

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidated Financial Statements
Years ended September 30, 2011 and 2010
with Report of Independent Auditors**

Los Angeles LDC, Inc. and Subsidiaries
Table of Contents

	PAGE
REPORT OF INDEPENDENT AUDITORS	1
AUDITED FINANCIAL STATEMENTS	
Consolidated Statements of Financial Position	3
Consolidated Statements of Activities	4
Consolidated Statements of Cash Flows	5
Notes to Consolidated Financial Statements	6
SUPPLEMENTAL INFORMATION	
Consolidating Statements of Financial Position	18
Consolidating Statements of Activities	20
REPORT OF INDEPENDENT AUDITORS ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	22



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Report of Independent Auditors

Board of Directors Los Angeles LDC, Inc. and Subsidiaries

We have audited the accompanying consolidated statements of financial position of Los Angeles LDC, Inc. and Subsidiaries (collectively, the "Organization") as of September 30, 2011 and 2010, and the related consolidated statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our 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 financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Organization as of September 30, 2011 and 2010 and the changes in their net assets and their cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Note 11 to the financial statements, the Organization received a demand for repayment letter from the City of Los Angeles for its outstanding EDA loan and grant funds. The Organization is contesting the amount demanded and is negotiating with the City of Los Angeles for its resolution. The ultimate outcome of the negotiation cannot presently be determined.

In accordance with Government Auditing Standards, we have also issued our report dated February 2, 2012, on our consideration of the Organization's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

Our audits were performed for the purpose of forming an opinion on the basic financial statements of Los Angeles LDC, Inc. and Subsidiaries taken as a whole. The accompanying Consolidating Statements of Financial Position and the Consolidating Statements of Activities are presented for purposes of additional analysis. This supplemental information is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Vargus + Company LLP

Los Angeles, California

February 2, 2012

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidated Statements of Financial Position**

	September 30	
	2011	2010
ASSETS		
Cash and cash equivalents	\$ 2,903,575	\$ 1,965,669
Investments	960,690	1,059,462
Notes receivable, net of allowance for uncollectible loans of \$100,897 in 2011 and \$159,396 in 2010	3,262,325	4,899,220
Interest receivable	22,259	31,059
Prepays and other receivables	71,046	4,958
Property and equipment, net of accumulated depreciation of \$56,536 in 2011 and \$55,766 in 2010	12,246	-
Investment in 504 ACE Loan Fund I (2004), LLC	<u>155,873</u>	<u>178,947</u>
Total assets	\$ 7,388,014	\$ 8,139,315
LIABILITIES AND NET ASSETS		
Liabilities		
Line of credit	\$ 328,826	\$ 350,000
Accounts payable and accrued expenses	92,632	154,987
Estimated liability to the City of Los Angeles	802,589	802,589
Loan participations	472,815	945,080
Notes payable	<u>3,450,000</u>	<u>3,450,000</u>
Total liabilities	<u>5,146,862</u>	<u>5,702,656</u>
Net assets		
Unrestricted	<u>2,241,152</u>	<u>2,436,659</u>
Total net assets	<u>2,241,152</u>	<u>2,436,659</u>
Total liabilities and net assets	<u>\$ 7,388,014</u>	<u>\$ 8,139,315</u>

See notes to financial statements.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidated Statements of Activities**

	Years ended September 30	
	2011	2010
Revenue and support		
Interest on loans	\$ 313,815	\$ 394,650
Grants and contributions	54,000	76,000
Interest on investments	6,470	13,719
Equity in net earnings of an investee company	6,350	22,100
Other income	105,300	47,085
Total revenues	485,935	553,554
Interest expense	156,820	171,697
Net interest, fees and other income	329,115	381,857
Recovery from credit losses	9,847	55,959
Net interest, fees and other income after recovery from credit losses	338,962	437,816
Functional expenses		
Salaries and wages	247,756	253,061
Professional and consultant fees	116,406	110,047
Lease and parking	47,188	53,266
Insurance	14,910	12,411
Repairs and maintenance	20,360	4,060
Lending expenses	15,852	11,017
Advertising and marketing	13,598	16,325
Communications	11,932	10,900
Dues, membership and subscriptions	5,802	2,859
Travel, meals and entertainment	5,137	-
Bank service charge	2,907	3,695
Development and sponsorship	1,784	3,369
Printing and supplies	1,751	8,030
Contributions and donations	800	3,500
Depreciation	770	-
Taxes and licenses	205	4,959
Estimated loss on revolving loan fund program	-	802,589
Student internship	-	10,200
Miscellaneous	27,311	38,581
Total expenses	534,469	1,348,869
Change in net assets	(195,507)	(911,053)
Net assets		
Beginning of year	2,436,659	3,347,712
End of year	<u>\$ 2,241,152</u>	<u>\$ 2,436,659</u>

