

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT
MANAGEMENT ASSOCIATION, INC.**

**COMBINED FINANCIAL STATEMENTS
AND
AUDITORS' REPORT**

JUNE 30, 2010 AND 2009

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.**

Index

	<u>Page</u>
Independent Auditors' Report	1
Combined statements of financial position as of June 30, 2010 and 2009	2
Combined statements of activities for the years ended June 30, 2010 and 2009	3
Combined statements of cash flows for the years ended June 30, 2010 and 2009	4
Notes to financial statements	5 - 11
 <u>Supplementary Financial Information</u>	
Independent Auditors' Report on Supplementary Information	12
Combined schedule of functional expenses for the year ended June 30, 2010 with comparative totals for 2009	13
Combined schedule of expenses and budget for the year ended June 30, 2010	14



Skody Scot & Company, CPAs, P.C.

352 Seventh Avenue, 9th Floor, New York, NY 10001 • (T) 212-967-1100 • (F) 212-967-2002
www.skodyscot.com

INDEPENDENT AUDITORS' REPORT

To: The Board of Directors of
Grand Central Partnership, Inc.
Grand Central District Management
Association, Inc.

We have audited the accompanying combined statements of financial position of Grand Central Partnership, Inc. and Grand Central District Management Association, Inc. as of June 30, 2010 and 2009, and the related combined statements of activities, and cash flows for the years then ended. These combined financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these combined financial statements based on our audits.

We conducted the audits in accordance with U.S. generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the combined financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the combined 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 combined financial statements referred to above present fairly, in all material respects, the combined financial position of Grand Central Partnership, Inc. and Grand Central District Management Association, Inc. at June 30, 2010 and 2009, and the results of its activities and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

Skody Scot & Company, CPAs, PC

October 1, 2010

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
COMBINED STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2010 AND 2009**

	2010	2009
ASSETS		
Cash and cash equivalents	\$ 1,843,500	\$ 2,392,309
Program revenue receivable	62,265	26,486
Investments	3,058,525	3,197,756
Prepaid expenses	276,286	271,920
Bond funds held by trustee	2,458,251	2,583,780
Property and equipment, net	16,342,571	17,724,263
Capitalized bond issuance costs, net	576,432	626,557
Security deposits	70,291	70,117
	\$ 24,688,121	\$ 26,893,188

LIABILITIES AND NET ASSETS

Liabilities:		
Accounts payable and accrued expenses	\$ 496,817	\$ 582,631
Deferred income	80,380	146,259
Deferred rent	88,306	11,975
Accrued bond interest	502,625	532,625
Bonds payable	20,888,965	22,254,745
	22,057,093	23,528,235
Commitments and contingencies (see notes)		
Net Assets:		
Unrestricted	2,631,028	3,364,953
Temporarily restricted	-	-
Permanently restricted	-	-
	2,631,028	3,364,953
	\$ 24,688,121	\$ 26,893,188

See accompanying notes to financial statements.

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
COMBINED STATEMENTS OF ACTIVITIES
YEARS ENDED JUNE 30, 2010 AND 2009**

	<u>2010</u>	<u>2009</u>
Support and Revenues:		
Assessment revenue	\$ 11,564,245	\$ 11,565,540
Program service revenue	350,489	286,961
Special event:		
Special event revenue	135,597	129,621
Less: special event expenses	<u>(135,597)</u>	<u>(129,621)</u>
Net special event income	-	-
Contributions	15,000	62,601
Pershing Square rental income, net	194,517	211,150
Investment income	<u>299,591</u>	<u>443,511</u>
Total support and revenues	<u>12,423,842</u>	<u>12,569,763</u>
Expenses:		
Program Expenses:		
Public safety	2,780,411	2,740,822
Sanitation	3,254,944	3,185,229
Corporate affairs	948,724	984,930
Capital improvements	2,482,750	2,575,580
District-wide maintenance	1,185,718	1,081,995
Horticulture	786,547	903,787
Social services	<u>203,564</u>	<u>142,821</u>
Total program expenses	<u>11,642,658</u>	<u>11,615,164</u>
Management and general	<u>1,515,109</u>	<u>1,318,005</u>
Total expenses	<u>13,157,767</u>	<u>12,933,169</u>
Increase/(Decrease) In Net Assets:		
Unrestricted	(733,925)	(363,406)
Temporarily restricted	-	-
Permanently restricted	-	-
Increase/(decrease) in net assets	<u>(733,925)</u>	<u>(363,406)</u>
Net assets, beginning of year	<u>3,364,953</u>	<u>3,728,359</u>
Net assets, end of year	<u>\$ 2,631,028</u>	<u>\$ 3,364,953</u>

