NEW YORK CONVENTION CENTER OPERATING CORPORATION

AUDITED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

Years Ended March 31, 2014 and 2013

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
New York Convention Center Operating Corporation

Report on the Financial Statements

We have audited the accompanying financial statements of New York Convention Center Operating Corporation (the "Corporation") as of and for the years ended March 31, 2014 and 2013, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the statements of net position of the Corporation as of March 31, 2014 and 2013, and the statements of revenue, expenses, and changes in net position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2014, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

UHY LLP

New York, New York
June 18, 2014

FINANCIAL STATEMENTS

NEW YORK CONVENTION CENTER OPERATING CORPORATION
STATEMENTS OF NET POSITION

	March 31, 2014	March 31, 2013
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	**$ 2,884,656**	$ 6,182,730
Short-term investments	**64,499,496**	69,987,189
Accounts receivable, net of allowances of $1,207,609 in 2014 and 2013, respectively	**9,196,869**	6,041,066
Other assets	**4,030,404**	12,414,771
Total current assets	**80,611,425**	94,625,756
PROPERTY, PLANT AND EQUIPMENT, NET	**23,556,316**	12,535,943
OTHER ASSETS	**3,498,279**	-
Total assets	**$ 107,666,020**	$ 107,161,699
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable	**$ 6,311,072**	$ 10,754,236
Accrued expenses, current	**10,947,043**	10,577,878
Unearned revenue	**15,118,879**	19,408,453
Reserve for emergency repairs	**2,964,088**	2,593,011
Estimated litigation and insurance claims	**599,364**	741,504
Capital lease liability, current	**1,785,668**	-
Other postretirement employee benefits obligation, current	**297,789**	341,851
Total current liabilities	**38,023,903**	44,416,933
Accrued expenses, net of current portion	**966,430**	841,743
Capital lease liability, net of current portion	**6,392,174**	-
Other postretirement employee benefits obligation	**31,228,392**	28,102,841
Total liabilities	**76,610,899**	73,361,517
COMMITMENTS AND CONTINGENCIES		
NET POSITION		
Invested in capital assets, net	**23,556,316**	12,535,943
Unrestricted - board designated for other postretirement employee benefit obligation	**31,526,181**	28,444,692
Unrestricted deficit	**(24,027,376)**	(7,180,453)
Total net position	**$ 31,055,121**	$ 33,800,182

See notes to financial statements.

NEW YORK CONVENTION CENTER OPERATING CORPORATION
STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET POSITION

	Years Ended March 31,	
	2014	**2013**
OPERATING REVENUES		
Space rentals	**$ 22,961,092**	$ 18,285,464
Event-related services	**123,378,457**	100,665,300
Concession commissions	**4,966,124**	4,573,474
Advertising income	**1,288,245**	1,619,384
Other income	**26,759**	41,932
Total operating revenues	**152,620,677**	125,185,554
OPERATING EXPENSES		
Employee compensation and benefits	**126,644,542**	107,226,029
Facility operating expenses	**12,701,335**	9,612,962
Selling, general and administrative expenses	**10,824,550**	8,223,843
Annual other postemployment benefits expenses	**3,367,767**	3,156,932
Total operating expenses	**153,538,194**	128,219,766
OPERATING LOSS BEFORE DEPRECIATION AND AMORTIZATION	**(917,517)**	(3,034,212)
DEPRECIATION AND AMORTIZATION	**1,858,877**	1,257,301
OPERATING LOSS	**(2,776,394)**	(4,291,513)
NON-OPERATING REVENUES		
Interest income, net	**31,333**	98,030
NET LOSS	**(2,745,061)**	(4,193,483)
NET POSITION, Beginning	**33,800,182**	37,993,665
NET POSITION, Ending	**$ 31,055,121**	$ 33,800,182

See notes to financial statements.