See notes to financial statements.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidated Statements of Cash Flows**

	Years ended September 30	
	2011	2010
Cash flows from operating activities		
Change in net assets	\$ (195,507)	\$ (911,053)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Equity in net earnings of an investee company	(6,350)	(22,100)
Recovery from credit losses	(9,847)	(55,959)
Depreciation	770	-
Estimated loss on revolving loan fund program	-	802,589
Changes in assets and liabilities		
(Increase) decrease in interest receivable	8,800	16,670
(Increase) decrease in prepaids and other receivables	(66,088)	2,136
Increase (decrease) in accounts payable and accrued expenses	<u>(62,355)</u>	<u>26,096</u>
Net cash used in operating activities	<u>(330,577)</u>	<u>(141,621)</u>
Cash flows from investing activities		
Sale and purchase of investments, net	98,772	55,045
Collections on notes receivable	1,646,742	812,687
Purchase of property and equipment	(13,016)	-
Distributions received from an investee company	29,424	87,860
Disbursements of notes receivable	-	(73,825)
Net cash provided by investing activities	<u>1,761,922</u>	<u>881,767</u>
Cash flows from financing activities		
Paydowns on line of credit	(21,174)	(52,600)
Paydowns on loan participations	(472,265)	(33,220)
Principal borrowings on lines of credit	-	350,000
Payments on notes payable	-	(350,000)
Net cash used in financing activities	<u>(493,439)</u>	<u>(85,820)</u>
Change in cash and cash equivalents	<u>937,906</u>	<u>654,326</u>
Cash and cash equivalents - beginning of year	<u>1,965,669</u>	<u>1,311,343</u>
Cash and cash equivalents - end of year	<u>\$ 2,903,575</u>	<u>\$ 1,965,669</u>
Supplemental disclosures of cash flow information		
Interest paid	<u>\$ 160,907</u>	<u>\$ 166,300</u>

See notes to financial statements.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)**
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010

NOTE 1 GENERAL

Nature of the Organization

Los Angeles LDC, Inc. ("LDC") and Subsidiaries (collectively, the "Organization") is a not-for-profit community development financial services corporation organized to promote community development by initiating, sponsoring, promoting and carrying out plans, policies and activities that promote the creation and retention of jobs by expanding businesses and revitalizing economically distressed communities primarily throughout the County of Los Angeles. The Organization (as defined in Note 2) provides direct loans, investments and technical assistance to businesses, real estate developers, not-for-profit service providers and other targeted borrowers operating in specific investment areas.

The Organization is certified as a Community Development Financial Institution ("CDFI") by the United States Department of Treasury Community Development Financial Institutions Fund (the "CDFI Fund") and the California Department of Insurance California Organized Investment Network ("COIN"). It is authorized to make commercial loans under a Commercial Finance Lenders license by the California Department of Corporations.

The Organization was originally created to administer two federally funded revolving loan funds ("RLF"), under an agreement with the City of Los Angeles, through the Mayor's Office of Economic Development ("MOED"), an Executive Department of the Office of the Mayor.

Since its inception the Organization has operated the following capital access programs:

The Industrial-Commercial Revolving Loan Fund - Through this program, eligible borrowers located in underserved communities or underserved people, can obtain loans or investments to finance growth, expansion, revitalization, capital assets or other needs. As loan repayments are received, they are used to replenish the Revolving Loan Fund so that additional loans may be made. Loans are collateralized by real estate, equipment and other collateral, and bear interest at the prevailing market rate.

The Emergency-Disaster Revolving Loan Fund - Through this program, which was established on July 8, 1992, eligible borrowers that were affected by civil unrest or natural disasters are provided loans or investments due to physical or economic injury sustained. As loan repayments are received, they are used to replenish the Revolving Loan Fund so that additional loans may be made. Loans are collateralized by real estate, equipment and other collateral, and bear interest at the prevailing market rate.

Descriptions of the individual sub-funds used by the Organization to account for its operations are as follows:

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)**
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010

NOTE 1 GENERAL (CONTINUED)

EDA Fund - This component of the Industrial-Commercial Revolving Loan Fund Program was initially funded by grants received from the Federal Economic Development Administration ("EDA"). Revenues to this fund are used to fund additional loans and to pay certain administrative costs.

SCBDC Fund - In 1999, the Organization purchased the community development loan portfolio of the Southern California Business Development Corporation ("SCBDC"), a multi-bank community development corporation. Since August 1999, the Organization has borrowed \$3,400,000 under Equity Equivalent ("EQ2") subordinated notes from SCBDC, which will be used to make additional community development loans, as defined under the Community Reinvestment Act ("CRA"), to eligible borrowers.

