

2018-2019 FISCAL REPORT

Statement Of Activities: March 2019

	Year To Date			Prior Year		
	Actual	Budget	Under (Over)	Actual	FY2019 Budget	Available
Support and Revenues						
Assessment - current	6,600,000	6,600,000		6,600,000	8,800,000	
Other revenues	191,638	110,000		167,208	160,000	
Total Support and Revenues	6,791,638	6,710,000	(81,638)	6,767,208	8,960,000	2,168,362
Program Services						
Administration						
Personnel	497,527	487,634	(9,893)	452,434	652,173	154,646
Other direct expenses	-	-	-	-	-	-
Total Administration	497,527	487,634	(9,893)	452,434	652,173	154,646
Marketing						
Personnel	401,404	436,132	34,727	364,860	526,804	125,400
Other direct expenses	334,474	346,525	12,051	284,806	486,700	152,226
Total Marketing	735,878	782,656	46,778	649,667	1,013,504	277,626
Social Services						
Personnel	-	-	-	-	-	-
Other direct expenses	50,150	53,000	2,850	50,227	86,000	35,850
Total Social Services	50,150	53,000	2,850	50,227	86,000	35,850
Public Safety						
Personnel	1,235,989	1,347,618	111,629	1,208,269	1,842,888	606,899
Other direct expenses	86,191	77,550	(8,641)	71,628	94,400	8,209
Total Public Safety	1,322,181	1,425,168	102,988	1,279,897	1,937,288	615,107
Sanitation						
Personnel	2,340,161	2,507,986	167,825	2,182,405	3,446,612	1,106,451
Other direct expenses	364,335	241,125	(123,210)	195,094	271,800	(92,535)
Total Sanitation	2,704,496	2,749,111	44,615	2,377,499	3,718,412	1,013,916
Broadway Plazas	294,752	315,500	20,748	231,008	747,000	452,248
Capital Projects	438,417	775,276	336,860	305,607	1,611,212	1,172,795
Total Program Services	6,043,400	6,588,346	544,946	5,346,339	9,765,589	3,722,189
General Operating	819,981	888,289	68,308	798,976	1,289,664	469,683
Total Expenses	6,863,381	7,476,635	613,254	6,145,316	11,055,253	4,191,872
Excess revenue over expenses	(71,743)	(766,635)		621,892	(2,095,253)	

Note: 1. The above statement does not reflect accruals. If these expenses were paid, the result would be an additional outlay of approximately \$ 70,000.

Current Operating Budget Fiscal Year Ended June 30, 2019

	Marketing Information Services	Admin	Security	Sanitation	Social Services	Capital Projects	(FY 18/19) 2019 Budget Total
Support and Revenues							
Assessment							8,800,000
Other revenues (interest, contributions)							160,000
Net support & revenue							8,960,000
Personnel							
Executive Salaries		508,873	106,518	112,161			727,552
Supervisors / Dispatchers / Support	157,004		180,433	267,479		170,662	775,577
Hourly Staff			998,737	1,699,552			2,698,289
Medical Benefits	36,700	69,000	325,000	724,000		51,000	1,205,700
Payroll Taxes	15,700	38,200	128,600	207,900		13,700	404,100
State Insurance	3,700	3,800	40,000	110,000		2,600	160,100
Pension	4,700	32,300	38,600	62,400		4,700	142,700
Outside Contractors / Consultants	309,000		25,000	263,120			597,120
Total Personnel Expenses	526,804	652,173	1,842,888	3,446,612	0	242,662	6,711,138
Other Expenses							
Supplies / Equipment			29,400	130,300			159,700
Recruitment			1,000	1,500			2,500
Uniforms			10,000	20,000			30,000
Insurance	67,000		54,000	120,000		35,000	276,000
Broadway Plazas						712,000	712,000
Project Expenses	419,700				86,000	1,368,550	1,874,250
Total Direct Expenses	1,013,504	652,173	1,937,288	3,718,412	86,000	2,358,212	9,765,588
General Operating							
Rent, Utilities and Leasehold Costs							537,300
Insurance							47,000
Telephone							18,500
Postage							4,000
Messenger							1,000
Office Supplies							5,000
Dues & Subscriptions							25,000
Repairs & Maintenance							47,000
Local Travel							2,000
Meetings & Conferences							53,000
Printing							20,000
Annual Report							19,000
Professional Fees (incls trademarks/lobbying)							123,500
Equipment / Office Expense							70,000
Amortization of Leasehold Improvements							30,000
Office Support							184,664
Medical							81,300
Payroll taxes / State Insurance / Pension							21,400
Total General Operating Expenses							1,289,664
Allocation based on District Plan	193,450	180,553	451,382	438,486	25,793	0	
	15.00%	14.00%	35.00%	34.00%	2.00%	0.00%	
Total Program Expenses	1,206,954	832,726	2,388,670	4,156,897	111,793	2,358,212	11,055,252
Excess revenues over expenses							(2,095,252)

