

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF
CITY CLERK
NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION

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MIRANDA C. PASTER
ACTING DIVISION HEAD

July 10, 2014

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council District 14

REGARDING: THE DOWNTOWN INDUSTRIAL DISTRICT BUSINESS IMPROVEMENT DISTRICT'S 2014 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Downtown Industrial District Business Improvement District's ("District") 2014 fiscal year (CF 12-0931). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with Section 36600 et seq. of the California Streets and Highways Code ("State Law"), an Annual Planning Report for the District must be submitted for approval by the City Council. The District's Annual Planning Report for the 2014 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

BACKGROUND

The Downtown Industrial District Business Improvement District was established on July 15, 2009 by and through the City Council's adoption of Ordinance No. 180801, which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The City Council established the District pursuant to State Law.

ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk and shall refer to the district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following: any proposed changes in the boundaries of the district or in any benefit zones within the district; the

improvements and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and the activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of any contributions to be made from sources other than assessments levied.

The District Board has made no significant changes to 2014 budget from the 2013 budget categories. The descriptions of the budget categories have not changed from the approved Management District Plan.

The attached Annual Planning Report, which was approved by the District's Board at their December 6, 2013 meeting, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

FISCAL IMPACT

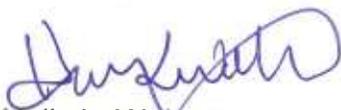
There is no impact to the General Fund associated with this action.

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Downtown Industrial District Business Improvement District's 2014 fiscal year complies with the requirements of the State Law.
2. ADOPT the attached Annual Planning Report for the Downtown Industrial District Business Improvement District's 2014 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott
Interim City Clerk

HLW:MCP:RMH:rks

Attachment: Downtown Industrial District Business Improvement District's 2014 Fiscal Year Annual Planning Report



Central City East Association

Los Angeles Downtown Industrial District
Business Improvement District

Board of Directors

Chairperson

Larry Rauch
Los Angeles Cold Storage

Vice-Chair

Mark Shirbane
Ore-Cal Corporation

Treasurer

Matt Klein
Triangle Plaza

Secretary

Ernest Doizaki
American Fish and Seafood

Jim Barich

Young's Market Company

Dilip Bhavnani

Legendary Developments, LLC

Richard Gardner

LA Wholesale Produce Market

Howard Klein

HBK Investments

Alexander Palermo

Divine Pasta

Michael Tansey

Peterson/Tansey

Chairman Emeritus

Charlie Woo

Mega Toys

Accountant

Ken Coelho, CPA
RBZ, LLP

Executive Director

Estela Lopez

Managing Director

Jessica Whaley

Director of Operations

Edward Camarillo

Deputy Director of Operations

Fred Faustino

December 6, 2013

Holly Wolcott
Interim City Clerk
Office of the City Clerk
Los Angeles City Hall
200 North Spring Street Room 360
Los Angeles, CA 90012

Attachment

RE: 2014 Annual Planning Report for the Downtown Industrial District Business Improvement District (BID)

Dear Ms. Wolcott,

The Central City East Association (CCEA), a California non-profit organization, requested the Board of Directors (Advisory Board) of the Downtown Industrial District BID review the proposed 2014 budget and activities (attached). Through agreement number C-116178, CCEA contracted with the City of Los Angeles to manage services provided to the Downtown Industrial District BID.

During their meeting of December 6, 2013 the Downtown Industrial District BID Board of Directors reviewed, discussed and unanimously approved this 2014 Annual Planning Report.

On behalf of the Downtown Industrial District BID Board of Directors, I would like to present this approved 2014 Annual Planning Report for the Downtown Industrial District BID to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please contact me or our executive director, Estela Lopez, if you have any questions or need additional information.

Sincerely,

Larry Rauch, Chairman
Downtown Industrial District BID Board of Directors



Central City East Association

*Los Angeles Downtown Industrial District
Business Improvement District*

**ANNUAL PLANNING
REPORT**

For

**DOWNTOWN LOS ANGELES
INDUSTRIAL DISTRICT
Business Improvement District**

2014

2014 ANNUAL PLANNING REPORT

DOWNTOWN INDUSTRIAL DISTRICT BID

Supported by a coalition of property and business owners, the Los Angeles Downtown Industrial District BID (LADID) is a benefit assessment district that since its inception has benefitted the parcels within its boundaries. The district will continue its successful public safety and maintenance programs, trash/debris collection, stakeholder advocacy, economic development and communication services.

