

NORTHEAST UAS AIRSPACE
INTEGRATION RESEARCH
ALLIANCE, INC.

FINANCIAL STATEMENTS

December 31, 2018 and 2017

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Dermody, Burke & Brown, CPAs, LLC

INDEPENDENT AUDITORS' REPORT

BOARD OF DIRECTORS NORTHEAST UAS AIRSPACE INTEGRATION RESEARCH ALLIANCE, INC.

Report on the Financial Statements

We have audited the accompanying financial statements of **NORTHEAST UAS AIRSPACE INTEGRATION RESEARCH ALLIANCE, INC.** (a nonprofit organization), which comprise the statements of financial position as of December 31, 2018 and 2017, and the related statements of activities, functional expenses, and cash flows for the years 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 audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the 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 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.

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Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Northeast UAS Airspace Integration Research Alliance, Inc. as of December 31, 2018 and 2017, 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.

Correction of Error

As discussed in Note 10 to the financial statements, certain errors resulting in an overstatement of previously reported grants receivable, accounts payable, revenue and expenses as of December 31, 2017, were discovered by management of the Organization during the year. Accordingly, amounts reported for grants receivable, accounts payable, revenue and expenses have been restated in the 2017 financial statements now presented, and an adjustment has been made to net assets without donor restrictions as of December 31, 2017, to correct the error. Our opinion is not modified with respect to that matter.

Change in Accounting Principle

As discussed in Note 2 to the financial statements, Northeast UAS Airspace Integration Research Alliance, Inc. has implemented the provisions of Accounting Standards Update 2016-14 Not-for-Profit Entities (Topic 958): *Presentation of Financial Statements of Not-for-Profit Entities*. Our opinion is not modified with respect to that matter.

Dermody, Burke & Brown

DERMODY, BURKE & BROWN, CPAs, LLC

Syracuse, NY

May 7, 2019

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

AUDITED FINANCIAL STATEMENTS

STATEMENTS OF FINANCIAL POSITION

December 31, 2018 and 2017

	ASSETS	
	2018	Restated 2017
CURRENT ASSETS		
Cash	\$ 1,486,330	\$ 1,303,811
Accounts Receivable	48,603	51,696
Government Grants Receivable	3,171,641	1,676,552
Prepaid Expenses	9,481	0
	<u>4,716,055</u>	<u>3,032,059</u>
EQUIPMENT AND LEASEHOLD IMPROVEMENTS		
Leasehold Improvements	113,264	0
Equipment	833,652	833,652
Construction-in-Progress	116,200	0
	<u>1,063,116</u>	<u>833,652</u>
Less: Accumulated Depreciation and Amortization	<u>(466,824)</u>	<u>(287,297)</u>
	<u>596,292</u>	<u>546,355</u>
TOTAL ASSETS	<u><u>\$ 5,312,347</u></u>	<u><u>\$ 3,578,414</u></u>
 LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts Payable	\$ 703,753	\$ 323,221
Accrued Expenses	104,076	7,350
Line of Credit	1,680,000	2,000,000
Due to CenterState CEO	290,955	227,546
Deferred Revenue	1,411,020	0
	<u>4,189,804</u>	<u>2,558,117</u>
Total Liabilities	4,189,804	2,558,117
NET ASSETS WITHOUT DONOR RESTRICTIONS	<u>1,122,543</u>	<u>1,020,297</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 5,312,347</u></u>	<u><u>\$ 3,578,414</u></u>

See notes to financial statements.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

STATEMENTS OF ACTIVITIES

Years Ended December 31, 2018 and 2017

	2018	Restated 2017
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS		
Revenue and Support:		
Government Grants	\$ 3,565,967	\$ 1,472,485
Program and Events	138,592	0
Consulting	511,155	449,427
Rental Income	6,000	7,150
In-Kind Contributions	153,250	173,069
Non-Government Grants	0	45,800
Contributions	0	7,500
Miscellaneous Income	58,861	29,352
	<hr/>	<hr/>
Total Revenue and Support	4,433,825	2,184,783
Expenses:		
Program Services	2,830,419	1,276,522
Management and General	1,501,160	965,498
	<hr/>	<hr/>
Total Expenses	4,331,579	2,242,020
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	102,246	(57,237)
Net Assets, Beginning of Year	<hr/> 1,020,297	<hr/> 1,077,534
Net Assets, End of Year	<hr/> <u>\$ 1,122,543</u>	<hr/> <u>\$ 1,020,297</u>