Leverage Fund - In 2002, the Organization was certified as a CDFI by the CDFI Fund program. This certification requires the Organization to have a primary mission of promoting community development and maintaining other requirements as set forth in the CDFI Fund regulation A 12CFR Part 1805 and is more fully described in 12CFR Sections 1805.200 and 1805.201. The Organization is required to meet certain financial mutually agreed-upon performance goals under the Assistance Agreement between the CDFI Fund and the Organization. The goals include, but are not limited to, the Organization exceeding its goal of leveraging total private sector dollars to CDFI Fund dollars. As of September 30, 2011 and 2010, the Organization did not receive any funds relating to the CDFI Fund program.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of Consolidation

The consolidated financial statements include the accounts of LDC and its wholly-owned subsidiaries, 504 ACE Loan Fund II (2006), LLC and LDC Management Services, LLC (collectively, the "Organization"). All significant intercompany accounts and transactions are eliminated in consolidation. In addition, the investment in 504 ACE Loan Fund I (2004), LLC is accounted for under the equity method.

- 504 ACE Loan Fund II (2006), LLC: This is a wholly-owned subsidiary of LDC that was developed in December 2001 to promote access to capital and community development in geographically targeted areas with underserved populations of low-income residents. This subsidiary was originally named EZ Credit LLC.
- LDC Management Services, LLC: This is a wholly-owned subsidiary of LDC that was organized in March 2002 to provide management services to various investment funds on behalf of LDC and its investors. The 504 ACE Loan Fund I (2004), LLC, in which it has a 10% ownership interest, is the first investment fund it is managing.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- 504 ACE Loan Fund I (2004), LLC (the "Fund"): This was created to promote access to capital for women and minority-owned businesses and to promote community development in certain geographically targeted areas. It was inaugurated in September 2004 and capitalized with \$10 million from investors and from LDC Management Services. LDC Management Services owns 10% of the Fund after its investment of \$1 million. The Fund commenced funding activity in October 2004. LDC Management Services exerts significant control over the operations and the management of the Fund. As such, it is consolidated under the Equity Method.

Basis of Accounting

The accompanying financial statements are presented utilizing the accrual basis of accounting.

Financial Statement Presentation

The Organization reports information regarding its financial position and activities according to three (3) classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. The Organization did not have any permanently restricted or temporarily restricted net assets at September 30, 2011 and 2010.

Revenue Recognition

Loan fees are recognized as revenue when the related loan is sold. Interest income on loans, net of participations sold, is recorded as earned from the date the borrower signs the promissory note to the date the note is paid off or to the end of the reporting period. Grants and other revenues are recognized when funds are available and earned.

Cash and Cash Equivalents

For purposes of reporting cash flows, the Organization considers all cash accounts not subject to withdrawal restrictions and certificates of deposit with original maturities of ninety (90) days or less to be cash or cash equivalents.

Investments

Investments in marketable securities are recorded at fair value

Estimated Fair Value of Financial Instruments

Financial instruments included in the Organization's statement of financial position include cash and cash equivalents, investments, notes receivable, line of credit, loan participations, and notes payable.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 2

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In 2009, the Organization adopted updates issued by the Financial Accounting Standards Board ("FASB"), except as it applies to those nonfinancial assets and liabilities for which the effective date has been delayed by one year. The updates define fair value, establish a framework for measuring fair value, and require enhanced disclosures about fair value measurements. Fair value is the amount that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date (i.e. the exit price).

The updates require enhanced disclosures about financial instruments that are measured and reported at fair value. The updates establish a fair value hierarchy that prioritizes and ranks the level of market price observability used in measuring fair value. Market price observability is impacted by a number of factors, including the type of instrument, the characteristics specific to the instrument, and the state of the marketplace (including the existence and transparency of transactions between market participants). Instruments with readily available actively quoted prices or for which fair value can be measured from actively quoted prices in an orderly market will generally have a higher degree of market price observability and a lesser degree of judgment used in measuring fair value.

Instruments measured and reported at fair value are classified and disclosed in one of the following categories based on inputs:

Level 1 - Quoted prices are available in active markets for identical instruments as of the reporting date.

Level 2 - Pricing inputs are observable for the instruments, either directly or indirectly, as of the reporting date, but are other than quoted prices in active markets as in Level 1. Fair value is determined through observable trading activity reported at net asset value or through the use of models or other valuation methodologies.

Level 3 - Pricing inputs are unobservable for the instruments and include situations where there is little, if any, market activity for the instruments. The inputs into the determination of fair value require significant judgment or estimation by the Organization.