See accompanying notes to financial statements.

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
COMBINED STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2010 AND 2009**

	<u>2010</u>	<u>2009</u>
Cash flows from operating activities:		
Increase/(decrease) in net assets	\$ (733,925)	\$ (363,406)
Adjustments for non-cash items included in operating activities:		
Depreciation and amortization	1,468,116	1,520,259
Amortization of bond premium	(115,655)	(137,215)
Unrealized investment income	(13)	(103,225)
Changes in assets and liabilities:		
Accounts payable and accrued expenses	(115,814)	34,186
Deferred income	(65,879)	143,759
Deferred rent expense	76,331	(20,564)
Program revenue receivable	(35,777)	61,464
Security deposits	(174)	(1)
Prepaid expenses	(4,365)	(2,708)
Net cash provided/(used) by operating activities	<u>472,845</u>	<u>1,132,549</u>
Cash flows from investing activities:		
Investment in debt securities	(9,512,028)	(9,417,377)
Redemption of debt securities	9,651,269	10,214,000
Purchase of property and equipment	(86,424)	(237,595)
Net cash provided/(used) by investing activities	<u>52,817</u>	<u>559,028</u>
Cash flows from financing activities:		
Decrease in funds held by bond trustee	125,529	391,767
Repayment of bond principal	(1,200,000)	(1,150,000)
Net cash provided/(used) by financing activities	<u>(1,074,471)</u>	<u>(758,233)</u>
Net increase/(decrease) in cash and cash equivalents	(548,809)	933,344
Cash and cash equivalents at beginning of year	<u>2,392,309</u>	<u>1,458,965</u>
Cash and cash equivalents at end of year	<u>\$ 1,843,500</u>	<u>\$ 2,392,309</u>
Supplemental information:		
Interest paid	\$ 1,065,250	\$ 1,122,750

See accompanying notes to financial statements.

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies

Grand Central Partnership, Inc.

Grand Central Partnership, Inc. (GCP), a not-for-profit organization, was incorporated in the State of New York in 1985. GCP is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. GCP primarily receives its support from promotional program service revenue, lease revenues from an economic development project and general contributions.

Grand Central District Management Association, Inc.

Grand Central District Management Association, Inc. (GCDMA), a not-for-profit organization, was incorporated in the State of New York in 1988. GCDMA is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. GCDMA primarily receives its support from a real estate special assessment levied by The City of New York (City) on properties located in the Grand Central Business Improvement District (BID), and from several organizations, which are not legally or otherwise required to make special assessment payments, but voluntarily choose to make such payments. The GCDMA district is comprised of 70 square blocks with irregular boundaries running from East 35th Street to East 54th Street, and from Second Avenue to Fifth Avenue.

Combined Financial Statements

Due to their close organizational relationship, including common management and overlapping Boards of Directors, it has been deemed appropriate to prepare combined financial statements of GCP and GCDMA (referred to collectively as "the Organization"). GCP and GCDMA do not separately record and account for their financial transactions. The Organization maintains its books and records on a combined basis.

Presentation of Financial Statements

In accordance with GAAP the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. In addition, the Organization is required to present a statement of cash flows.

