















going up

Every building in the district has a story. A past, a present, and a future. In this incredible neighborhood, the floors of our buildings represent every aspect of bustling New York City life.

Floors where creativity abounds and new ideas are exchanged daily. Floors where things are created and other things are built. Floors where parents raise their children, and floors where children learn. Floors where locals mingle with visitors from every corner of the globe. Floors where people of all ages eat, play, and are entertained. All of this on top of a street-level experience that is diverse, dynamic, engaging, energizing, and yes, sometimes challenging.

In the nine years since the Flatiron/23rd Street Partnership Business Improvement District (BID) was founded, the theme "Going Up" has never been more appropriate. The district of today continues to grow, expand, and welcome new neighbors. Old buildings become new uses, and new buildings rise up. The neighborhood continues to honor the past while pushing forward into an ever-exciting future.

The business of the BID has also never been more active—or more important. Our core Social Services continue to be as vital as ever, and we have enhanced these services to meet the increasing demands of the district. The BID's revamped website launched in spring of 2014. In FY15, the site received an important honor when it was selected as a founder of the .NYC program.

FlatironDistrict.NYC now averages nearly 4,000 users per month. Social media also continues to grow, with usage rates increasing by large percentages across all platforms.

The BID's free programming throughout the year provides something for everyonefrom networking receptions to business fitness classes on the Flatiron Public Plazas. In FY15, the BID held the first-ever holiday installation competition in partnership with Van Alen Institute, creating an illuminated display, while continuing the series of free programs throughout December as part of

the third annual "23 Days of Flatiron Cheer."

On the Public Improvement front, the BID completed a multi-year effort to implement a free public WiFi corridor beyond the Flatiron Public Plazas, which have enjoyed this amenity since 2011. The multi-year effort to upgrade lighting in the district is also coming to fruition, as the City Light project received official approvals in FY15. As we look ahead, the BID has its sights on additional projects to improve the neighborhood, including the permanent reconstruction of the popular Flatiron Public Plazas, which were created as temporary spaces by the New York City Department of Transportation (NYC DOT) in 2008.

In FY15, the BID also revised its bylaws and other important documents to ensure compli-



ance with the New York Nonprofit Revitalization Act, which took effect in 2014. Our goal for FY16 is to continue to do an outstanding job on our existing efforts, while

pushing the BID's work to the next level. None of these efforts would be possible without the commitment and support of local stakeholders, including property owners, commercial businesses, residents, community boards, and government officials. You have all been our partners in the upward trajectory of the neighborhood, and for that

NYC Department of Small Business Services

Commissioner Maria Torres-Springer, and in-

formation was available from resource tables

staffed by representatives from NYC Business

ance Access, NYC Department of Consumer

Affairs, NYC Business Acceleration, US Small

Business Administration, and Baruch's Divi-

sion of Continuing and Professional Studies.

shops were taught concurrently, and Baruch's

Following the keynote address, four work-

Field Center for Entrepreneurship offered

a demonstration on 3-D printing technology.

In April, the BID worked with Digital.NYC,

and startup ecosystem, to bring a "stop" on

the Five-Borough Tour to the Flatiron District.

featured a panel discussion focused on NYC's

Hosted at General Assembly, the event

tech talent and workforce development.

In late May, the BID convened a spring

and welcomed Captain Brendan Timoney,

the newly appointed Commanding Officer

Year-round, the BID offers a free, weekly

historic walking tour of the neighborhood. Lasting approximately 90-minutes and led

by professional guides, the tour takes place

each Sunday beginning at 11:00 a.m., rain or

shine. Since December of 2006, over 5,350

people representing 55 countries have

taken this free tour.

of the New York City Police Department's

Speaker Series on district safety and security

the official online hub of the New York City tech

Solutions, Office of Citywide Health Insur-

seeking new projects and initiatives to keep

See you in the district! ennifer Brown

we are truly grateful.

Executive Director

programming and events

The Flatiron BID produces events year-

round for the benefit and enrichment of its stakeholders and local community. Last summer, the BID expanded its free programming on the Flatiron Public Plazas with fitness classes, in partnership with Athleta and local studios, and improv co from The Peoples Improv Theater (The PIT), in addition to the tech education classes offered in partnership with General Assembly, the urban campus for technology, design, and entrepreneurship.