In certain cases, the inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, the determination of which category within the fair value hierarchy is appropriate for any given instrument is based on the lowest level of input that is significant to the fair value measurement. The Organization's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment and considers factors specific to the instrument.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 2

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Notes Receivable and Related Allowance for Losses

Notes receivable are recorded in the accompanying financial statements at face value, less payments received and funds not yet disbursed. Interest on these loans is accrued monthly as earned, except where a reasonable doubt exists as to the collectibility of the interest, in which case the accrual of income is discontinued. Cash receipts are allocated between interest earned and principal payment of the loan. Lending fees and costs are deferred and amortized over the life of the loan.

Loan losses are charged against the allowance for losses. Provisions for losses are based on management's judgment as to the need to absorb known and inherent risks in the loan portfolio. Accounts are charged off against the allowance when the Organization believes they are uncollectible. Receivables are considered past due or delinquent based on contractual terms.

The Organization acts as the lead lender for certain community development loans. The Organization and the participants record their proportionate share of the loans on their respective accounting records. During the years ended September 30, 2011 and 2010, the Organization's loan participation liabilities amounted to \$472,815 and \$945,080, respectively, and comprise 14% and 19%, respectively, of the Organization's total loan portfolio.

Property and Equipment

Property and equipment at September 30, 2010 consisted solely of equipment, which is stated at cost and is fully depreciated. Depreciation is provided using the straight-line method over an estimated useful life of three (3) years. Depreciation expense was \$770 and \$0 for the year ended September 30, 2011 and 2010, respectively. Purchases of property and equipment over \$300 with a useful life greater than three (3) years are capitalized.

Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of activities.

The estimated service life of the assets for depreciation purposes may be different than their actual economic useful lives. Fully depreciated assets are retained in the accounts until their retirement.

Allocation of Expenses

The costs of providing direct loans and technical assistance to the Organization's borrowers have been summarized on a natural classification basis in the statement of activities. Management estimates the administrative costs were approximately \$179,353 and \$180,272 for the year ended September 30, 2011 and 2010.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 2

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Federal and State Income Taxes

The Organization is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation code and is generally not subject to federal or state income taxes. However, the Organization is subject to income taxes on any net income that is derived from a trade or business, regularly carried on, and not in furtherance of the purposes for which it was granted exemption. No income tax provision has been recorded as the net income, if any, from any unrelated trade or business, in the opinion of management, is not material to the consolidated financial statements taken as a whole.

FASB Accounting Standards Codification (ASC) Topic 740-10-45, *Income Taxes – Other Presentation*, prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. It requires that an organization recognize in the financial statements the impact of the tax position if that position will more likely than not be sustained on audit, based on the technical merits of the position. As of and for the year ended September 30, 2011 and 2010, the Organization had no material unrecognized tax benefits or tax penalties or interest.

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. Significant estimates include determination of loan receivable allowance, liability to the City of Los Angeles related to EDA fund, and depreciation. Actual results could differ from those estimates.

Concentrations of Credit Risk

Financial instruments that potentially subject the Organization to concentrations of credit risk - consist principally of cash and cash equivalents and notes receivable. The Organization places its cash balances with reputable financial institutions. Concentrations of credit risk with respect to notes receivable are limited because of the large number of customers composing its loan portfolio, regular monitoring and collateral requirements. The Organization places its investments in reputable financial institutions and monitors their credit ratings periodically.

Custodial Credit Risk

Custodial credit risk is the risk that the Organization will not be able to (a) recover deposits if the depository financial institution fails, or (b) recover the value of investments or collateral securities that are in the possession of an outside party if the counterparty to the investment or deposit transaction fails.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments that potentially subject the Organization to credit risk are cash deposits with banks and other financial institutions that are in excess of the federally insured limit of \$250,000. As of September 30, 2010, the Organization has a total of \$1,551,230 deposit accounts with 2 banks that exceeded the Federal Deposit Insurance Corporation insured limit. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash.

The Organization holds investments in the form of short-term money market investments. The management and Board of Directors routinely reviews market values of such investments.

On July 21, 2010, the Dodd-Frank financial regulatory reform legislation was signed into law making all noninterest-bearing transaction accounts fully insured without limit effective December 31, 2010 until January 1, 2013. During the two-year period, all noninterest-bearing accounts of all banks are covered. The legislation also modifies the methodology for FDIC assessments from deposit based to asset based. In addition, on July 21, 2010, the regulatory reform signed into law made the standard maximum deposit insurance amount of \$250,000 permanent. The \$250,000 per depositor is in addition to the full insurance on noninterest-bearing transaction accounts.

NOTE 3 CASH AND CASH EQUIVALENTS

The Organization maintains its cash balances in several banks and financial institutions in Southern California.

NOTE 4 FAIR VALUE MEASUREMENTS

Following is a description of the valuation methodologies used for assets measured at fair value.

Investments: consist of certificates of deposit held at a certified financial institution. Carrying amount approximates fair value because of their short-term maturity.