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies (Continued)

Major Programs

The Organization's seven major programs include the following: Sanitation - Maintaining clean streets/curbs and litter removal; Public Safety - Providing increased public security through a combination of uniformed officers and a working relationship with the New York City Police Department; Corporate Affairs - Promoting the district through retail development, marketing, sponsorship, special events, tourism and other public relations; Capital Improvements - Improving the overall appearance of the district through a combination of projects that include the installation of public furniture and light fixtures; District-Wide Maintenance - Maintains previously installed capital improvements including news boxes; Horticulture - Enhances the district through plantings and decorations; and the Organization also supports Social Services by voluntarily contributing to a social service provider to deal with the various social service issues in the district.

Cash Flows

Cash receipts and payments are classified according to operating, investing, and financing activities. Only investments and certificates of deposit with maturities of three months or less are classified as cash equivalents.

Investments

All marketable debt and equity securities are reported at fair value based on quoted prices in active markets (all Level 1 measurements) in the Statements of Financial Position. Investment income (interest and dividends) is recognized as revenue in the period earned, and gains and losses (realized and unrealized) are recognized in the period they occur. All investments were comprised of long-term bank notes or money funds.

Property and Equipment

Depreciation of property and equipment is computed by the straight-line method over estimated useful lives ranging from three to thirty years. Leasehold improvements are amortized by the straight-line method over the life of the improvement or the term of the lease, whichever is shorter. Expenditures for repairs and maintenance are charged as an expense, and major renewals and betterments are capitalized.

Program Service Revenue

Program service revenue relates to fees received in exchange for program services and includes payments in lieu of assessments, promotional fees, and maintenance fees. Revenue is recognized when the program service is provided.

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies (Continued)

Assessment Revenue

The real estate assessment levied by the City is recorded by the Organization when earned. The City remits these assessments to the Organization in two equal installments. An allowance for doubtful accounts is not provided because all assessments are received in the current year.

Expense Allocation

The costs of providing various programs and other activities have been summarized on a functional basis in the Statements of Activities and in the Schedule of Functional Expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The Organization classifies expenses, which are not directly related to a specific program, as Management and General expenses.

Note 2 - Cash and Cash Equivalents

Cash and cash equivalents consisted of the following at June 30, 2010 and 2009:

	<u>2010</u>	<u>2009</u>
Checking	\$ -	\$ -
Certificates of deposit	98,379	535,964
Money market funds	<u>1,745,121</u>	<u>1,856,345</u>
	<u>\$1,843,500</u>	<u>\$2,392,309</u>

The Organization maintains its checking and brokerage accounts with major financial institutions. Institutional balances include transactions which are outstanding and have not cleared their accounts. Balances that exceed the Federal Deposit Insurance Corporation and the Securities Investor Protection Corporation insurance coverage's are summarized for the years ended June 30, 2010 and 2009 are as follows:

	<u>2010</u>	<u>2009</u>
Institution balances	\$ 5,291,158	\$ 5,849,763
Less: Amounts covered	<u>(5,291,158)</u>	<u>(5,849,763)</u>
Uninsured amounts	<u>\$ -</u>	<u>\$ -</u>

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 3 - Property and Equipment

Property and equipment by major class consisted of the following at June 30, 2010 and 2009:

	<u>2010</u>	<u>2009</u>
District public furniture and fixtures	\$34,909,521	\$34,860,756
Equipment	379,151	379,151
Furniture and fixtures	152,339	114,681
Leasehold improvements	608,938	608,938
Pershing leasehold improvements	<u>1,729,934</u>	<u>1,729,934</u>
	37,779,883	37,693,460
Less: Accumulated depreciation and amortization	<u>(21,437,312)</u>	<u>(19,969,197)</u>
	<u>\$16,342,571</u>	<u>\$17,724,263</u>