See notes to financial statements.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

STATEMENT OF FUNCTIONAL EXPENSES

Year Ended December 31, 2018 with Comparative Totals
for the Year Ended December 31, 2017

	Program Services	Management and General	Total 2018	2017
Salaries	\$ 749,410	\$ 763,906	\$ 1,513,316	\$ 867,255
Payroll Taxes	65,884	54,392	120,276	77,316
Employee Benefits	83,508	10,599	94,107	45,651
	<u>898,802</u>	<u>828,897</u>	<u>1,727,699</u>	<u>990,222</u>
Total Salaries and Related Expenses				
Commitment Fee	0	0	0	196,773
Depreciation	169,502	10,024	179,526	166,730
Dues and Subscriptions	0	4,545	4,545	5,170
Insurance	33,750	19,333	53,083	37,404
Marketing	23,129	0	23,129	2,155
Meetings	23,429	0	23,429	1,531
Miscellaneous	541	16,501	17,042	3,044
Office Supplies	4,514	57,147	61,661	7,672
Professional Fees	0	94,670	94,670	98,904
Conferences	32,118	70	32,188	2,535
Legal and Accounting	0	94,531	94,531	98,943
Professional Support Services	1,142,815	105,750	1,248,565	285,631
Program Expense	274,819	0	274,819	0
Indirect Support Services - Rent	0	0	0	1,250
Rent	0	45,349	45,349	22,423
Repairs and Maintenance	5,949	0	5,949	2,134
Telephone and Computer	0	57,917	57,917	11,896
Travel	67,801	107,703	175,504	103,707
Interest	0	58,723	58,723	30,827
In-Kind Expenses	153,250	0	153,250	173,069
	<u>1,532,431</u>	<u>1,501,160</u>	<u>3,033,600</u>	<u>2,242,020</u>
TOTAL FUNCTIONAL EXPENSES	<u>\$ 2,830,419</u>	<u>\$ 1,501,160</u>	<u>\$ 4,331,579</u>	<u>\$ 2,242,020</u>

See notes to financial statements.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

STATEMENT OF FUNCTIONAL EXPENSES

Year Ended December 31, 2017

	Program Services	Management and General	Total
Salaries	\$ 551,373	\$ 315,882	\$ 867,255
Payroll Taxes	49,972	27,344	77,316
Employee Benefits	32,333	13,318	45,651
	<hr/>	<hr/>	<hr/>
Total Salaries and Related Expenses	633,678	356,544	990,222
Commitment Fee	0	196,773	196,773
Depreciation	166,730	0	166,730
Dues and Subscriptions	0	5,170	5,170
Insurance	37,404	0	37,404
Marketing	2,155	0	2,155
Meetings	1,531	0	1,531
Miscellaneous	100	2,944	3,044
Office Supplies	354	7,318	7,672
Professional Fees	0	98,904	98,904
Conferences	0	2,535	2,535
Legal and Accounting	20,010	78,933	98,943
Professional Support Services	179,881	105,750	285,631
Indirect Support Services - Rent	0	1,250	1,250
Rent	0	22,423	22,423
Repairs and Maintenance	2,134	0	2,134
Telephone and Computer	0	11,896	11,896
Travel	59,476	44,231	103,707
Interest	0	30,827	30,827
In-Kind Expenses	173,069	0	173,069
	<hr/>	<hr/>	<hr/>
TOTAL FUNCTIONAL EXPENSES	\$ 1,276,522	\$ 965,498	\$ 2,242,020

See notes to financial statements.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