In September, the BID welcomed Manhattan Borough President Gale A. Brewer to Flatiron at the fall Speaker Series. Later in the fall, over 225 friends of the BID gathered at 230 FIFTH for a networking reception. At the end of October, the BID released its fourth district real estate snapshot "Flatiron: Where Then Meets Now," at a breakfast event for the brokerage community at Almond on East 22nd Street. A panel discussion about local retail growth was moderated by Amir R. Korangy, publisher of The Real Deal.

The 2014 holiday season brought the return of "23 Days of Flatiron Cheer," presented by the BID with generous support from Presenting Sponsors Tiffany & Co. and Meringoff Properties, with additional support from Grey

marketing and

Newsletter, Website, and Social Media

FY15 saw major changes to the BID's digital

launched its website—discoverflatiron.org—

to unveil a site that is both responsive and

mobile-friendly. Content on the homepage

is ever-changing—featuring the BID's most

Instagram. Large, vivid images throughout

highlight the neighborhood and its busi-

nesses and activities. Local stakeholders

are encouraged to submit content to the site

directly. Once an account is approved, users

may manage their business listings, as well

The new look was not the only change for

the BID's web identity—it also acquired a new

piece of digital real estate: Flatiron District. NYC!

In 2014, the City of New York received its own

top-level domain name, .NYC, and the BID was

a proud member of the 52-entity class of ".NYC

Founders." To announce the public availability

of the .NYC domain, a citywide launch event

was held on the Flatiron Public Plazas in

as submit deals and events.

presence. At the end of FY14, the BID re-

communications

Group and Macmillan, and the unveiling of a dynamic LED and mirror-paneled installation, New York Light by INABA, selected as the winner of the first-ever Flatiron Plaza Holiday Design Competition, held by the BID in partnership with Van Alen Institute.

Following the public launch on November 25th, attended by Borough President Brewer, a reception was held at Van Alen Institute. Throughout the month of December, the installation served as a picturesque backdrop to "23 Days of Flatiron Cheer" events. which included hot beverage giveaways from Cosme, DAVIDsTEA, Blue Smoke, and Cafe el Presidente; free gift wrapping; improv performances by The PIT; a food drive benefitting Food Bank For New York City; and the always popular prize wheel, where passersby "spin to win" gifts and coupons from local businesses.

In late winter, the BID held a networking reception at the Baruch Performing Arts Center (BPAC). In March, the BID, in partnership with Baruch College, held "Stav A Step Ahead / What You Need To Grow," a business assistance forum and networking breakfast. The event's keynote address was given by



October where Deputy Mayor Alicia Glen and Manhattan Borough President Gale A. Brewer, along with BID Chairman Gregg Schenker and other public officials, celebrated the milestone of the city becoming one of the first cities in the world with its own top-level domain.

Social media engagement continues to grow. In FY15, Instagram was the BID's leading platform with 176% growth from the prior year. Over the same period of time, the BID's Twitter account grew by 42%. Both accounts use @FlatironNY as a digital placemaking recent social media posts on both Twitter and tool, which is prominently displayed on print materials and streetlamp banners.

Print Materials and Sponsorship

This year, the BID's "Discover Flatiron Map," which illustrates notable local landmarks as well as transit and ground floor retail, was updated twice to keep pace with new business openings. Printing of the Map is supported by advertisements from local property owners and businesses. The BID distributes 75,000 copies of the Map within and outside of the district each year.

Along with Map ads, the BID offers sponsorship and branding opportunities to local businesses and properties. Streetlamp banners and trash receptacles throughout

the neighborhood offer high visibility branding opportunities. The streetlamp banners are always popular and feature four designs each year. After the banners are removed from the poles, they are transformed into tote bags and given away at BID events. Several of the BID's Public Improvement efforts are supported through sponsorship as well.

In FY15, rack cards were distributed promoting the BID's "Summer Series" on the Flatiron Public Plazas, in addition to cards promoting the BID's weekly, free historic walking tour and the "23 Days of Flatiron Cheer" events during the holiday season. The BID also continues to distribute the "Important Phone Numbers" magnet, "At-A-Glance NYC Sanitation Regulations" cards, and "Connect with Us" cards to local stakeholders.



neighborhood economic data and reporting

The Flatiron District continues to flourish as one of New York City's most desirable neighborhoods, and as developments welcome residents to their new homes, the area affirms its identity as a true mixed-use community.