Note 4 - Investments

Investment in long-term financial notes, certificates of deposit, and money market funds include the following fair values and unrealized appreciation at June 30, 2010 and 2009:

	<u>2010</u>	<u>2009</u>
Fair market value	\$ 3,058,525	\$ 3,197,756
Cost	<u>2,996,000</u>	<u>3,135,244</u>
Unrealized investment income	<u>\$ 62,525</u>	<u>\$ 62,512</u>

Note 5 - Investment Income and Other Interest

Interest income reported on the Statements of Activities for the years ended June 30, 2010 and 2009 is as follows:

	<u>2010</u>	<u>2009</u>
Interest from money funds	\$ 1,003	\$ 37,644
Interest from bank accounts	178	462
Interest from bond funds	167,009	188,811
Interest from investments	131,388	113,369
Unrealized interest and gains/losses	<u>13</u>	<u>103,225</u>
Total interest income	<u>\$ 299,591</u>	<u>\$ 443,511</u>

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 6 - Commitments and Contingencies

Office Space

The Organization leases space under non-cancelable operating leases. Total rent expense charged to operations for the years ended June 30, 2010 and 2009 was \$526,938 and \$517,484, respectively. As of June 30, 2010 minimum aggregate annual rentals are as follows:

Year ended June 30, 2011	\$ 557,855
2012	327,635
2013	334,188
2014	340,872
2015	347,690
2016 and thereafter	1,240,355

Pershing Square

In 1995, GCP entered into an agreement with the New York City Department of Citywide Administrative Services to lease retail space under the Pershing Square viaduct for purposes of developing a first-class restaurant. In 1997, GCP entered into a sublease with a subtenant. The lease and sublease both have provisions for additional rents based on a percentage of operating income. As of June 30, 2010, the minimum aggregate annual rental commitments and subtenant commitments are as follows:

	<u>Organization Commitment</u>	<u>Subtenant Commitment</u>
Year ended June 30, 2011	\$ 75,000	\$ 350,000
2012	75,000	350,000
2013	75,000	350,000
2014	75,000	350,000
2015	75,000	350,000
2016 and thereafter	762,500	2,609,375

Net rental income for the years ended June 30, 2010 and 2009 is comprised of the following:

	<u>2010</u>	<u>2009</u>
Sublease base rental income	\$ 350,000	\$ 350,000
Taxes billed and other income	320,611	307,327
Less: Lease base rent	(75,000)	(75,000)
Lease additional rent	(164,527)	(163,059)
Amortization of improvements	(66,647)	(66,647)
Taxes and other expenses	(169,920)	(141,471)
Net rental income	<u>\$ 194,517</u>	<u>\$ 211,150</u>

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 7 – Bonds Payable

In 1994, GCDMA issued \$29,855,000 in Capital Improvement Refunding Bonds-Series 1994 (Series 1994 Bonds) to refinance Capital Improvement Bonds-Series 1992 (Series 1992) which were issued to finance various street improvements within the District. In connection with these bonds, GCDMA incurred issuance costs of \$484,500, which were amortized over the life of the debt. In January 2002, the Series 1992 Bonds were called for \$27,336,000, and in January 2003 the remaining bonds were repaid.

In February 2004, GCDMA issued \$26,545,000 in Capital Improvement Refunding Bonds-Series 2004 (Series 2004 Bonds) to refund \$28,646,000 of the Series 1994 Bonds (the Refunded Bonds). Proceeds of the Series 2004 Bonds, together with other available funds of the Series 1994 Bonds, were deposited with the trustee and used to (a) pay the interest on and the redemption price (102% of the principal amount) of the Refunded Bonds when they are first callable in 2004; and (b) pay the costs of issuing the Series 2004 Bonds.