District Name: Downtown Industrial District BID

Fiscal Year of Report: This Annual Planning Report for the LADID is for Fiscal Year January 1 through December 31, 2014.

Boundaries: Boundaries of the District will remain the same in 2014 as in previous years, consistent with the boundaries set forth in the April 2009 Management District Plan, which are: On the West by San Pedro from 8th Street to 7th Street and both sides of San Pedro from 7th Street to 3rd Street. On the North by 3rd Street. On the East by Alameda Street. On the South by Olympic Boulevard and 8th Street. A more detailed description of the boundaries is listed in the April 2009 Management District Plan.

Benefit Zones: The benefit zones within the District will remain the same for 2014 as in previous years. There are two Benefit Zones, consistent with the April, 2009 Management District Plan. The boundaries of those benefit zones are as follows:

- Zone One is comprised of primarily smaller parcels than Zone Two with buildings that front on the street. Zone One contains the highest concentration of retail uses in the District, the highest pedestrian counts and the highest historical demand for clean and safe services. The west boundary for zone one is the west boundary for the District. The north boundary is 3rd Street. The east boundary is Central Avenue and the south boundary is 8th Street.
- Zone Two is comprised of primarily large parcels that are completely fenced and has a much lower historical demand for clean and safe services. Zone Two is predominately wholesale, industrial and market uses such as seafood markets, which have very little pedestrian traffic and operate predominately during the night hours. The west boundary for zone two is Central Avenue. The north boundary is 3rd Street. The east boundary is Alameda Street and the south boundary is Olympic Boulevard.

Non-profit parcels comprise their own special benefit category. While geographically dispersed throughout the District and not concentrated in one contiguous "zone," these parcels are assessed exclusively for their share of the District's sidewalk sanitation services. A detailed explanation of this cost-benefit ratio can be found on Pages 7 & 8 of this report.

Improvements and Activities for 2014: The following are the improvements and activities planned by the Downtown Industrial District BID by category as listed in the Management District Plan.

These activities and improvements are intended to stimulate commerce and improve the business environment within District boundaries by making each individual assessed parcel safer, cleaner and more attractive, which will encourage investment dollars in the District and increase business recruitment and retention. These activities specially benefit each individual assessed parcel, including commercial, industrial, government, and residential. Non-profit parcels benefit specifically from the sidewalk cleaning programs.

Downtown Industrial District BID Safe Team

The Downtown Industrial District Business Improvement District Safety Program will continue providing security services within the District in the form of roving uniformed bicycle and vehicle patrols. The LADID boundaries include Los Angeles' skid row, acknowledged as the area with the nation's highest concentration of homeless and unsheltered individuals. The area is also home to a centralized network of social services for the mentally ill, indigent and formerly incarcerated. This presents unparalleled challenges to the economic viability of the District, once a center of the City's thriving industrial economy.

The purpose of the Safe Team Program is to deter, respond to and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and alleys. The presence of the Safe Team Program is intended to address such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, aggressive panhandling, illegal vending, illegal dumping and scavenging. The program supplements, but does not replace, other ongoing police or private security efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and will report illegal activities to the LAPD. The Safe Team Program will only provide its services within the District boundaries. The benefit to property owners from these services is increased commercial activity that directly relates to increases in lease rates and customer usage.

Generally, the frequency of security patrols will be highest in Benefit Zone One because it is the zone that experiences the greatest impact from homeless encampments and associated crime factors. Zone Two will receive a lower frequency of security patrols due to its lower foot traffic, larger parcels with building activity recessed from the sidewalk and its relative distance from the highest impacts of the homeless population. The difference between levels of security services in Zone One and Zone Two is reflected in the assessment charges related to each Zone, as specified in the Management District Plan.