In October of FY15, the Flatiron BID released an update to its annual economic data report "Flatiron: Where Then Meets Now"; this annual report examines all aspects of life in the district—commercial and residential real estate, public and private investment, transportation access, and hyperlocal trends. Twice a year, the BID publishes a "District Market Snapshot" with information about new

businesses and commercial tenants, market data, and notable transactions. The BID publishes a monthly map of "Retail Opportunities," which shows ground-floor availabilities with

A vibrant restaurant scene serves residents, workers, and visitors alike. Restaurants of all price points and cuisines are thriving in the neighborhood. Public spaces and coffee shops buzz with activity.

square footage and broker information.

In FY15, the Flatiron District was lauded as New York City's "Fitness District" due to the influx of boutique fitness studios flocking to the area. In the BID's fourth "Flatiron: Where Then Meets Now" report, it was reported that three dozen fitness studios operate in and around the BID's boundaries, and this number continues to grow.

Noteworthy transactions for commercial office buildings in FY15 include the monumental sale of 11 Madison Avenue; it was reported in May of 2015 that The Sapir

Organization and CIM Group would sell the Art Deco Class A office building to SL Green Realty Corp. for more than \$2 billion, the second-highest sale price ever for an office building in the United States. Next door at 5 Madison Avenue, The New York EDITION hotel, a partnership between hotelier lan Schrager and Marriott International, opened in the historic Metropolitan Life Clock Tower building after a complete renovation. The 41-story luxury hotel offers 273 guest rooms and suites, and brings the total of number of

hotels within the BID's boundaries to 11. The neighborhood will soon be home to more residents with over 1,000 residential units planned or under construction. One of many projects is 212 Fifth Avenue, which will become a 48-unit residential condominium. a joint venture between Robert Gladstone's Madison Equities, Joseph Sitt's Thor Equities, and property manager Building and Land Technology (BLT).

Plazas in the warmer months. Beginning in clean streets program

When the BID launched in 2006, supplemental sanitation was the first priority and as important as ever and remains the BID's largest program area.

Contracted through Atlantic Maintenance, the Clean Team is at work in the neighborhood seven days a week-rain, snow, or shine. In FY15 from July to May, the district was serviced each day from 7:00 a.m. to 7:00 p.m., with longer hours on the Flatiron Public



May of FY15 and continuing into FY16, the Clean Team service hours are extended until 9:00 p.m. each day, along with additional staffing to keep the Flatiron Public Plazas clean and open to the public later in the evenings. Additionally, four days a week. program; today, the Clean Streets Program is a specialized maintenance worker is in the district painting fixtures, removing graffiti, and handling special projects. In the first ten months of FY15, the team logged over 35,000 hours of manpower.

Early in FY15, the BID installed three Bigbelly trash compacting/recycling units on the Flatiron Public Plazas. In each unit, there is a solar-powered trash compactor and two recycling collectors for paper and bottles. Over the course of the year, it is estimated that 4.6 tons of recyclable material has been collected.

The morning following Winter Storm Juno and despite the closure of mass transit, the Clean Team reported to work to clear walking lanes for pedestrians on the Flatiron Public Plazas and keep crosswalks and catch basins at intersections clear.

Over the course of the winter, the Clean Team dispersed 140 bags, or 7.000 pounds. of snow melt, plus an additional 1,500 pounds provided by the New York City Department of Sanitation.

In the first ten months of FY15, team members removed 196 incidents of graffiti, and painted, scraped, or power-washed over 20,000 fixtures, including not only BID-branded tree pit guards and trash cans, but also benches, bus stops, traffic signals, news boxes, mailboxes, hydrants, and phone booths. Over the course of the fiscal year, it is estimated that the Clean Team will collect more than 188,000 trash bags.