NEW YORK CONVENTION CENTER OPERATING CORPORATION
STATEMENTS OF CASH FLOWS

	Years Ended March 31,	
	2014	**2013**
OPERATING ACTIVITIES		
Cash receipts from customers	**$ 145,175,300**	$ 127,788,823
Cash paid for operating expenses	**(145,208,381)**	(122,895,146)
Net cash (used in) provided by operating activities	**(33,081)**	4,893,677
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal payment on capital lease obligation	**(908,828)**	-
Net cash used in capital and related financing activities	**(908,828)**	-
INVESTING ACTIVITIES		
Purchase of short-term investments	**(347,000,092)**	(450,011,314)
Proceeds from sales and maturities of short-term investments	**352,487,785**	455,515,988
Interest received	**31,333**	98,030
Cash paid for the security deposit	**(1,745,260)**	-
Acquisition of property, plant and equipment	**(6,129,931)**	(6,338,245)
Net cash used in investing activities	**(2,356,165)**	(735,541)
NET (DECREASE) INCREASE IN CASH	**(3,298,074)**	4,158,136
CASH AND CASH EQUIVALENTS, Beginning	**6,182,730**	2,024,594
CASH AND CASH EQUIVALENTS, Ending	**$ 2,884,656**	$ 6,182,730
RECONCILIATION OF NET LOSS TO NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES		
NET LOSS	**$ (2,745,061)**	$ (4,193,483)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Interest income	**(31,333)**	(98,030)
Depreciation and amortization	**1,858,877**	1,257,301
Changes in:		
Accounts receivable	**(3,155,803)**	(584,333)
Other assets	**8,968,699**	(11,726,569)
Accounts payable	**(4,443,164)**	7,130,302
Accrued expenses	**493,852**	5,109,994
Reserve for emergency repairs	**371,077**	2,112,857
Estimated litigation and insurance claims	**(142,140)**	(220,345)
Other postretirement employee benefits obligation	**3,081,489**	2,918,381
Unearned revenue	**(4,289,574)**	3,187,602
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	**$ (33,081)**	$ 4,893,677
SUPPLEMENTAL DISCLOSURE OF NON-CASH FINANCING ACTIVITIES:		
Equipment and maintenance financed with capital lease	**$ 9,086,670**	$ -
Capital paid for interest	**$ 21,553**	$ -

See notes to financial statements.

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The New York Convention Center Operating Corporation (the "Corporation") is a public benefit corporation established by the State of New York (the "State") to operate the Jacob K. Javits Convention Center of New York (the "Javits Center" or "Center"). As such, it is included as a component unit enterprise fund in the State's annual financial report. As a component unit of the State, the Javits Center is eligible for, and subject to, appropriation of funds as approved in the State's budget. Operating revenues are principally comprised of amounts derived from event-related support services and space rentals.

The Center was constructed by the New York Convention Center Development Corporation ("NYCCDC"), another component unit of the State which is jointly owned by the New York State Urban Development Corporation and the Triborough Bridge and Tunnel Authority ("TBTA"), also component units of the State. Construction of the Center was financed with TBTA bonds. Accordingly, the cost of the original construction and financing of the Center are excluded from the accompanying financial statements. The Corporation leases the Center from the State for a nominal amount.

Basis of Accounting

The accompanying financial statements are prepared on the accrual basis of accounting in accordance with generally accepted accounting principles. Net position, revenues, expenses, gains and losses are classified based on the existence or absence of Board of Directors designated restrictions. Accordingly, net position of the Corporation and changes therein are classified and reported as follows:

> <u>Unrestricted net position</u> – Net position that is not subject to board-imposed stipulations. If the related liabilities exceed the assets on hand, then the "shortfall", by default, is covered by this unrestricted net position.
>
> <u>Invested in capital assets</u> – Net position that represents those resources used for board approved capital assets.
>
> <u>Unrestricted - board designated net position</u> – Net position that the Board of Directors approved and designated to be used to fund the Other Postemployment Benefits ("OPEB") liability (see note 7).

The Corporation has adopted the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 34 "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Government" and Statement No. 37, "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus". The two statements require that State and Local governments' financial statements include management's discussion and analysis, government wide financial statements, fund financial statements, notes to the financial statements and required supplementary information. The statements require State and Local governments to report infrastructure assets.

Private sector standards of accounting and financial reporting issued prior to December 1, 1989, are generally followed to the extent they do not conflict or contradict guidance of the GASB. Governments also have the option of following subsequent private sector guidance for their business type activities and enterprise funds. The Corporation has elected to not follow subsequent private sector guidance.

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reclassifications

Certain reclassifications were made to prior year amounts to conform to the current period presentation. None of the reclassifications affected the net loss of the prior year.

Cash and Cash Equivalents

Cash and cash equivalents include investments in highly liquid financial instruments with original maturities of three months or less. Cash is maintained in Federal Deposit Insurance Corporation (“FDIC”) insured accounts at credit qualified financial institutions. At times, such amounts may exceed the FDIC insurance limits. All deposits are collateralized with U.S. Government guaranteed securities. The collateral is maintained by JP Morgan Chase Bank for the benefit of the State of New York Commissioner of Tax & Finance AFA New York Convention Center Operating Corporation.