The District's security officers are provided under contract with Universal Protection Services (UPS). The comprehensive services of the Safe Team are as follows:

- **Bicycle and Vehicle Patrol**

The seven-day bike and vehicle patrol is deployed from 5:30am to 9pm throughout the District. Patrols focus on prevention of quality-of-life crimes and anti-social street behavior that leads to blight and disorder. The Safe Team's presence is a deterrent to a multitude of crimes as previously mentioned and is also often called upon to provide help for sick and injured unsheltered individuals. They also provide emergency traffic control in the event of accidents, fires or unusual occurrences until City personnel arrive.

In 2010, upon renewal of the Downtown Industrial District BID, the Bike Patrol's services were increased by the addition of a new "swing shift," deployed from noon until 9pm Monday through Friday. The purpose of this new shift was to increase crime prevention and suppression services beyond the traditional mid-afternoon close-of-business in this industrial area. This has proven to be an outstanding benefit to business and properties both due to the reduction of after-hours criminal activity and in the amount of vandalism and trash accumulation that normally occurs after businesses close for the day. LAPD credits the addition of this shift for a decrease in quality-of-life offenses in the late afternoon and early evening hours within the BID area, a decrease that has remained consistent each year.

- **Night Vehicle Patrol**

In addition to the uniformed bicycle patrol, a Night Vehicle Patrol drives along street frontages to deter or address unlawful activity within the District until 9pm nightly. The night patrol deters and responds to reports of inappropriate behavior throughout the District, and is especially effective at preventing graffiti tagging and illegal dumping. The night patrol maintains communication with LAPD area patrols and with private security at individual properties. The night patrol responds to calls for assistance from tenants and property owners. The vehicle patrol provides services to parcels within District boundaries only.

During the first ten months of 2013, the LADID Safe Team handled 21,412 public safety incidents, including 1,591 extra patrols at locations experiencing an unusually high number of quality-of-life violations.

In addition to bicycle and vehicle patrol services, the Downtown Industrial District BID also provides:

- **Computerized District Mapping & Response** The BID employs a specialized GIS mapping system that allows tracking of public safety incidents as they occur, and identification of trends and patterns for security and maintenance deployment. The BID can now perform real-time tracking of more than 70 public safety and maintenance incidents. This allows staff to track "hot spot" locations and develop preemptive problem-solving strategies.
- **Law Enforcement / Social Service Coordination** The BID maintains on-going communication with the LAPD, LAFD, LA County Sheriffs, LA County Public Health and LA County Mental Health, along with the skid row area social service

providers. The public health and safety of skid row is a combined effort of several partner organizations dedicated to providing shelter and services to the multitude of persons seeking assistance, while also maintaining a safe environment for the residents and business community.

- **Homeless Personal Property Check-In Center** The BID will continue its operation of the Personal Property Check-in Center. The Center, open six days a week, provides a secure site for homeless individuals to store personal possessions. The only facility of its kind in Los Angeles, the Center celebrated its tenth anniversary in 2012 and expanded its capacity to serve more than 1100 homeless individuals who are able to keep their possessions in the Center and off District sidewalks. This most recent expansion was subsidized by a grant from the LA Homeless Services Authority (LAHSA). The BID's use of a 20,000sf warehouse is made possible by the donation of the property owner, Evoq Properties, Inc.

The cost of providing these enhanced safety programs for 2014 is estimated at \$1,011,740 or 49% of the total budget. This provides a benefit zone budget breakdown of \$785,292 for Benefit Zone One and \$226,449 for Benefit Zone Two. Benefit Zone funds can only be used within the specific Benefit Zones for which the Board has designated them, and cannot be shared, transferred, or borrowed between Zones.

Downtown Industrial District BID Clean Team

In order to consistently address the public space sanitation concerns within a district with nearly a thousand individuals living or loitering on the public sidewalk daily, the BID's public space sanitation efforts will be continued at current levels in 2014. The Clean Team will only provide service within District boundaries.

The BID sidewalk sanitation personnel are provided under contract with Universal Building Maintenance Services.

A comprehensive approach is in place from previous years that attempts to address the complexity of the District's public space sanitation issues. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. Collector truck personnel collect trash several times a day from 28 sidewalk trash receptacles maintained exclusively by the BID.

During the first ten months of 2013, the LADID Clean Team collected and removed 45,529 bags of trash, equivalent to 683 tons.