Neighborhood cleanliness and order is appreciated and recognized in the feedback received by the BID in the 2014 Annual Community Survey. 91.5% of respondents were aware of the Clean Streets Program, and of those respondents, nearly 90% of them rated the work of the crew as "good" or "excellent." 55% of respondents rated the Flatiron BID area as cleaner than most neighborhoods in Manhattan.

public safety

Launched in 2007, the Flatiron BID's Public Safety Team, contracted through ABM Security Services, acts as the BID's eyes and ears on the streets of the neighborhood and works to address quality of life issues and enhance public safety. The Public Safety Officers (PSOs) also serve as neighborhood ambassadors on behalf of the BID.

2015 Annual Report

Seven full-time officers make up the BID's Public Safety Team. During the warmer months of the year, one full-time officer is assigned to the bustling Flatiron Public

Plazas. The PSOs patrol the neighborhood year-round, in all types of weather, from 9:00 a.m. to 7:00 p.m. on weekdays and 10:00 a.m. to 6:00 p.m. on weekends.

The PSOs regularly distribute BID materials and information to local property owners and businesses, as well as note and report on conditions in the neighborhood. Additionally, they are a vital source of information to visitors to the Flatiron District. In the first ten months of FY15, the PSOs provided directions or other information to over 12,500 individuals. Conditions most noted by the team were illegally placed flyers or stickers, cyclists on sidewalks, and homelessness.

In the 2014 Annual Community Survey, 92.6% of respondents rated the Public Safety Program as "very important"—the highest percentage of all BID programs. 70.3% of respondents rated the work of the Public Safety

latiron 23rd Street Partne



social services program

To address homelessness, the BID works with Urban Pathways, a nonprofit human services agency. As part of the Social Services Program, a two-person team of social workers patrols the district five times a week, for a total of 35 hours. Throughout each week, hours vary to cover different times of day, including overnights, to assess neighborhood needs and conditions at all hours.

Consistently, homelessness is cited as one of the most important issues facing the

district in the BID's Annual Community Survey. Urban Pathways records all interactions with clients and produces reports that create a comprehensive picture of homelessness in the area. This data helps identify trends based on location, time of year, and time of day-



information critical for developing an effective response. Through April of FY15, the BID's outreach team interfaced with hundreds of individuals throughout the district. From those interactions, 21 clients were placed in temporary shelter, housing,

or treatment programs.

The BID was a founding member of the East Side Alliance, a group of community organizations, law enforcement agencies, and area methadone clinics working together on quality of life issues related to the clinics that impact their surrounding neighborhoods. In FY15, the BID continued to work with area clinics and the NYPD's 13th Precinct to share information and work to address concerns.

The City Light distinctive lighting project public received official approvals during FY15. Sixty-one City Light poles will be implemented improvements along 23rd Street between Third and Sixth Avenues and Broadway between 21st and

Districtwide Streetscape and Beautification Last fiscal year, the BID completed its multi-year tree pit expansion program, and in FY15, the BID assumed responsibility for 13 additional tree pits. The program features custom BID tree guards and expanded pit

size to promote tree health. The total number of tree pits planted and maintained by the BID is now 164. The tree pits are planted seasonally, and maintenance and watering are performed by the BID's landscape contractor, A. Bulfamante Landscaping.

Other FY15 BID beautification initiatives

include 38 hanging flower baskets on

streetlamp poles and seasonal plantings in the Park Avenue South Median Malls from 21st to 28th Streets. In FY15, two trees were requested through MillionTreesNYC; when planted, a total of 50 trees will have been planted in the district through the initiative. Since the inception of the BID's Public Improvement Program in 2008, 49 bike racks have been added through NYC DOT's CityRacks program. CityBenches are also available through NYC DOT, and seven have been installed at high-traffic areas in the neighborhood.



28th Streets, including the Flatiron Public Plazas. The new poles will provide LED illumination of these areas and enhanced design. The project is expected to be implemented in FY16.

Flatiron Public Plazas Created in 2008 by NYC DOT, the Flatiron

Public Plazas are located at the heart of the neighborhood at the intersection of 23rd Street, Broadway, and Fifth Avenue, stretching from 21st Street to 24th Street. Amenities for these public spaces include 203 chairs, 84 tables, 8 benches, 28 granite blocks, 24 BID-logo umbrellas, 148 planters, and 3 Bigbelly solar trash compacting/ recycling units. For the summer of 2015 the BID will add a solar-powered charging station for mobile devices and tablets, which will complement the BID's free WiFi. The 148 planters in and around the Flatiron

Public Plazas are planted seasonally, providing vibrant pops of color at the busy intersection. In the BID's 2014 Annual Community Survey, the Flatiron Public Plazas received an approval rating of 86%. In the fall of FY15, the BID debuted a new,

custom information kiosk for the Flatiron Public Plazas. The BID-branded kiosk prominently displays the "Discover Flatiron Map" and has six slots for brochures. From January to mid-March, Peter Regli's

Reality Hacking initiative SNOW MONSTERS was installed on the North Flatiron Public Plaza as part of the NYC DOT Art Program, in partnership with the BID and the Dominique Lévy Gallery.