Short-Term Investments

As of March 31, 2014 and 2013, the Corporation’s short-term investments consist of U.S. Treasury bills and repurchase agreements. These investments are specifically identified and held in segregated accounts at depository institutions in the name of the New York State Department of Taxation and Finance. Short-term investments are carried at amortized cost, which approximates fair market value, plus accrued interest receivable.

New York State's statutes and guidelines authorize the Corporation to invest in obligations of the U.S. Government and its agencies, certificates of deposit, repurchase agreements, and obligations of the State of New York.

Recognition of Revenue and Reserve for Doubtful Accounts

Amounts received for space rentals and event-related services in advance of the scheduled event are reported as unearned revenue. Such amounts are recognized as revenue in the accounting period in which the event moves out. Similarly, costs incurred which are directly attributable to an event (primarily labor) are initially recorded as other assets and either expensed or billed to customers at the events conclusion.

Revenue from advertising is recognized on a straight-line basis over the term of the advertising agreement.

The allowance for possible credit losses provides for risks of losses inherent in the credit extension process. The Corporation maintains this allowance on a specific and general basis at levels considered adequate to meet present and future losses of receivables. Accordingly, these estimates could change in the near term.

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property, Plant and Equipment

Property, plant and equipment is recorded at cost less accumulated depreciation. Expenditures for major additions and improvements are capitalized, while minor replacements, maintenance, and repairs are charged to expense as incurred. Leased property meeting certain criteria is capitalized and the present value of the related lease payments is recorded as a liability and included in current and/or long term capital lease liability based on the lease terms.

Depreciation and amortization are recorded using the straight-line method over the estimated useful lives of the respective assets ranging from 3 to 15 years.

Security Deposit

During October 2013, the Corporation contracted with a new insurance company. Based on the terms of the contract, the Corporation paid a security deposit which will be held for the term of the contract. The contract expires in one year; however, management intends to continue to renew the contract for the foreseeable future. As a result, the security deposit of $1,745,260 is reflected as a long term asset.

Other Postemployment Benefits (OPEB)

The Corporation provides health care benefits for certain of its qualifying retirees. The Corporation's annual OPEB expense is calculated based on the annual required contribution ("ARC"), an amount actuarially determined in accordance with generally accepted accounting principles. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period of thirty years.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. On an ongoing basis, management evaluates its estimates and judgments, including those related to revenue recognition, and other long-lived assets, allowance for doubtful accounts, and accrued expenses. Making these estimates requires management to exercise significant judgment. Accordingly, actual results could differ from those estimates.

NOTE 2 — EXPANSION PROJECT AND DUE FROM AFFILIATE

In December 1999, the United States Trust Company of New York ("USTC") sold $53,500,000 principal amount of Certificates of Participation (the "1999 Certificates"). The 1999 Certificates were sold to provide funds to make a loan to the Corporation, pursuant to a loan agreement dated as of December 31, 1999, between the Corporation and USTC to be used to pay a portion of the purchase price for the acquisition of a parcel of property and the building and improvements thereon (the "Yale Building"), for the purpose of the future expansion of the Convention Center.

NOTE 2 — EXPANSION PROJECT AND DUE FROM AFFILIATE (Continued)

In August 2006, the Corporation entered into an agreement to sell the Yale Building to NYCCDC, a related party. The agreement provided that NYCCDC defeased the 2003 Certificates in the amount of $66,200,000. In addition to the defeasance amount, NYCCDC has agreed to make an additional $15,000,000 payment to the Corporation upon the sale or lease of certain property (as defined in the Purchase and Sale Agreement). The Corporation has further agreed to provide additional funding for certain future capital improvements to the Javits Center and its related expansion and has reserved this amount in prior years.

The Corporation has previously funded capital expenditures related to the expansion and renovation projects of the Javits Center, on behalf of NYCCDC amounting to $3,392,071. These amounts have been recorded as a receivable from NYCCDC and management has also recorded an offsetting reserve of $3,392,071 due to the uncertainty regarding its collectability.

NOTE 3 — OTHER ASSETS

Other assets consist of the following:

	March 31, 2014	March 31, 2013
Current other assets		
Unbilled show costs	$ 2,745,200	$ 12,338,082
Prepaid maintenance, current portion	467,471	-
Prepaid other	817,733	76,689
	$ 4,030,404	$ 12,414,771
Non-current other assets		
Security deposit	$ 1,745,260	$ -
Prepaid maintenance, net of current portion	1,753,019	-
	$ 3,498,279	$ -

NOTE 4 — PROPERTY, PLANT AND EQUIPMENT

The property, plant and equipment activities for the years ended March 31, 2014 and 2013 are summarized as follows:

March 31, 2014	Beginning Balance	Additions	Transfers	Ending Balance
Depreciable assets				
Furniture, fixtures and equipment	$ 8,953,821	$ 88,137	$3,852,065	$ 12,894,024
Video display equipment	1,073,319	-	-	1,073,319
Telephone equipment	1,785,356	-	38,512	1,823,867
Other equipment	1,844,672	-	-	1,844,672
Improvements to Center	19,914,719	-	2,532,036	22,446,755
Construction in progress	3,930,436	12,791,113	(6,422,613)	10,298,936
Total depreciable assets	37,502,323	12,879,250	-	50,381,573
Accumulated depreciation				
Furniture, fixtures and equipment	3,577,116	1,278,760	-	4,855,877
Video display equipment	1,016,169	22,860	-	1,039,028
Telephone equipment	1,758,747	13,751	-	1,772,498
Other equipment	1,223,703	99,355	-	1,323,058
Improvements to Center	17,390,645	444,151	-	17,834,796
Total accumulated depreciation	24,966,380	1,858,877	-	26,825,257
Total property, plant and equipment, net	$ 12,535,943	$ 11,020,373	$ -	$ 23,556,316

March 31, 2013	Beginning Balance	Additions	Transfers	Ending Balance
Depreciable assets				
Furniture, fixtures and equipment	$ 5,033,422	$ 159,662	$ 3,760,737	$ 8,953,821
Video display equipment	1,073,319	-	-	1,073,319
Telephone equipment	1,785,356	-	-	1,785,356
Other equipment	1,844,672	-	-	1,844,672
Improvements to Center	18,940,084	974,635	-	19,914,719
Construction in progress	2,487,224	5,203,948	(3,760,737)	3,930,436
Total depreciable assets	31,164,077	6,338,245	-	37,502,323
Accumulated depreciation				
Furniture, fixtures and equipment	2,816,052	761,064	-	3,577,116
Video display equipment	993,309	22,860	-	1,016,169
Telephone equipment	1,746,922	11,825	-	1,758,747
Other equipment	1,124,347	99,356	-	1,223,703
Improvements to Center	17,028,448	362,196	-	17,390,645
Total accumulated depreciation	23,709,078	1,257,301	-	24,966,380
Total property, plant and equipment, net	$ 7,454,999	$ 5,080,944	$ -	$ 12,535,943

NOTE 5 — UNEARNED REVENUE

Unearned revenue consisted of the following:

	March 31, 2014	March 31, 2013
Event-related services	$ 8,092,078	$ 12,658,293
Space rentals	6,995,658	6,740,874
Advertising	31,143	9,286
	$ 15,118,879	$ 19,408,453

NOTE 6 — RETIREMENT PLANS

The Corporation participates in the New York State and Local Employees' Retirement System (the "System") which is a cost sharing multiple public employer system offering a wide range of plans and benefits which are related to years of service and final average salary, and provide for death and disability benefits and for optional methods of benefit payments. All benefits generally vest after ten years of credited service. Obligations of participating employers and employees to contribute, and benefits payable to employees are governed by the New York State Retirement and Social Security Law. The law provides that all participating employers in the System are jointly and severally liable for any unfunded actuarially-determined amounts.

The retirement system issues a publicly available financial report that includes financial statements and supplementary information. The report may be obtained by writing to:

New York State and Local Employees' Retirement System
110 State Street
Albany, New York 12244

The Corporation is billed annually for contributions. Employer contributions are actuarially determined.

Generally, all non-union employees, except certain full time, part-time and temporary employees, participate in the System. Employees are required to contribute between 3% and 6% of their salary based on the date the member joined the System. Those who joined the system before July 1976 or have completed their 10 years are noncontributory. Those who joined after July 1976 make contributions until they have contributed for 10 years. Newer members are required to contribute for their entire career. Employee contributions are deducted from employees' compensation for remittance to the System.

NOTE 6 — RETIREMENT PLANS (Continued)

The Corporation's related compensation, contribution, and percentage of compensation contributed were as follows:

	For the Years Ended March 31,		
	2014	2013	2012
Related compensation	$ 13,488,121	$ 14,252,494	$ 14,750,026
Contribution	2,600,268	2,471,405	2,400,999
Percentage of compensation	19%	17%	16%

The employer contributions are equal to 100 percent of the required contribution under the system. Additionally, pension contributions for the years ended March 31, 2014 and 2013 for multi-employer union employees not covered under the System totaled $11,377,721 and $12,199,756, respectively, and are included in employee compensation and benefits on the statements of revenue, expenses, and changes in net position.