In addition to sweeping and collecting trash, the Downtown Industrial District BID also provides:

- **Sidewalk Pressure Washing:** A program of regularly scheduled sidewalk pressure washing is a priority service to our stakeholders in order to address sidewalk cleanliness issues that go beyond sidewalk sweeping and trash removal. Due to the concentration of persons living and loitering on the sidewalks of the District, which encompasses roughly 80% of Los Angeles' skid row, the BID provides pressure washing five days a week. All sidewalks within the BID boundaries are pressure washed at least once a month, with a more frequent schedule for sidewalks where the concentration of unsheltered "homeless" individuals is highest.
- **Alley Maintenance:** Both the Clean Team and Safe Team have responsibility for alley sanitation. Safety personnel survey and report property/business owners' compliance of City code issues relating to cleanliness of sidewalks, alleys and illegal dumping. The clean team clears alleys of debris when a responsible party cannot be found for illegal dumping or other violations.
- **Graffiti Removal:** BID Clean Team members remove graffiti by painting, using solvent or pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays. The BID also informs property owners of their responsibility to remove graffiti from areas of their property inaccessible to BID personnel. In 2013, the BID removed 359 graffiti taggings from within District boundaries.
- **Weed Abatement:** Weeds are removed from sidewalks and parkways as they become unsightly or by special request.
- **Paper Sign and Handbill Removal:** Paper signs and handbills that are taped or glued on public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose.
- **Problems Requiring Third Party Intervention:** Problems are monitored that create blighted or unsafe conditions within the District, but are not within the authority/jurisdiction of the BID to repair or correct. Requests are made to the responsible party/agency for the repair within the District boundaries. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc
- **Illegal Dumping:** The BID implements strategies to combat and reduce the instances of illegal dumping of trash, green waste and bulky items throughout the District. Additionally, BID public safety officers and Clean Team members have received training by the City of Los Angeles Street Services Bureau enabling the BID officers to issue warnings to violators and provide evidence to City inspectors. This leads to more effective prosecution of violators and eventually to greater compliance with existing laws.

- Annual tree-trimming:** City budget cuts have necessitated that the BID expand the scope of its activities this term to include tree trimming throughout the District. The BID began an annual tree trimming program in 2012. For 2014, the BID anticipates trimming approximately 150 trees and has allocated funds in its operating budget to do so. This is a priority for the District not only for aesthetic reasons, but to enhance public safety. There are documented increases in criminal activity beneath trees with overgrown canopies. The larger canopies provide convenient hiding spots for stashing of illegal substances, and they also block the illumination from City street lights creating a dark and dangerous environment along streets and sidewalks. The BID has closely monitored canopy re-growth to determine the frequency with which this service should be provided.
- Monday trash removal:** The BID began this one-day augmentation of our District sidewalk sweeping and trash collection on Mondays in 2013 and it has proven to be a success. The BID will continue to provide this service in 2014. The BID will field three extra persons on the sweeping crew on Mondays. With that, the BID is able to address the increased trash and debris that has become a fixture on Monday mornings due to public sidewalk feedings throughout skid row and illegal dumping that occurs in alleys. These activities tend to occur with greater frequency and volume on Sundays. The result is an almost untenable sidewalk trash situation on Monday mornings when businesses begin their work week. The extra personnel are needed for the BID to clear sidewalks of trash, debris and rotting food in a reasonable time.

The total cost of providing these sanitation services for 2014 is estimated at \$519,634 or 25% of the budget. This provides a benefit zone budget breakdown of \$369,385 for Benefit Zone One, \$105,956 for Benefit Zone Two and \$44,292 for Benefit Zone Three / Non-Profit parcels (please see below for explanation of assessment revenue from Zone Three / Non-Profit parcels). Benefit Zone budgeted funds can only be used within the specific Benefit Zone for which the Board has allotted and cannot be shared, transferred, or borrowed between Zones.