Flatiron Free WiFi In FY14, the Flatiron BID was awarded

\$137,800 in funding from the New York City Economic Development Corporation to expand WiFi access along 23rd Street as part of an initiative to bring WiFi coverage to ten commercial corridors throughout New York City. The BID committed up to \$150,000 of additional resources for the three-year project term. The completed corridor spans 23rd Street

from Sixth Avenue to Park Avenue South; along Fifth Avenue from 25th Street to 21st Street: along Broadway from 24th Street to 21st Street; and 21st Street between Fifth Avenue and Broadway. The wireless corridor substantially expands the BID's existing WiFi network in the Flatiron Public Plazas. The BID partnered with area property own-

ers and commercial businesses to launch the WiFi corridor, including ABS Partners Real Estate, LLC; Adams & Company Real Estate; Alan Tanksley, Inc.; Argo Tea; Flatiron Green Café; ilili BOX; L&L Holding Company; Marimekko; Newmark Grubb Knight Frank; Pentagram; SL Green Realty Corp.; Two Trees Management Co.; and Walter & Samuels, Inc.

In 2014, while the network was still in development, over 175,000 users loaged on to the internet using Flatiron's free WiFi. In 2015 from the beginning of April to mid-May, over 50,000 distinct users accessed the network, with approximately 3,000 distinct and repeat users per day.

board of directors

Class A **Property Owners** Gregg Schenker Chairman, ABS Partners

Farrell Virga, Vice **Properties**

James Buslik, Treasurer Adams & Company

Nicholas Athanail, The Stanford Condominium

Laurie Burns Rudin Management Forty One Madison

Michael Cohen. Colliers Internationa

Tom Cook, ATCO

Jim Dill, Housing &

Gail Duke, New York Life Insurance Company

Grant Greenspan/ Michael Kaufman. Kaufman Organization

Paul Januszewski

Jane Gural Senders, Newmark Grubb Knight Frank Peter Weiss, Walter &

Andrew Zobler/Meredith Morgan, The NoMad Hotel

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Lois Eida, Lois Lane Travel Peter Garabedian/Paul

Mark Maynard-Parisi, Union Square Hospitality Group

John Petterson/Linda Buckley, Tiffany & Co. Jake Schwartz/Scott

Zaloom, General

Class C Residential Tenants Joseph B. Rose

Class D

Public Representatives

Torres-Springer)

Comptroller of the City of New York

President

Class E

Greenberg & Brainin LLP

Chairwoman Sleven, Macmillar

Honorable Bill de Blasic Mayor of the City of New York (Represented by NYC Department of Small Business Services Manhattan Borough

Mark-Viverito, New York

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Community Board 6, Sandro Sherrod,

Baruch College,

Jennifer Brown

Jane Kojima Deputy Director

Julie Sophonpanich

Sabrina McFarland Honorable Gale A. Brewer. Part-time Staff Writer

Honorable Melissa

City Council Speaker

Nonprofit Organizations Community Board 4,

Community Board 5, Vikki Barbero, Chairwoman

executive staff

Scott Kimmins

Director of Operations Planning and Marketing

Honorable Scott Stringer, Special Assistant

awards

2015 Annual Meeting **Award Recipients**

Outstanding Service Award Michel Melendez

Momar Diagne

Chairman's Award Farrell Virga

Wireless Corridor Partners sponsors

Colliers International

Meringoff Properties

\$10,000+ ABS Partners Real Estate, LLC

Macmillan

Madison Green

Condominium

The NoMad Hotel

Grey Group Newmark Grubb Knight Frank \$5,000+

Housing & Services, Inc.