Loans, notes and line of credit: Valued at amortized cost, which approximates fair value because the loans bear interest at rates commensurate with loans of similar credit quality and duration as of year-end.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 4

FAIR VALUE MEASUREMENTS (CONTINUED)

The preceding methods described may produce a fair value calculation 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 other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Organization's assets and liabilities measured at fair value as of September 30, 2011 and 2010:

2011

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Investments:				
CD-Comerica Bank	\$ 120,893	\$ -	\$ -	\$ 120,893
CD-Far East National Bank	61,309	-	-	61,309
CD-Manufacturers Bank	500,000	-	-	500,000
CD-Pacific Western Bank	58,617	-	-	58,617
IMMA-Northern Trust Bank of California	100,786	-	-	100,786
CD-California Bank Trust	119,085	-	-	119,085
Total investments	960,690	-	-	960,690
Cash and cash equivalents	2,903,575	-	-	2,903,575
Notes receivable	-	-	3,363,221	3,363,221
Line of credit	-	-	(328,826)	(328,826)
Loan participations	-	-	(472,815)	(472,815)
Notes payable	-	-	(3,450,000)	(3,450,000)
Net	<u>\$ 3,864,265</u>	<u>\$ -</u>	<u>\$ (888,420)</u>	<u>\$ 2,975,845</u>

2010

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Investments:				
CD-Comerica Bank	\$ 120,784	\$ -	\$ -	\$ 120,784
CD-Far East National Bank	61,075	-	-	61,075
CD-Pacific Alliance Bank	100,000	-	-	100,000
CD-Manufacturers Bank	500,000	-	-	500,000
CD-Pacific Western Bank	58,026	-	-	58,026
IMMA-Northern Trust Bank of California	100,756	-	-	100,756
CD-California Bank Trust	118,821	-	-	118,821
Total investments	1,059,462	-	-	1,059,462
Cash and cash equivalents	1,965,669	-	-	1,965,669
Notes receivable	-	-	5,058,616	5,058,616
Line of credit	-	-	(350,000)	(350,000)
Loan participations	-	-	(945,080)	(945,080)
Notes payable	-	-	(3,450,000)	(3,450,000)
Net	<u>\$ 3,025,131</u>	<u>\$ -</u>	<u>\$ 313,536</u>	<u>\$ 3,338,667</u>

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 4 FAIR VALUE MEASUREMENTS (CONTINUED)

The following table sets forth a summary of changes in the fair value of the Organization's level 3 assets and liabilities for the year ended September 30, 2011.

Nature	Beginning Balance	Issuances	Settlements	Ending Balance
Notes receivable	\$ 5,058,616	\$ -	\$ 1,695,396	\$ 3,363,220
Line of credit	(350,000)	-	(21,174)	(328,826)
Loan participations	(945,080)	-	(472,265)	(472,815)
Notes payable	<u>(3,450,000)</u>	<u>-</u>	<u>-</u>	<u>(3,450,000)</u>
Net	<u><u>\$ 313,536</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,201,957</u></u>	<u><u>\$ (888,421)</u></u>

NOTE 5 NOTES RECEIVABLE AND ALLOWANCE FOR UNCOLLECTIBLE LOANS

At September 30, 2011 and 2010, notes receivable were composed of 12 loans and 14 loans, respectively. The loans are generally collateralized by trust deeds on real estate, generally bear interest at various rates ranging from approximately 5.5% to 10% per annum, and mature at various dates through 2022. The notes receivable balance was \$3,363,220 as of September 30, 2011 and \$5,058,616 as of September 30, 2010.

The allowance for uncollectible loans at September 30, 2011 and 2010 consisted of the following:

	2011	2010
Balance, beginning of year	\$ 159,396	\$ 459,161
Change in allowance for uncollectible loans	<u>(58,500)</u>	<u>(299,765)</u>
Balance, end of year	<u><u>\$ 100,896</u></u>	<u><u>\$ 159,396</u></u>

NOTE 6 LINE OF CREDIT

The Organization maintained a line of credit with a commercial bank that allows the Organization to borrow a maximum of \$500,000. The line of credit is collateralized by a \$500,000 certificate of deposit and bears interest at 2.4% per annum in 2011 and 3.41% in 2010. The line of credit will expire on May 18, 2012. As of September 30, 2011 and 2010, the Organization utilized a portion of its line of credit amounting to \$328,826 and \$350,000, respectively.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 7 LOAN PARTICIPATIONS

The Organization sells loan participations to other lenders out of the loans that it originates. The terms of participation are identical to the terms of the original loans, except that the Organization keeps a small spread margin on the loans that are transferred. The participation agreements provide that the Organization has the right to repurchase the loans at any time before their maturity dates. Accordingly, the transferred loans have been recorded as secured borrowings. However, participants do not have recourse to the assets of the Organization other than their interest in the loan participations. The Organization had participations outstanding in the amount of \$472,815 as of September 30, 2011 and \$945,080 as of September 30, 2010.