STATEMENTS OF CASH FLOWS

Years Ended December 31, 2018 and 2017

	2018	Restated 2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Unrestricted Net Assets	\$ 102,246	\$ (57,237)
Adjustments to Reconcile Change in Unrestricted Net Assets Provided By Operating Activities:		
Depreciation and Amortization	179,526	166,730
(Increase) Decrease in Operating Assets:		
Accounts Receivable	3,093	54,541
Government Grants Receivable	(1,495,089)	(1,095,257)
Prepaid Expenses	(9,481)	0
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	380,532	252,859
Accrued Expenses	96,726	350
Deferred Revenue	1,411,020	0
	668,573	(678,014)
Net Cash Provided By (Used In) Operating Activities		
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Equipment	(229,463)	0
	(229,463)	0
Net Cash Used In Investing Activities		
CASH FLOWS FROM FINANCING ACTIVITIES		
Net Proceeds from (Payments on) Line-of-Credit	(320,000)	2,000,000
Payments on Note Payable - Mohawk Valley EDGE	0	(123,750)
Proceeds from CenterState CEO	63,409	47,432
	(256,591)	1,923,682
Net Cash Provided By (Used In) Financing Activities		
Net Change in Cash	182,519	1,245,668
Cash, Beginning of Year	1,303,811	58,143
	\$ 1,486,330	\$ 1,303,811
Cash, End of Year		

See notes to financial statements.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 1 – NATURE OF OPERATIONS

The Northeast UAS Airspace Integration Research Alliance (NUAIR) is a New York nonprofit coalition of more than 40 private and public entities and academic institutions working together to operate and manage unmanned aircraft system (UAS) test sites in New York and Massachusetts. NUAIR is teamed with Griffiss International Airport to manage operations of the Federal Aviation Administration designated Griffiss International Airport UAS Test Site. The Organization offers a wide range of services to commercial, civil and educational customers.

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Organization's financial statements have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

Financial Statement Presentation

The financial statements of NUAIR have been prepared in accordance with U.S. generally accepted accounting principles ("US GAAP"), which require the Organization to report information regarding its financial position and activities according to the following net asset classifications:

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 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 Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. There were no net assets with donor restrictions at December 31, 2018 and 2017.

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES – Continued

Contributions

Unconditional promises to give cash and other assets are reported at fair value at the date the promise is received, which is then treated as cost. The gifts are reported as with donor restriction support if they are received with donor stipulations that limit the use of the donated assets.

Contributions are considered available for general use unless specifically restricted by the donor and are recorded when received. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. 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 statements of activities.

Revenue Recognition

A majority of the activities of the Organization are funded by government grants and corporate contributions. Revenue is recognized when earned and support when the contributions are made.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Organization uses the indirect method of reporting net cash flows from operating activities, and considers all short-term investments with an original maturity of three months or less to be cash equivalents. At December 31, 2018 and 2017, there were no cash equivalents.

The Organization maintains its cash in bank accounts, which at times, may exceed federally insured limits. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk with respect to cash.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES – Continued

Government Grants Receivable

Grants receivable consists mainly of amounts due from governmental agencies to grow the drone industry in Central New York and the Mohawk Valley. Payment for these services was not received by the Organization at year-end. The management of the Organization reviews the collectability of the accounts receivable on a monthly basis and has determined no allowance is necessary for the years ended December 31, 2018 and 2017.

Accounts Receivable

Accounts receivable consists mainly of amounts due from customers as a result of providing services. Payment for these items was not received by the Organization at year-end. The Organization has reviewed the collectability of the accounts receivable and has determined that no reserve for doubtful accounts needs to be established.

In-Kind Contributions

The Organization receives various in-kind contributions throughout the year. Some of the contributions received were rent, marketing, subject matter experts' time, and government relations services. The Organization values these amounts at an estimate of fair market value. At December 31, 2018 and 2017, the in-kind contributions received were estimated at a value of \$153,250 and \$173,069, respectively. These in-kind contributions have been recorded in the statements as both revenue and expense.

