconditional promises to give are recorded at the present value of their estimated future cash flows. In determining the present value of the expected future cash flows of the benefits fund contributions payable in installments by Columbia University over the remaining years, discount rates representing 10-year Treasury bill yield rates were applied to the long term receivables at December 31,

	<u>2015</u>	<u>2014</u>
Amounts due within one year	\$ 5,000,000	\$ 5,000,000
Amount due in two to 10 years	<u>52,750,000</u>	<u>57,750,000</u>
Total receivables	57,750,000	62,750,000
Less: discount	<u>(6,446,652)</u>	<u>(7,384, 399)</u>
Total receivables net of discount	<u>\$ 51,303,348</u>	<u>\$ 55,365,601</u>
10-year Treasury bill yield discount rate applied	1.0227%	1.0217%

As of December 31, 2015 and 2014 contributions receivable which is temporarily restricted amounted to \$55,303,348 and \$55,365,601, respectively. Management expects all commitments from Columbia University to be fully collected and, accordingly, no allowance for doubtful commitments has been provided.

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 8 In-kind

In-kind contributions are recorded as income and expenses at the time the items are received, which is also the time they are placed into service or distributed. Donated services are reported as income at their fair value if such services create or enhance non-financial assets or would have been purchased if not provided by donations. The CBA contains a provision for Columbia University to provide \$20 million of in-kind services and amenities to MCD9 through requests from WHDC. For the years ended December 31, 2015 and 2014, WHDC has requested a total of \$77,959 and \$67,773, respectively, leaving an unclaimed balance of in-kind services and amenities of \$19,922,041 and \$19,932,227. Due to the uncertainty of the realization of the services, which are contingent upon timing, location and approval of Columbia University, the unclaimed balance has not been recorded in the financials. In-kind is shown as both revenue and expense in the financial statements.

Total in-kind contribution for the year ending December 31, is as follows:

	2015	2014
Year ending December 31,		
Use of facilities and services of Columbia University	\$ 10,186	\$ 13,723
Legal services	69,000	63,000
Total in-kind	<u>\$ 79,186</u>	<u>\$ 76,723</u>
Columbia University Unclaimed in-kind balance		
Original commitment	\$ 20,000,000	\$ 20,000,000
Claimed by WHDC through 12/31/2014	(67,773)	(54,050)
Claimed for the year ending December 31,	<u>(10,186)</u>	<u>(13,723)</u>
Total claimed for the period	<u>(77,959)</u>	<u>(67,773)</u>
Unclaimed Columbia University in-kind balance	<u>\$ 19,922,041</u>	<u>\$ 19,932,227</u>

Note 9 Commitments

WHDC leases its office space that will expire on June 18, 2022 the minimum future commitment is as follows:

Year ending December 31,	
2016	\$ 61,093
2017	68,266
2018	74,252
2019	76,851
2020	79,540
2021	82,324
2022	38,967
Total	<u>\$ 481,293</u>

WEST HARLEM DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2015 and 2014

Note 10 Percentages of functional expenses

On December 18, 2012 West Harlem Local Development (WHLDC) the predecessor organization of WHDC, entered into an Assurance of Discontinuance (AOD) with the Office of the Attorney General of the State of New York. Item 14 of the AOD requires that “on a fiscal- year basis, the Organization will make at least eighty-five percent (85%) of its expenditures in the form of direct grants of CBA funds or other program expenses”. For the year ended December 31, 2015 WHDC’s direct grants from the CBA’s Benefits fund and other allocated program expenses comprised ninety and 90/100 percent (90.90%) of total organizational expenses.