At June 30, 2010 and 2009, bonds payable amounted to:

	<u>2010</u>	<u>2009</u>
Series 2004, plus unamortized bond premium of \$783,965 and \$949,745, respectively	<u>\$ 20,888,965</u>	<u>\$ 22,254,745</u>

As required under the bond resolution, GCDMA maintains certain funds which are held by the trustee. At June 30, 2010 and 2009, the balances in these funds were as follows:

	<u>2010</u>	<u>2009</u>
Construction and acquisition fund	\$ 1,322,592	\$ 1,450,959
Debt service fund	502,800	532,718
Principal fund	<u>632,859</u>	<u>600,103</u>
Total	<u>\$ 2,458,251</u>	<u>\$ 2,583,780</u>

The projected debt service payments on the bonds are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Debt service</u>
Year ended June 30, 2011	\$ 1,265,000	\$ 1,005,250	\$ 2,270,250
2012	1,325,000	942,000	2,267,000
2013	1,390,000	875,750	2,265,750
2014	1,465,000	806,250	2,271,250
2015	1,540,000	733,000	2,273,000
2016 & thereafter	13,120,000	2,751,250	15,871,250

**GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

Note 8 - Pension Plan

In 2005, the Organization adopted a deferred compensation plan, which allows matching up to 2% of participant's salary. Organization contributions to the plans for the fiscal years ended June 30, 2010 and 2009 amounted to \$49,676 and \$51,559, respectively.

Note 9 - Fundraising Expenses

The Organization conducted activities that included direct solicitations for sponsorships (fundraising). However, the costs of personnel conducting those sponsorship activities were immaterial and not separately stated.

Note 10 - Related Party Transactions

The Organization rents office space disclosed in Note 6. A board member is the Vice Chair of the entity serving as the management agent for the landlord.

The Organization also leases economic development space from The City of New York which is disclosed in Note 6 – Pershing Square. Representatives from the City serve as board members of the Organization.

The Organization uses donated exterior roof-top space for neighborhood lighting, from an entity related to a board member. The entity is reimbursed for electric costs based on electrical usage for this purpose. For the years ended June 30, 2010 and 2009, amounts paid to the entity amounted to \$43,037 and \$28,979, respectively.

The Organization uses donated space in the main concourse of Grand Central Terminal, and in the Grand Central Neighborhood Alliance office that is under the control of the Metropolitan Transportation Authority (MTA). A representative from the MTA serves as a board member of the Organization. Additionally, the Organization rented space in Grand Central Terminal for a special event. For the years ended June 30, 2010 and 2009, amounts paid to the MTA for these special events amounted to \$34,076 and \$11,590, respectively.



Skody Scot & Company, CPAs, P.C.

352 Seventh Avenue, 9th Floor, New York, NY 10001 • (T) 212-967-1100 • (F) 212-967-2002
www.skodyscot.com

INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION

To: The Board of Directors
Grand Central Partnership, Inc.
Grand Central District Management
Association, Inc.

Our audits of the basic combined financial statements included in the preceding section of this report were performed for the purpose of forming an opinion on those statements taken as a whole. The supplemental material presented in the following section of this report is presented for purposes of additional analysis and is not a required part of the basic combined financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic combined financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic combined financial statements taken as a whole.

Skody Scot & Company, CPAs, PC

October 1, 2010

GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
COMBINED SCHEDULE OF FUNCTIONAL EXPENSES
 (Supplemental Financial Information)
YEAR ENDED JUNE 30, 2010 WITH COMPARATIVE TOTALS FOR 2009