NOTE 8 NOTES PAYABLE

Notes payable at September 30, 2011 and 2010 consisted of the following:

Subordinated promissory notes with interest payable in annual installments at 4% per annum. The debt is subordinated to the right of any senior debt as defined in the agreement. The principal balance is due at maturity in September 2012. The debt was issued with certain financial requirements that management is required to meet. This debt is similar to the EQ2 promissory notes, which are a form of debt capital commonly known as equity equivalent investments. The EQ2 promissory notes have certain characteristics of an equity investment in that they are unsecured, are subordinated to all other obligations of the Organization, bear a below-market interest rate, and have an indefinite maturity. In addition, certain investors or note holders, which are primarily regulated financial institutions, may receive favorable regulatory consideration under Community Reinvestment Act (CRA) by purchasing these EQ2 promissory notes, payable interest only. Under this promissory note, the Organization is required to maintain certain financial ratios as of the measurement date. This balance represents four different notes due to the Southern California Business Development Corporation. As of September 30, 2011 and 2010, the Organization met majority of the financial ratios and obtained a waiver for the subordinated debt to equity ratio that it did not meet.

\$ 3,400,000

Note payable to the Evangelical Lutheran Church in America. The note is uncollateralized, bearing interest at 2%, and expires on June 20, 2012 and requires semi-annual interest payments of \$1,000.

50,000

Total \$ 3,450,000

Both notes payable will mature during the fiscal year 2012.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 9 COMMITMENTS

The Organization leases equipment and office facilities under operating leases expiring through December 2015. Future minimum lease payments under operating leases that have remaining non-cancelable terms in excess of one year are as follows:

Year ending September 30,	
2012	\$ 37,174
2013	38,289
2014	39,437
2015	9,932
Total	<u>\$ 124,832</u>

Rent expense under operating leases amounted to \$47,188 and \$53,266 for the years ended September 30, 2011 and 2010, respectively.

NOTE 10 RETIREMENT PLANS

The Organization maintained a non-contributory 401(k) retirement plan that allowed eligible employees to contribute a portion of their annual compensation, subject to certain limitations. The Organization incurred total operational costs of \$1,400 and \$1,375 during the years ended September 30, 2011 and 2010, respectively. On March 3, 2011, the Board approved the termination of the 401(k) retirement plan. The participating employees rolled over their funds to individual plans.

On June 27, 2011, the Board approved a Savings Incentive Match Plan of Small Employers (SIMPLE) Individual Retirement Account (IRA) plan in which the employees can contribute up to \$11,000 per annum with a 3% matching contribution by the Organization. The Organization's matching contribution expense as of September 30, 2011 amounted to \$500.

NOTE 11 FEDERAL AWARDS COMPLIANCE AND CONTINGENT LIABILITY

The Organization operates a commercial revolving loan program under an Agreement with the City of Los Angeles (the "City"). The Agreement under which the Organization has operated the commercial revolving loan program has expired and was not extended by the City of Los Angeles. The Organization has attempted and is continuing to work with the City of Los Angeles to resolve noncompliance with the loan program by restructuring and/or returning the remaining funds to the City of Los Angeles.

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Notes to Consolidated Financial Statements
Years ended September 30, 2011 and 2010**

NOTE 11 FEDERAL AWARDS COMPLIANCE AND CONTINGENT LIABILITY (CONTINUED)

The Organization received letters dated December 15, 2009 and June 22, 2010 from the City of Los Angeles' Office of Economic Development demanding repayment of \$11,050,109 million in outstanding EDA loan balances and grant funds from two EDA-funded projects. There have been exchanges of communications between parties and the Organization is contesting this amount.

Management is of the opinion that the Organization may be liable only to the extent of the balance of the EDA loans as of March 31, 2004 amounting to \$802,589, which was based on the reports that were submitted to the City of Los Angeles when the commercial revolving loan program expired.

On May 5, 2011, the City filed a lawsuit against the Organization. The City demanded that the Organization return the \$11,050,009 in funds and/or unexpended cash purportedly attributable to the two grants that the City received from the EDA. The Organization has filed an Answer to the Complaint denying that the City is entitled to the relief that it seeks in the Complaint. No discovery has been conducted by either party in the lawsuit. A jury trial is scheduled in the lawsuit on September 12, 2012.

The Organization's reasonable estimate of this liability is a range between \$802,589 and \$11,050,109, with no amount within that range a better estimate than any other amount; accordingly, the Organization accrued \$802,589 as of September 30, 2011 and 2010.