New York Life Insurance

Asellina The Center for Book Arts Gansevoort Park Avenue Global Home Con Edison

credits

Photography Martin Seck

Partnership Business Improvement District, formed in 2006, is a Buchbinder & Warren

Unique Threading Salon

Walter & Samuels. Inc.

Masonic Hall & Home

Nicholas Athanail

Real Estate

The Stanford

Two Trees

Windsor

Condominium

Management Co.

Management Corp. Yoga Shanti

Greening the District

Meringoff Properties

Friends of the Flatiron

23rd Street Partnership

The NoMad Hotel

Tiffany & Co.

Corcoran Group

Wilhelmina Models

Hanky Panky

nonprofit organization whose mission is to enhance the area's Natural Gourmet Institute reputation as one of New York's most vital and exciting neighborhoods. This is accomplished by maintaining a clear and safe environment for Swann Auction Galleries the district's businesses, residents, and visitors; by spearheading area improvement projects; and by marketing the diverse business and

about us

The Flatiron/23rd Street

contact us

retail options in this

vibrant and historic

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AUDITED

\$2,875,000

25.000

(25,000)

\$2,735,000

AUDITED

statement of financial position

April 2015 represents 10 months of operations.

Excess revenues over expenses

midirolai po			
	UNAUDITED	AUDITED	AUDITED
Assets	April 2015	June 2014	June 2013
Cash	\$1,171,469	\$318,099	\$353,038
Prepaid assets and receivables	93,201	31,995	32,397
Investments	1,399,818	1,399,896	1,199,984
Security deposits and other	11,587	11,587	11,587
Total	\$2,676,075	\$1,761,577	\$1,597,006
Liabilities/net assets	April 2015	June 2014	June 2013
Liabilities	\$549,350	\$181,054	\$191,633
Net assets	2,126,725	1,580,523	1,405,373

Summary of Financial Statements dated October 11, 2014, prepared by Skody Scot & Company CPAs PC. A copy of the complete audited financial statements is available upon request

\$2,676,075

statement of activities

Support and revenues Assessment revenue	April 2015	June 2014	June 2013 \$1,699,984	
	\$1,833,333	\$2,000,000		
Contributions and other	769,152	786,610	664,481	
Total	\$2,602,485	\$2,786,610	\$2,364,465	
Expenses	April 2015	June 2014	June 2013	
Marketing	337,707	\$521,527	\$403,064	
Safety	276,668	318,038	318,635	
Sanitation	695,196	815,986	746,506	
Social services	72,180	69,161	67,149	
Public improvements	426,145	618,996	531,953	
Administration	248,387	267,752	271,948	
 Total	\$2,056,283	\$2,611,460	\$2,339,255	
Increase in net assets	\$546,202	\$175,150	\$25,210	

UNAUDITED

fiscal year 2016 approved draft budget

\$1,761,577

	ADMIN	MARKETING	SAFETY	SANITATION	SERVICES	IMPROVEMENT	TOTAL	TOTAL
Assessment Revenue	_	_	_	_	_		\$2,200,000	\$2,200,000
Contributions	_	\$200,000	\$15,000	\$5,000	_	\$450,000	670,000	530,000
Interest income	_	_	_	_	_	_	5,000	5,000
Total revenue	_	_	_	_	_	_	\$2,875,000	\$2,735,000
Program Expenses								
Personnel costs								
Total salaries and payroll taxes	\$76,113	\$159,014	\$66,977	\$67,020	\$21,845	\$169,105	\$560,072	\$552,910
Health and benefits	10,338	18,534	4,397	4,397	1,680	20,713	60,061	66,909
Total personnel costs	\$86,451	\$177,548	\$71,374	\$71,417	\$23,525	\$189,818	\$620,133	\$619,819
Direct expenses								
Outside contractors	\$5,000	\$90,000	\$290,000	\$845,000	\$70,000	\$391,000	\$1,691,000	\$1,588,000
Program equipment	_	_	5,000	23,867	_	18,000	46,867	32,000
Program supplies	_	45,000	_	2,000	2,500	10,000	59,500	62,500
Tree pits	_	_	_	_	_	10,000	10,000	18,000
Project expenses	_	201,500	_	_	_	26,000	227,500	214,681
Total direct expenses	\$5,000	\$336,500	\$295,000	\$870,867	\$72,500	\$455,000	\$2,034,867	\$1,915,181
Total program expenses	\$91,451	\$514,048	\$366,374	\$942,284	\$96,025	\$644,818	\$2,655,000	\$2,535,000
	3.4%	19.4%	13.8%	35.5%	3.6%	24.3%	100%	