Approved Operating Budget Fiscal Year Ended June 30, 2020

	Marketing Information Services	Admin	Security	Sanitation	Special Projects	Capital Projects	(FY 19/20) 2019 Budget Total
Support and Revenues							
Assessment							13,000,000
Other revenues (interest, contributions)							160,000
Net support & revenue							13,160,000
Personnel							
Executive Salaries		529,228	60,589	60,589			650,407
Supervisors / Dispatchers / Support	167,484		196,530	291,936		201,568	857,518
Hourly Staff			1,048,673	1,739,289			2,787,962
Medical Benefits	40,000	75,000	340,000	800,000		46,000	1,301,000
Payroll Taxes	16,700	39,700	130,600	209,200		16,100	412,300
State Insurance	4,500	4,600	45,000	125,000		2,700	181,800
Pension (3%)	5,000	32,900	39,200	62,800		5,500	145,400
Outside Contractors / Consultants	185,000		25,000	289,432			499,432
Total Personnel Expenses	418,684	681,428	1,885,592	3,578,247	0	271,868	6,835,819
Other Expenses							
Supplies / Equipment			63,400	194,000			257,400
Recruitment			1,000	1,500			2,500
Uniforms			10,000	23,000			33,000
Insurance - Plaza	18,000		35,000	350,000		18,000	421,000
Broadway Plazas						597,000	597,000
Project Expenses	226,200		88,580		2,500,000	524,200	3,338,980
Total Direct Expenses	662,884	681,428	2,083,572	4,146,747	2,500,000	1,411,068	11,485,699
General Operating							
Rent, (w/ electric)							580,800
Insurance							55,000
Telephone							20,000
Postage							4,000
Messenger							1,000
Office Supplies							5,000
Dues & Subscriptions							25,000
Repairs & Maintenance							47,000
Local Travel							2,000
Meetings & Conferences							53,000
Printing							20,000
Annual Report							21,000
Professional Fees (incls trademarks/lobbying)							123,500
Equipment / Office Expense							70,000
New Leasehold Improvements (old Amort)							525,000
Office Support							186,093
Medical							89,000
Payroll taxes / State Insurance / Pension							28,500
Total General Operating Expenses							1,855,893
Allocation based on District Plan	278,384	259,825	649,563	631,004		37,118	
	15.00%	14.00%	35.00%	34.00%		2.00%	
Total Program Expenses	941,268	941,253	2,733,135	4,777,750	2,500,000	1,448,186	13,341,592
Excess revenues over expenses							(181,592)

Budget Notes

There were 466 tax lots in the Garment District Alliance in Fiscal Year 2018 – 2019 in 9 whole and 16 partial blocks. The total assessed value of the commercial properties in the district for Fiscal Year 2018 – 2019 was \$3,996,944,233.

The BID District Assessment charge, was set at 0.0022016 of the total District assessment (and was applied to individual commercial property valuations) to fund a \$8,800,000.00 budget. The rate for 2019 – 2020 will be higher or lower, depending upon the higher or lower total assessed value of commercial property in the district and the final budget for the Garment District Alliance as approved by the City. Residential properties pay a \$1.00 per lot charge, and government and tax-exempt properties are not assessed for the District charge.

The Garment District Alliance charge for the upcoming year 2019 – 2020, is set at the end of May and is based on the City's final assessment roll published at that time. There is no provision in the State law for rebates of the District charge to owners who, through certiorari proceedings subsequent to the end of May, successfully reduce their assessed value for the current year or for any period of years prior to the end of May of the current year. A reduced District charge to an individual property with reduced assessed value is reflected in a lower District charge for the budget year immediately following. The Garment District Alliance adheres to this principle and follows precedent set by the other New York City and State Business Improvement Districts.

The Garment District Alliance works to expand its program activities by supplementing assessment revenues with grants, corporate sponsorships, and other program fees.

The 2019 – 2020 budget, which is shown herein, is being presented with \$13,000,000 in assessment income, which reflects increased operating expenses and program costs, including the special garment programming. This budget was approved and submitted to the City by the Garment District Alliance Board of Directors.

The Garment District Alliance has retained a contingency fund for use in the event of an unexpected interruption in cash flow. This contingency fund is \$3,500,000, which represents approximately 3.5 months of operational expenses.

Requested Assessment For Fiscal Year 2019 – 2020

The Garment District Alliance (also known as the Fashion Center District Management Association, Inc.) requests a \$13,000,000 assessment for 2019 – 2020.

The assessment history of the Garment District Alliance is:

1993 - 1994 (¾ year)	\$2,225,000	2007 - 2008	\$5,000,000
1994 - 1995	\$3,000,000	2008 - 2009	\$5,000,000
1995 - 1996	\$3,000,000	2009 - 2010	\$5,000,000
1996 - 1997	\$3,000,000	2010 - 2011	\$5,750,000
1997 - 1998	\$3,000,000	2011 - 2012	\$5,750,000
1998 - 1999	\$3,000,000	2012 - 2013	\$5,750,000
1999 - 2000	\$3,000,000	2013 - 2014	\$7,800,000
2000 - 2001	\$3,000,000	2014 - 2015	\$7,800,000
2001 - 2002	\$3,000,000	2015 - 2016	\$7,800,000
2002 - 2003	\$4,000,000	2016 - 2017	\$7,800,000
2003 - 2004	\$4,000,000	2017 - 2018	\$8,800,000
2004 - 2005	\$4,000,000	2018 - 2019	\$8,800,000
2005 - 2006	\$4,360,000	2019 - 2020 (requested)	\$13,000,000
2006 - 2007	\$4,360,000		

Statements of Financial Position

	<u>2018</u>	<u>2017</u>
Assets		
Cash	4,939,754	4,900,426
Property & Equipment	9,924	12,404
Prepaid & Other Assets	145,231	102,822
Total	5,094,909	5,015,652
Liabilities / Net Assets		
Liabilities	297,511	226,472
Net Assets	4,797,398	4,789,180
Total	5,015,652	5,015,652

Statements of Activities

	<u>2018</u>	<u>2017</u>
Support and Revenues		
Assessment Revenue	8,800,000	7,800,000
Contributions / Other	209,607	210,378
Total Support and Revenues	9,009,607	8,010,378
Expenses		
Marketing / Promotion	1,080,520	966,082
Security	1,761,250	1,590,199
Sanitation	3,259,076	2,435,296
Social Services	96,534	94,858
Capital Projects	1,478,461	1,368,145
Administration	1,325,548	1,285,245
Total Expenses	9,001,389	7,739,825
Increase in net assets	8,218	270,553