***Zone Three / Non-Profit Parcels** - District parcels owned and occupied by non-profit social service providers (non-profit parcels) do not receive the same level of special benefits from the District meeting its goals of improving the appearance and safety of the District, increasing building occupancy and lease rates, encouraging new business development and attracting ancillary businesses and services as do all of the other parcels within the District. These service providers provide shelter and programs. Clients of non-profit social service providers within the District do not have a discretionary choice of where to obtain their services as compared to a customer of a for-profit business who has several choices of where to obtain products and services. Clients of these service providers are not attracted to the providers because of a safe environment. These providers will not specially benefit from the safe programs provided by the BID and will only benefit from the BID's maintenance services.*

Because of the differences between for-profit and non-profit clients as discussed above, non-profit parcels do not receive special benefits from the BID's safe programs, economic development programs or district administration. Non-profit parcels do receive special benefits from the BID's sanitation programs that provide a healthier environment for their employees and clients. These programs therefore provide special benefits to the non-profit parcels. Non-profit parcels will only pay their share of the BID's Maintenance programs.

Economic Development and Communications (ED&C)

The economic development and communications program is included as a key component of the BID's mission to benefit parcels within its boundaries. Activities within this portion of the BID's work plan are specifically designed to proactively position the District as attractive for investment and business development. These activities ultimately enhance efforts to fill office and commercial vacancies businesses, and bring more visitors to the District to engage in commercial or business activities. A collaborative approach is proposed, working with multiple property owners and real estate professionals, along with civic leaders, to promote the advantages of the District as a business location. Each individual assessed parcel receives special benefit from these activities through higher rates of business retention and recruitment, increased customer traffic and commercial activity, filling of vacant or underutilized space and increased lease rates.

Additionally, the BID consistently monitors and often proposes policies or legislation with a direct impact on land use or commercial viability within the District, such as the City's emphasis on Clean Tech industries or the expansion of creative office uses within buildings historically designated for traditional industrial uses.

The Downtown Industrial District provides:

- **Quarterly Newsletter** A newsletter is prepared at least once each quarter and is distributed via e-mail blast and U.S. mail to all parcel owners. The BID also informs a larger district stakeholder database (tenants and residents) of "breaking" news and information important to the District via e-mail or by postings on the BID website.
- **Public Policy Forums** BID staff is routinely invited to participate in community advisory committees, government workshops and other public meetings to provide proactive input on projects, policies and programs affecting the BID area. Presently, BID staff participates in the following regular committees: the Los Angeles Central Providers Collective, the Los Angeles Mobility Element Task Force, the Metro Regional Connector Community Leadership Council, and the Los Angeles BID Consortium.

- **Media Relations** The BID responds to a high number of press inquiries and creates media and social media opportunities for the Industrial District and its stakeholders. Much of the news media coverage is on the BID's interactions with in the Skid Row community. The BID also submits op-eds and commentaries on issues of importance to the District.
- **Liaison with Civic Leaders and Government Officials** The BID has excelled in establishing itself as an information clearinghouse for the Industrial District. The BID alerts parcel owners of proposed actions by City departments; examples include public hearings, zone change notices, abatement of nuisance properties, or applications for new alcohol-licensed establishments. The BID also represents its Board of Directors at civic meetings and hearings, and provides testimony or written comment on proposed projects or legislation.

The total cost for ED&C for 2014 is estimated at \$207,925 or 9% of the budget. This provides a benefit zone budget breakdown of \$160,360 for Benefit Zone One, and \$47,566 for Benefit Zone Two. Benefit Zone budgeted funds can only be used within the specific Benefit Zone for which the Board has allotted and cannot be shared, transferred, or borrowed between Zones.

Administration

The Central City East Association (CCEA), the BID management company, will continue to provide administration of District services. CCEA provides office space and personnel for the BID. It also holds contracts for Security, Maintenance, and Economic Development/Communications services with various vendors and ensures that all work is completed. Additionally, CCEA administers all financial and administrative requirements as stipulated in its agreement C-116178 with the City.

The cost of administration for the Downtown Industrial District BID in 2014 is estimated at \$211,411 or approximately 10% of the 2014 Budget. As outlined in the Management District Plan and Engineers Report, this cost is broken down by the total budget percentages allotted to each Zone. This provides a 2014 benefit zone budget of \$167,278 for Benefit Zone One, and \$44,133 for Benefit Zone Two.

Uncollectable Assessments:

In 2014, 4% of the budget and will be used to cover uncollectable assessments and unexpected expenditures. This amount is equal to \$83,816.

Reserve:

In 2014, 1% of the budget and will be used as a Reserve. This amount is equal to \$20,594.

