

2020-2021 FISCAL REPORT

Budget Notes

There were 483 tax lots in the Garment District Alliance in Fiscal Year 2020 - 2021 in 9 whole and 16 partial blocks. The total assessed value of the commercial properties in the district for Fiscal Year 2020 - 2021 was \$4,546,405,145

The BID District Assessment charge, was set at 0.0028594 of the total District assessment (and was applied to individual commercial property valuations) to fund a \$13,000,000.00 budget. The rate for 2021 - 2022 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 2021 - 2022, 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 2021 - 2022 budget, which is shown herein, is being presented with \$13,000,000 in assessment income, the same as last year. 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 \$6,500,000, which represents approximately 6 months of operational expenses.

Requested Assessment For Fiscal Year 2021 - 2022

The Garment District Alliance (also known as the Fashion Center District Management Association, Inc.) requests a \$13,000,000 assessment for 2021 - 2022.

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	\$10,900,000
2006 - 2007	\$4,360,000	2020 - 2021	\$13,000,000
		2021 - 2022 (requested)	\$13,000,000

Statement Of Activities: March 2021

	Year To Date			Prior Year Actual	FY 2021 Budget	Available
	Actual	Budget	Under (Over)			
Support and Revenues:						
Assessment - current	9,749,997	9,749,997		8,175,000	13,000,000	
Other Revenues	46,496	72,000		101,398	-	
Total Support and Revenues	<u>9,796,493</u>	<u>9,821,997</u>	<u>25,504</u>	<u>8,276,398</u>	<u>13,000,000</u>	<u>3,203,507</u>
Program Services:						
Administration						
Personnel	439,001	522,370	83,368	479,271	699,598	260,597
Other direct expenses	-	-	-	-	-	-
Total Administration	<u>439,001</u>	<u>522,370</u>	<u>83,368</u>	<u>479,271</u>	<u>699,598</u>	<u>260,597</u>
Public Safety						
Personnel	1,388,414	1,397,417	9,003	1,272,176	1,891,492	503,078
Other direct expenses	112,693	144,534	31,841	113,898	184,602	71,909
Total Public Safety	<u>1,501,108</u>	<u>1,541,951</u>	<u>40,844</u>	<u>1,386,073</u>	<u>2,076,094</u>	<u>574,986</u>
Sanitation						
Personnel	2,136,149	2,729,672	593,522	2,376,334	3,740,795	1,604,646
Other direct expenses	527,537	586,650	59,113	480,456	743,400	215,863
Total Sanitation	<u>2,663,686</u>	<u>3,316,322</u>	<u>652,635</u>	<u>2,856,791</u>	<u>4,484,195</u>	<u>1,820,509</u>
General Operating	739,630	935,168	195,538	847,205	1,279,018	539,388
Broadway Plazas	283,176	336,800	53,624	289,893	524,200	241,024
Capital Projects	650,783	557,112	(93,671)	405,772	742,808	92,025
Marketing						
Personnel	197,137	212,553	15,416	289,047	358,083	160,946
Other direct expenses	87,733	113,361	25,628	269,285	190,620	102,887
Total Marketing	<u>284,870</u>	<u>325,914</u>	<u>41,045</u>	<u>558,333</u>	<u>548,703</u>	<u>263,833</u>
Special Projects	370,762	708,723	337,961	55,920	2,500,000	2,129,238
Total Expenses	<u>6,933,016</u>	<u>8,244,359</u>	<u>1,311,343</u>	<u>6,879,257</u>	<u>12,854,616</u>	<u>5,921,600</u>
Excess of Revenues Over Expenses	<u>2,863,477</u>	<u>1,577,638</u>		<u>1,397,141</u>	<u>145,384</u>	

Notes:

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, 2021

							(FY 20/21)
	Marketing Info. Serv.	Admin.	Security	Sanitation	Special Projects	Capital Projects	2021 Budget Total
Support and revenue							
Assessment							13,000,000
Other revenue (interest, contributions)							
Net support and revenue							13,000,000
Personnel							
Executive Salaries		550,398	61,505	61,505			673,408
Supervisors/Dispatchers/Support	148,183		198,767	303,396		211,608	861,955
Hourly Staff			1,090,620	1,808,861			2,899,481
Medical Benefits	42,000	67,000	325,000	870,000		42,000	1,346,000
Payroll taxes	14,800	41,300	135,100	217,400		16,900	425,500
State Insurance	4,600	4,700	30,000	125,000		3,500	167,800
Pension (3%)	4,500	36,200	40,500	65,200		6,400	152,800
Total personnel	214,083	699,598	1,881,492	3,451,363	0	280,408	6,526,944
Other Expenses							
Outside Contractors / Consultants	144,000		10,000	289,432			443,432
Supplies/Equipment			65,302	353,400			418,702
Recruitment			1,000	1,000			2,000
Uniforms			5,000	24,000			29,000
Insurance - Plaza			37,000	365,000		18,300	420,300
Broadway Plazas						505,900	505,900
Project Expenses	190,620		76,300		2,500,000	462,400	3,229,320
Total Direct Expenses	548,703	699,598	2,076,094	4,484,195	2,500,000	1,267,008	11,575,598
General Operating							
Rent (w/ electric)							627,800
Insurance							57,000
Telephone							30,000
Postage							3,000
Messenger							250
Office Supplies							5,000
Dues & Subscriptions							25,000
Repairs & Maintenance							30,000
Local Travel							1,000
Meetings & Conferences							50,000
Printing							12,000
Annual Report							21,000
Professional Fees (incl trademarks/lobbying)							45,000
Equipment / Office Expense							35,000
New Leasehold Improvements (old Amort)							60,000
Office Support (Salary)							180,468
Medical							71,000
Payroll taxes / State Insurance / Pension							25,500
Total General Operating							1,279,018
Allocation based on Direct Expenses	60,628 4.74%	77,300 6.04%	229,393 17.94%	495,470 38.74%	276,231 21.60%	139,995 10.95%	
Total Program Expenses	609,331	776,899	2,305,487	4,979,665	2,776,231	1,407,003	12,854,616
Excess revenues over expenses:							145,384