NOTE 12 SUBSEQUENT EVENTS

The Organization has evaluated events or transactions that occurred subsequent to September 30, 2011 through February 2, 2012, the date the accompanying financial statements were available to be issued, for potential recognition or disclosure in the financial statements and determined no subsequent matters require disclosure or adjustment to the accompanying financial statements.

SUPPLEMENTAL INFORMATION

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidating Statements of Financial Position
September 30, 2011**

	LA LDC	504 ACE Loan Fund II (2006), LLC	LDC Management Services, LLC	Eliminating Entries	Total
ASSETS					
Cash and cash equivalents	\$ 2,897,182	\$ 4,457	\$ 1,936	\$ -	\$ 2,903,575
Investments	960,690	-	-	-	960,690
Notes receivable, net	3,262,325	-	-	-	3,262,325
Interest receivable	22,259	-	-	-	22,259
Prepays and other receivables	71,046	-	-	-	71,046
Property and equipment	12,246	-	-	-	12,246
Investment in 504 ACE Loan Fund I (2004), LLC	155,873	-	-	-	155,873
Investment in 504 ACE Loan Fund II (2006), LLC	5,790	-	-	(5,790)	-
Total assets	\$ 7,387,411	\$ 4,457	\$ 1,936	\$ (5,790)	\$ 7,388,014
LIABILITIES AND NET ASSETS					
Liabilities					
Line of credit	\$ 328,826	\$ -	\$ -	\$ -	\$ 328,826
Accounts payable and accrued expenses	92,632	-	-	-	92,632
Estimated liability to the City of Los Angeles	802,589	-	-	-	802,589
Due to LDC	-	4,790	-	(4,790)	-
Loan participations	472,815	-	-	-	472,815
Notes payable	3,450,000	-	-	-	3,450,000
Total liabilities	5,146,862	4,790	-	(4,790)	5,146,862
Net assets					
Unrestricted	2,240,549	(333)	1,936	(1,000)	2,241,152
Total net assets	2,240,549	(333)	1,936	(1,000)	2,241,152
Total liabilities and net assets	\$ 7,387,411	\$ 4,457	\$ 1,936	\$ (5,790)	\$ 7,388,014

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidating Statements of Financial Position
September 30, 2010**

	LA LDC	504 ACE Loan Fund II (2006), LLC	LDC Management Services, LLC	Eliminating Entries	Total
ASSETS					
Cash and cash equivalents	\$ 1,959,194	\$ 4,540	\$ 1,935	-	\$ 1,965,669
Investments	1,059,462	-	-	-	1,059,462
Notes receivable, net	4,899,220	-	-	-	4,899,220
Interest receivable	31,059	-	-	-	31,059
Prepays and other receivables	4,958	-	-	-	4,958
Investment in 504 ACE Loan Fund I (2004), LLC	178,947	-	-	-	178,947
Investment in 504 ACE Loan Fund II (2006), LLC	5,790	-	-	(5,790)	-
Total assets	<u>8,138,630</u>	<u>4,540</u>	<u>1,935</u>	<u>(5,790)</u>	<u>8,139,315</u>
LIABILITIES AND NET ASSETS					
Liabilities					
Lines of credit	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
Accounts payable and accrued expenses	154,987	-	-	-	154,987
Estimated liability to the City of Los Angeles	802,589	-	-	-	802,589
Due to LDC	-	4,790	-	(4,790)	-
Loan participations	945,080	-	-	-	945,080
Notes payable	3,450,000	-	-	-	3,450,000
Total liabilities	<u>5,702,656</u>	<u>4,790</u>	<u>-</u>	<u>(4,790)</u>	<u>5,702,656</u>
Net assets					
Unrestricted	2,435,974	(250)	1,935	(1,000)	2,436,659
Total net assets	<u>2,435,974</u>	<u>(250)</u>	<u>1,935</u>	<u>(1,000)</u>	<u>2,436,659</u>
Total liabilities and net assets	<u>8,138,630</u>	<u>4,540</u>	<u>1,935</u>	<u>(5,790)</u>	<u>8,139,315</u>

Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidating Statement of Activities
Year ended September 30, 2011