						0,000	0,000
_	_	_	_	_	_	\$2,875,000	\$2,735,000
\$76,113	\$159,014	\$66,977	\$67,020	\$21,845	\$169,105	\$560,072	\$552,910
10,338	18,534	4,397	4,397	1,680	20,713	60,061	66,909
\$86,451	\$177,548	\$71,374	\$71,417	\$23,525	\$189,818	\$620,133	\$619,819
\$5,000	\$90,000	\$290,000	\$845,000	\$70,000	\$391,000	\$1,691,000	\$1,588,000
_	_	5,000	23,867	_	18,000	46,867	32,000
_	45,000	_	2,000	2,500	10,000	59,500	62,500
_	_	_	_	_	10,000	10,000	18,000
_	201,500	_	_	_	26,000	227,500	214,681
\$5,000	\$336,500	\$295,000	\$870,867	\$72,500	\$455,000	\$2,034,867	\$1,915,181
\$91,451	\$514,048	\$366,374	\$942,284	\$96,025	\$644,818	\$2,655,000	\$2,535,000
3.4%	19.4%	13.8%	35.5%	3.6%	24.3%	100%	,,
						\$220,000	\$200,000
	\$86,451 \$5,000 \$5,000 \$91,451	\$86,451 \$177,548 \$5,000 \$90,000 	\$86,451 \$177,548 \$71,374 \$5,000 \$90,000 \$290,000 5,000 45,000 201,500 \$5,000 \$336,500 \$295,000 \$91,451 \$514,048 \$366,374	10,338 18,534 4,397 4,397 \$86,451 \$177,548 \$71,374 \$71,417 \$5,000 \$90,000 \$290,000 \$845,000 — — 5,000 23,867 — 45,000 — 2,000 — — — — — 201,500 — — \$5,000 \$336,500 \$295,000 \$870,867 \$91,451 \$514,048 \$366,374 \$942,284	10,338 18,534 4,397 4,397 1,680 \$86,451 \$177,548 \$71,374 \$71,417 \$23,525 \$5,000 \$90,000 \$290,000 \$845,000 \$70,000 — — 5,000 23,867 — — 45,000 — 2,000 2,500 — — — — — 201,500 — — — \$5,000 \$336,500 \$295,000 \$870,867 \$72,500 \$91,451 \$514,048 \$366,374 \$942,284 \$96,025	\$76,113 \$159,014 \$66,977 \$67,020 \$21,845 \$169,105 10,338 18,534 4,397 4,397 1,680 20,713 \$86,451 \$177,548 \$71,374 \$71,417 \$23,525 \$189,818 \$5,000 \$90,000 \$290,000 \$845,000 \$70,000 \$391,000 — 5,000 23,867 — 18,000 — 45,000 — 2,000 2,500 10,000 — 45,000 — 201,500 — — 10,000 — 201,500 — — 26,000 \$5,000 \$336,500 \$295,000 \$870,867 \$72,500 \$455,000 \$91,451 \$514,048 \$366,374 \$942,284 \$96,025 \$644,818	\$76,113 \$159,014 \$66,977 \$67,020 \$21,845 \$169,105 \$560,072 10,338 18,534 4,397 4,397 1,680 20,713 60,061 \$86,451 \$177,548 \$71,374 \$71,417 \$23,525 \$189,818 \$620,133 \$5,000 \$90,000 \$290,000 \$845,000 \$70,000 \$391,000 \$1,691,000 - - - 5,000 23,867 - 18,000 46,867 - 45,000 - 2,000 2,500 10,000 59,500 - - - - - 10,000 10,000 - 201,500 - - 26,000 227,500 \$5,000 \$336,500 \$295,000 \$870,867 \$72,500 \$455,000 \$2,034,867 \$91,451 \$514,048 \$366,374 \$942,284 \$96,025 \$644,818 \$2,655,000 3.4% 19.4% 13.8% 35.5% 3.6% 24.3% 100%