Approved Operating Budget Fiscal Year Ended June 30, 2022

	Marketing Info. Serv.	Admin.	Security	Sanitation	Special Projects	Capital Projects	2022 Budget Approved
Support and revenue							
Assessment							13,000,000
Other revenue (interest, contributions)							
Total support and revenue							13,000,000
Personnel							
Executive Salaries		573,638	63,965	63,965			701,568
Supervisors/Dispatchers/Support	154,111		206,718	315,533		223,673	900,034
Hourly Staff			934,245	1,881,215			2,815,460
Medical Benefits	44,000	7,000	365,000	880,000		44,000	1,340,000
Payroll taxes	15,400	43,000	120,500	226,100		17,900	422,900
State Insurance	4,600	4,700	35,000	120,000		3,100	167,400
Pension (3%)	4,650	37,450	36,100	67,800		5,550	151,550
Total personnel	222,761	665,788	1,761,528	3,554,613	0	294,223	6,498,913
Other Expenses							
Outside Contractors / Consultants	169,000		790,000	318,375			1,277,375
Supplies/Equipment			65,302	373,400			438,702
Recruitment			1,000	1,000			2,000
Uniforms			5,000	24,000			29,000
Insurance - Plaza			43,000	421,000		22,000	486,000
Broadway Plazas						457,400	457,400
Project Expenses	126,800		78,681		2,500,000	524,400	3,229,881
Total Direct Expenses	518,561	665,788	2,744,511	4,692,388	2,500,000	1,298,023	12,419,271
General Operating							
Rent (w/ electric)							678,700
Insurance							67,000
Telephone							20,000
Postage							2,000
Messenger							250
Office Supplies							5,000
Dues & Subscriptions							20,000
Repairs & Maintenance							30,000
Local Travel							1,000
Meetings & Conferences							25,000
Printing							12,000
Annual Report							21,000
Professional Fees (incls trademarks/lobbying)							45,000
Equipment / Office Expense							35,000
New Leasehold Improvements (old Amort)							60,000
Office Support							138,815
Medical							56,000
Payroll taxes / State Insurance / Pension							22,000
Total General Operating							1,238,765
Allocation based on Direct Expenses	51,724	66,409	273,752	468,044	249,363	129,472	
	4.18%	5.36%	22.10%	37.78%	20.13%	10.45%	
Total Program Expenses	570,285	732,197	3,018,263	5,160,432	2,749,363	1,427,495	13,658,035
Excess revenues over expenses							(658,035)

Statements of Financial Position

	<u>2020</u>	<u>2019</u>
ASSETS		
Cash and investments	\$ 6,185,975	\$ 4,563,120
Property and equipment	551,338	230,018
Prepaid and other assets	<u>107,265</u>	<u>110,776</u>
TOTAL	<u>\$ 6,844,578</u>	<u>\$ 4,903,914</u>

LIABILITIES/NET ASSETS

Liabilities	\$ 427,767	\$ 338,503
Net assets	<u>6,416,811</u>	<u>4,565,411</u>
TOTAL	<u>\$ 6,844,578</u>	<u>\$ 4,903,914</u>

STATEMENTS OF ACTIVITIES

	<u>2020</u>	<u>2019</u>
SUPPORT AND REVENUES		
Assessment revenue	\$ 10,900,000	\$ 8,800,000
Contributions / other	<u>120,496</u>	<u>185,893</u>
TOTAL	<u>11,020,496</u>	<u>8,985,893</u>
EXPENSES		
Marketing / promotion	906,908	1,093,619
Security	1,986,712	1,986,853
Sanitation	3,924,212	3,863,020
Social services	31,047	93,397
Capital projects	1,344,453	1,372,298
Special projects	112,134	-
Administration	<u>863,630</u>	<u>808,693</u>
TOTAL	<u>9,169,096</u>	<u>9,217,880</u>
Increase in net assets	<u>\$ 1,851,400</u>	<u>\$ (231,987)</u>

Summary of Financial Statements dated December 7, 2020, prepared by Skody Scot & Company CPAs PC.
A copy of the complete audited financial statements is available upon request.