	2010										2009
	Program Expenses										Total Expenses
	Public Safety	Sanitation	Corporate Affairs	Capital Improvements	District-Wide Maintenance	Horticulture	Social Services	Total Program Expenses	Management & General	Total Expenses	
Personnel costs:											
Salaried staff	\$ 690,435	\$ 467,840	\$ 375,886	\$ -	\$ 258,371	\$ 103,469	\$ 39,511	\$ 1,935,512	\$ 752,505	\$ 2,688,017	\$ 2,678,458
Hourly staff	1,186,432	1,635,794	155,127	-	5,117	-	-	2,982,470	-	2,982,470	2,931,470
Payroll taxes/benefits	554,680	654,185	145,216	-	68,361	11,492	4,568	1,438,502	137,145	1,575,647	1,412,126
Total personnel costs	<u>2,431,547</u>	<u>2,757,819</u>	<u>676,229</u>	<u>-</u>	<u>331,849</u>	<u>114,961</u>	<u>44,079</u>	<u>6,356,484</u>	<u>889,650</u>	<u>7,246,134</u>	<u>7,022,054</u>
Other expenses:											
Depreciation	1,193	375	5,380	1,391,675	-	-	-	1,398,623	2,845	1,401,468	1,453,612
Equipment	-	-	271	-	-	-	-	271	2,520	2,791	1,790
Event expenses	-	-	-	-	-	-	34,656	34,656	-	34,656	-
Insurance	117,805	116,650	36,526	-	68,296	33,538	-	372,815	53,074	425,889	455,480
Interest	-	-	-	1,085,375	-	-	-	1,085,375	-	1,085,375	1,144,125
Maintenance	7,652	5,677	1,175	-	128,064	-	-	142,568	5,690	148,258	160,233
Outside contractors	380	94,904	121,513	5,700	480,930	527,974	100,000	1,331,401	44,496	1,375,897	1,305,740
Printing	-	-	21,219	-	-	-	-	21,219	2,856	24,075	39,777
Professional fees	64,781	19,519	45,823	-	5,000	-	24,829	159,952	40,232	200,184	120,862
Program expenses	1,940	1,481	20,554	-	664	29	-	24,668	34,825	59,493	53,926
Rent and utilities	127,577	127,577	124	-	139,251	-	-	394,529	386,081	780,610	717,929
Supplies	17,228	115,864	7,578	-	23,474	110,045	-	274,189	41,656	315,845	402,793
Telephone	10,308	15,078	12,332	-	8,190	-	-	45,908	11,184	57,092	54,848
Total expenses	<u>\$ 2,780,411</u>	<u>\$ 3,254,944</u>	<u>\$ 948,724</u>	<u>\$ 2,482,750</u>	<u>\$ 1,185,718</u>	<u>\$ 786,547</u>	<u>\$ 203,564</u>	<u>\$ 11,642,658</u>	<u>\$ 1,515,109</u>	<u>\$ 13,157,767</u>	<u>\$ 12,933,169</u>

**GRAND CENTRAL PARTNERSHIP, INC.
 GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.
 COMBINED SCHEDULE OF EXPENSES AND BUDGET
 (Supplemental Financial Information)
 YEAR ENDED JUNE 30, 2010**

	<u>Total Expenses</u>	<u>Assessment Budget</u>
Personnel costs:		
Salaried staff	\$ 2,688,017	\$ 2,779,268
Hourly staff	2,982,470	2,933,000
Payroll taxes/benefits	1,575,647	1,596,481
Total personnel costs	<u>7,246,134</u>	<u>7,308,749</u>
Other expenses:		
Depreciation	1,401,468	1,405,274
Equipment	2,791	57,500
Events	34,656	-
Insurance	425,889	464,000
Interest	1,085,375	1,091,250
Maintenance	148,258	196,334
Outside contractors	1,375,897	1,192,662
Printing	24,075	33,351
Professional fees	200,184	138,150
Program expenses	59,493	60,335
Rent and utilities	780,610	705,227
Supplies	315,845	398,645
Telephone	57,092	54,580
Subtotal	<u>13,157,767</u>	<u>13,106,057</u>
North-end and bond reimbursable	<u>(5,700)</u>	<u>-</u>
Total expenses	<u><u>\$ 13,152,067</u></u>	<u><u>\$ 13,106,057</u></u>

Note: The 2010 Approved Budget did not include North-End and Bond-Reimbursable expenditures because those amounts could not be determined at the time the budget was prepared.