Equipment and Leasehold Improvements

Equipment and leasehold improvements are recorded at cost. It is the Organization's policy to capitalize individual expenditures for these items in excess of \$1,000. Lesser amounts are expensed. Depreciation and amortization are recorded on the straight-line method over the estimated economic useful life of the respective asset. Depreciation and amortization expense was \$179,526 and \$166,730 for the years ended December 31, 2018 and 2017, respectively.

When properties are retired or otherwise disposed of, the related costs and accumulated depreciation and amortization are removed from the accounts and any gain or loss is recorded in the statements of activities.

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES – Continued

Impairment of Long-Lived Assets

The Organization reviews long-lived assets, including property and equipment, for impairment whenever events or changes in business circumstances indicate that the carrying amount of an asset may not be fully recovered. An impairment loss would be recognized when the estimated future cash flows from the use of the asset are less than the carrying amount of that asset. The Organization has determined that no impairment existed at December 31, 2018.

Deferred Revenue

Deferred revenue represents funding advances for which the related expenditure will be incurred in a future year.

Functional Allocation of Expenses

The costs of providing various programs and activities have been summarized on a functional basis in the statements of functional expenses. Management and general expenses are allocated to the various programs in the form of internal charges based on space occupied, time expended, budgeted allowable share of overhead, etc.

Income Taxes

The Organization is exempt from federal income tax under Section 501(c)(4) of the Internal Revenue Code. Accordingly, and under similar requirements of New York State law, no provision has been made for federal or state taxes. Management believes that substantially all of the Organization's income during the years ended December 31, 2018 and 2017, was related to the Organization's exempt purpose.

Advertising

Marketing and promotion costs includes non-direct response advertising, which are expensed as incurred. These costs, charged to marketing expense, amounted to \$23,129 and \$2,155 in 2018 and 2017, respectively.

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES – Continued

Use of Estimates

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

Concentrations of Revenue

The Organization receives substantially all of its funding from governmental contracts and grants. Large program budget cuts by these funding agencies could have a significant impact upon funding of program services.

New Accounting Pronouncement

On August 18, 2016, FASB issued ASU 2016-14, Not-for-Profit Entities (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities*. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. NUAIR has adjusted the presentation of these statements accordingly. The ASU has been applied retrospectively to all periods presented.

Subsequent Events

Management has evaluated events through May 7, 2019, which is the date the financial statements were available to be issued.

NOTE 3 – AVAILABILITY AND LIQUIDITY

The Organization has \$4,706,574 of financial assets available within one year of the balance sheet date to meet cash needs for general expenditures consisting of cash of \$1,486,330 and government and accounts receivable of \$3,220,244. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. The Organization also has lines-of-credit available to meet cash flow needs (See Note 6).

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 4 – GOVERNMENT GRANTS RECEIVABLE

The Organization has been awarded working capital grants from the New York State Urban Development Corporation doing business as Empire State Development (ESD). In 2017, ESD also awarded the Organization a \$30,000,000 grant (project number AB 925) for a job closing fund, working capital costs and to develop a 50-mile flight traffic management system between Syracuse, New York and Griffiss International Airport, in Rome, New York.

At December 31, 2018 and 2017, grants receivable consist of the following:

Project Number	Award Amount	2018	2017
Z042/Z325	\$ 1,600,000	\$ 182,181	\$ 182,181
AA157	600,000	0	1,129
AA304	500,000	60,946	60,946
AB925	30,000,000	<u>2,928,514</u>	<u>1,432,296</u>
Total Government Grants Receivable		<u>\$ 3,171,641</u>	<u>\$ 1,676,552</u>

These grants are subject to audit by ESD. Such audits may result in disallowances and a request for a return of funds. The Organization believes disallowances, if any, will be immaterial.