	LA LDC	504 ACE Loan Fund II (2006), LLC	LDC Management Services, LLC	Eliminating Entries	Total
Revenue and support					
Interest on loans	\$ 313,815	\$ -	\$ -	\$ -	\$ 313,815
Grants and contributions	54,000	-	-	-	54,000
Interest on investments	6,470	-	-	-	6,470
Other income	121,496	-	1	-	121,497
Total revenues	495,781	-	1	-	495,782
Interest expense					
	156,820	-	-	-	156,820
Net interest, fees and other income	338,961	-	1	-	338,962
 Other expenses					
Salaries and wages	247,756	-	-	-	247,756
Professional and consultant fees	116,406	-	-	-	116,406
Lease and parking	47,188	-	-	-	47,188
Advertising and marketing	13,598	-	-	-	13,598
Insurance	14,910	-	-	-	14,910
Lending expenses	15,852	-	-	-	15,852
Communications	11,932	-	-	-	11,932
Student internship	-	-	-	-	-
Travel, Meals and Entertainment	5,137	-	-	-	5,137
Printing and supplies	1,751	-	-	-	1,751
Taxes and licenses	205	-	-	-	205
Repairs and maintenance	20,360	-	-	-	20,360
Bank service charge	2,824	83	-	-	2,907
Contributions and donations	800	-	-	-	800
Development and sponsorship	1,784	-	-	-	1,784
Dues, membership and subscriptions	5,802	-	-	-	5,802
Depreciation	770	-	-	-	770
Miscellaneous	27,311	-	-	-	27,311
Total expenses	534,386	83	-	-	534,469
 Change in net assets					
	(195,425)	(83)	1	-	(195,507)
 Net assets					
Beginning of year	\$ 2,435,974	(250)	1,935	(1,000)	\$ 2,436,659
End of year	<u>\$ 2,240,549</u>	<u>\$ (333)</u>	<u>\$ 1,936</u>	<u>\$ (1,000)</u>	<u>\$ 2,241,152</u>

**Los Angeles LDC, Inc. and Subsidiaries
(Nonprofit Organizations)
Consolidating Statement of Activities
Year ended September 30, 2010**

	LA LDC	504 ACE Loan Fund II (2006), LLC	LDC Management Services, LLC	Eliminating Entries	Total
Revenue and support					
Interest on loans	\$ 394,650	\$ -	\$ -	\$ -	\$ 394,650
Grants and contributions	76,000	-	-	-	76,000
Interest on investments	13,717	-	2	-	13,719
Other income	125,144	-	-	-	125,144
Total revenues	609,511	-	2	-	609,513
Interest expense					
	171,697	-	-	-	171,697
Net interest, fees and other income	437,814	-	2	-	437,816
 Other expenses					
Estimated loss on revolving loan fund program	802,589	-	-	-	802,589
Salaries and wages	253,061	-	-	-	253,061
Professional and consultant fees	110,047	-	-	-	110,047
Lease and parking	53,183	84	-	-	53,267
Advertising and marketing	16,325	-	-	-	16,325
Insurance	12,411	-	-	-	12,411
Lending expenses	11,017	-	-	-	11,017
Communications	10,900	-	-	-	10,900
Student internship	10,200	-	-	-	10,200
Printing and supplies	8,030	-	-	-	8,030
Taxes and licenses	4,959	-	-	-	4,959
Repairs and maintenance	4,060	-	-	-	4,060
Bank service charge	3,689	-	6	-	3,695
Contributions and donations	3,500	-	-	-	3,500
Development and sponsorship	3,369	-	-	-	3,369
Dues, membership and subscriptions	2,859	-	-	-	2,859
Miscellaneous	38,580	-	-	-	38,580
Total expenses	1,348,779	84	6	-	1,348,869
 Change in net assets	(910,965)	(84)	(4)	-	(911,053)
 Net assets					
Beginning of year	3,346,939	(166)	1,939	(1,000)	3,347,712
End of year	<u>\$ 2,435,974</u>	<u>\$ (250)</u>	<u>\$ 1,935</u>	<u>\$ (1,000)</u>	<u>\$ 2,436,659</u>



CERTIFIED PUBLIC ACCOUNTANTS AND BUSINESS CONSULTANTS

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**Report of Independent Auditors on Compliance and on Internal Control
over Financial Reporting Based on an Audit of Financial Statements
Performed in Accordance with Government Auditing Standards**

**To the Board of Directors of
Los Angeles LDC, Inc. and Subsidiaries**

We have audited the financial statements of Los Angeles LDC, Inc. and Subsidiaries (a nonprofit organization) as of and for the years ended September 30, 2011 and 2010, and have issued our report thereon dated February 2, 2012. We conducted our audit 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.

Compliance

As part of obtaining reasonable assurance about whether Los Angeles LDC, Inc. and Subsidiaries' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as items 11-01, 11-02 and 11-03.

Internal Control Over Financial Reporting

Management of Los Angeles LDC, Inc. and Subsidiaries is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered Los Angeles LDC, Inc. and Subsidiaries' internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Los Angeles LDC, Inc. and Subsidiaries' internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Los Angeles LDC, Inc. and Subsidiaries' internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control over financial reporting that we consider to be material weaknesses.

This report is intended solely for the information and use of the Board of Directors, management, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Vargus + Company LLP

Los Angeles, California
February 2, 2012