City Fee: In 2014, 2% of the total BID's total assessment of \$1,995,388 will be recovered by the City of Los Angeles. This amount is equal to \$39,908.

Total Estimate of Cost for 2014: A breakdown of the total estimated 2014 budget is attached to this report as Appendix A. Board approval to increase the 2014 assessments by two percent took place at a Special Meeting on May 23, 2013.

Method and Basis of Assessment: The Method and Basis for levying the 2014 assessment for the Downtown Industrial District BID is as follows:

	Zone One	Zone Two	Non-Profit Parcels
Assessment per Lot Square Foot	\$0.3324	\$0.1104	\$0.0636

Amount of Surplus from previous Fiscal Year: The District is expected to have a surplus of \$100,000 from the 2013 fiscal year. The surplus is once again due to a very successful rate of collections in 2013 and the collection of prior year delinquencies, for which we did not budget in 2013. The total prior year delinquent assessments collected in 2013 were \$55,000.

For 2014, the Board has taken a conservative approach regarding the allocation of these funds for special projects or services. Due to recent pre-lawsuit California Public Record Act requests, there is an increased likelihood of litigation during 2014 over the BID's practice of relocating and storing abandoned property from the sidewalk to the Personal Property Check-In Center. The carryover funding will be set aside in the event the BID must incur legal fees to properly defend itself.

There is no deficit from 2013 to be carried over.

Amount of Contributions from other sources: The District anticipates receiving a grant in 2015 from the Los Angeles Department of Water and Power to reimburse the BID for the creation and procurement of small-scale economic development or marketing projects incurred during 2014. Notification of award is usually received during the first quarter of every year. If approved, the grant will be for \$5,000.

APPENDIX A
FY 2014 BUDGET

APPENDIX A
FY 2014

	2014 BUDGET			
	Benefit Zone 1 76.1%	Benefit Zone 2 21.8%	Benefit Zone 3 (Non-Profit) 2.1%	TOTAL 2014
Assessment Revenue	1,517,828	435,382	42,178	1,995,388
Carryover funds from 2013	76,067	21,819	2,114	100,000
Total Revenues	1,593,895	457,201	44,292	2,095,388
Uncollectable Assessments				
Reserve	64,642	19,174		83,816
City Fee @ 2%	16,160	4,793		20,954
	30,778	9,129		39,908
Security				
Security Guard Contract	517,472	147,008		664,480
Salaries & Benefits	130,242	38,632		168,875
Outside Services	43,516	12,907		56,423
Auto/Bikes/Supplies/Uniforms/Radios	48,011	14,241		62,252
Rent - Control Center	17,665	5,240		22,905
Data Software/Utilities/Phone/Ins	28,386	8,420		36,806
Security Subtotal	785,292	226,449		1,011,740
Maintenance				
Contract Services	169,701	48,678	20,348	238,728
Salaries & Benefits	39,550	11,345	4,742	55,637
Outside Services	21,326	6,117	2,557	30,000
Auto/Supplies/Uniforms/Telephone/Ins	31,992	9,177	3,836	45,005
Check In Center	21,148	6,066	2,536	29,750
Trash Removal/Bags/Receptacles	25,423	7,292	3,048	35,764
Sidewalk Pressure Washing	47,734	13,692	5,724	67,150
Tree Trimming	12,511	3,589	1,500	17,600
Maintenance Subtotal	369,385	105,956	44,292	519,634
ED&C				
BID Renewal Costs	17,409	5,164		22,573
Outside Services/PR	92,741	27,509		120,250
Salaries & Benefits	34,356	10,191		44,546
Website/Newsletter/Holiday Decorations	15,854	4,702		20,556
ED&C Subtotal	160,360	47,566		207,925
Administration				
Salaries & Benefits	34,356	10,191		44,546
Rent	29,893	8,867		38,760
Finance/Accounting/Bank	54,206	10,594		64,800
Insurance	9,023	2,677		11,700
Legal	7,712	2,288		10,000
Office/Lease/Expense/Supplies	18,413	5,462		23,875
Telephone & Utilities	13,674	4,056		17,730
Administration Subtotal	167,278	44,133		211,411
Total Fees and Expenses	1,593,895	457,201	44,292	2,095,388