NOTE 5 – SUPPORT SERVICES

CenterState CEO (CEO) provides certain administrative support services to the Organization. The President of CEO is the Board President of the Organization. The support services include professional and administrative staff services; administrative support including accounting, grant management, and secretarial services; overhead and equipment support; funding support; and additional services as may be necessary and proper to effectively operate the Organization to assist its organizational goals; provided, however, that funding is available for such additional services. The agreement was effective from January 1, 2017 through December 31, 2018 and was renewable for an additional twenty-four months. At December 31, 2018, the agreement was not renewed. Support services provided amounted to \$105,750 in both 2018 and 2017. The amount due to CEO was \$290,955 and \$227,546 at December 31, 2018 and 2017, respectively.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 6 – LINES-OF-CREDIT

In 2017, the Organization entered into an unsecured revolving line-of-credit agreement with CEO. The terms of the agreement allow for a maximum borrowing of up to \$750,000 and is payable upon demand. Interest expenses on the outstanding principal on the line-of-credit is calculated at 100 basis points in excess of the prime rate. Prime rate was 5.5% and 4.5% at December 31, 2018 and 2017, respectively. There was no outstanding balance at December 31, 2018 and 2017.

In December 2017, the Organization entered into a \$2,000,000 line-of-credit agreement with a bank at a variable interest rate of one month LIBOR plus 300 basis points. The line-of-credit is secured by the assets of the Organization. The outstanding balance was \$1,680,000 and \$2,000,000 at December 31, 2018 and 2017, respectively. In 2019, the outstanding balance on the line-of-credit was paid off and the line-of-credit was closed.

In December 2018, the Organization entered into a \$4,000,000 line-of-credit agreement with a bank at a variable interest rate of LIBOR plus LIBOR rate margin. The line-of-credit is secured by the assets of the Organization. There was no outstanding balance at December 31, 2018 and 2017.

Interest paid on the lines-of-credit was as \$58,723 and \$30,827 for the years ended December 31, 2018 and 2017, respectively.

NOTE 7 – EMPLOYEE RETIREMENT PLAN

The Organization sponsors a 401(k) plan that covers employees who have completed a minimum of one year of service. Contributions to the plan are 3% of an employee's annual compensation, plus a match of up to 2% for 4% of an employee's contribution. Retirement plan expense was \$35,641 and \$23,748 for 2018 and 2017, respectively.

NOTE 8 – ECONOMIC DEPENDENCY

A significant portion of support is funded from government grants. Significant program budget cuts by these funding organizations could have a potential impact upon the funding of program services.

**NORTHEAST UAS AIRSPACE INTEGRATION
RESEARCH ALLIANCE, INC.**

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 and 2017

NOTE 9 – COMMITMENTS

Lease Commitments

In October 2017, the Organization entered into a formal agreement to sublease hangar space that was previously being subleased on a month to month basis. The terms of the agreement call for monthly payments of \$1,000 commencing October 15, 2017 through October 14, 2019. Rent received was \$6,000 and \$7,150 for the years ended December 31, 2018 and 2017, respectively. The agreement was terminated in 2018.

In February 2018, the Organization executed a three-year lease for office space. The terms of the lease call for annual rent of \$36,000, payable in equal monthly installments. Beginning with the second lease year and for each lease year thereafter, including any extension terms, the Organization will pay as additional rent an operating expense escalation over the base year 2018 equal to 7% of the total difference between the base year operating expenses and the then current year operating expenses. Rental expense was \$24,000 and \$-0- for the years ended December 31, 2018, and 2017, respectively. At December 31, 2018, minimum future rental expense is \$36,000 for 2019 and 2020 and \$3,000 for 2021.

Construction Commitment

In July 2018, the Organization entered into a three-year contract for \$8,583,920 with a contractor to provide the design, procurement, and installation for the flight traffic management system. One of the Organization's board members is the contractor's chief executive officer. At December 31, 2018, there is \$116,200 recorded in construction in progress and accounts payable on the statements of financial position related to this contract.

NOTE 10 – RESTATEMENT

In 2018, additional guidance was provided by ESD on the administration of the \$30,000,000 grant. As a result, grants receivable and revenue decreased \$1,539,054 and accounts payable and expenses decreased \$700,000 for the year ended December 31, 2017. This resulted in a decrease in net assets without donor restrictions of \$839,054 at December 31, 2017.