NOTE 7 — OTHER POSTRETIREMENT EMPLOYEE BENFITS OBLIGATION

The Corporation provides health care benefits for certain of its qualifying retirees. The Corporation follows GASB Statement No. 45, Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions. This statement establishes standards for the recognition, measurement and presentation of other postemployment benefits (healthcare benefits) expenses and related liabilities and note disclosures.

Plan Description

As a participating employer of New York State Health Insurance Program (“NYSHIP”), the Corporation provides healthcare benefits for retirees and other former employees under the plan provisions of NYSHIP. Eligibility, under NYSHIP, for retiree healthcare benefits require that (i) the employee must have at least 10 years of State service with the Corporation or at least 10 years of combined service with participating employers or agencies of New York State, (ii) the employee must qualify for retirement as a member of a retirement system administered by New York State and (iii) the employee must be enrolled in NYSHIP as an enrollee or dependent when they retire. The plan does not currently issue a standalone financial report since there are no assets legally segregated for the sole purpose of paying benefits under the plan.

Funding Policy

The Corporation elected at March 31, 2008 to record the full OPEB liability and corresponding expense in the year of adoption of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities. The ARC adjustment represents the discounted present value of the balance of the net OPEB obligation at the beginning of the year. The Corporation contributed $286,278 and $238,552 for current premiums for March 31, 2014 and 2013, respectively, and are included in employee compensation and benefits on the Statements of Revenue, Expenses, and Changes in Net Position.

NOTE 7 — OTHER POSTRETIREMENT EMPLOYEE BENFITS OBLIGATION (Continued)

Annual OPEB Cost and Net OPEB Obligation

The Corporation's Annual OPEB Cost ("AOC") and OPEB obligation for the fiscal years ended March 31, 2014 and 2013 are composed of the following (as calculated by an external actuary):

	2014	2013
OPEB obligation, beginning of the year	$ 28,444,692	$ 25,526,311
Annual OPEB cost (AOC)		
Annual required contribution (ARC)		
Normal cost	2,052,417	1,954,683
Amortization of unfunded actuarial accrued liability over one year	30,766,257	27,950,412
Interest at 4.155%	1,250,470	1,140,074
ARC	34,069,144	31,045,169
ARC Adjustment	(31,787,685)	(28,864,317)
Interest on net OPEB obligation	1,086,308	976,081
AOC	3,367,767	3,156,932
OPEB obligation	31,812,459	28,683,244
Less: Corporation payments for retired employees' health care benefits	286,278	238,552
Net OPEB obligation, end of year	31,526,181	28,444,692
Less: Current portion of net OPEB obligation	297,789	341,851
OPEB obligation, non-current	$ 31,228,392	$ 28,102,841

NOTE 7 — OTHER POSTRETIREMENT EMPLOYEE BENFITS OBLIGATION (Continued)

Trend Information

Three-year trend information is presented as follows:

Years Ended	Beginning OPEB Obligation	Annual OPEB Cost	Actual Employer Contribution	Percentage Contributed	Net OPEB Obligation
March 31, 2014	$ 28,444,691	$ 3,367,767	$ 286,278	8.50%	$ 31,526,180
March 31, 2013	$ 25,526,311	$ 3,156,932	$ 238,552	7.56%	$ 28,444,691
March 31, 2012	$ 22,766,665	$ 2,956,620	$ 196,974	6.66%	$ 25,526,311

Funding Status and Funding Progress

For the years ended March 31, 2014 and 2013 the Corporation satisfies current obligations on a pay-as-you-go basis.

The Board of Directors has designated $31,526,181 of investments to be used to fund the OPEB liability. The Corporation is currently investigating measures to establish a trust to allow for the funding of the obligation. The $31,526,181 is recorded as unrestricted - board designated net position on the Statement of Net Position.

Actuarial Methods and Assumptions

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the ARC are subject to periodic revision as actual results are compared with past expectations and new estimates are made about the future. Projections of benefits for financial reporting purposes are based on the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and employees to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities, consistent with the long-term perspective of the calculations.

The unit credit actuarial cost method was used in the latest actuarial valuations, dated April 1, 2014, the basis for the ARC calculations for the fiscal year end March 31, 2014. The actuarial assumptions include an annual healthcare cost trend rate of 7.8% initially, reduced by decrements to an ultimate healthcare cost trend rate of 4.75% after eight years. Both rates include a 2.75% inflation assumption

NOTE 8 — CAPITAL LEASES

The Corporation leased equipment under a capital lease agreement that expires November 2018. At March 31, 2014, the gross amount of the equipment under the capital lease was $6,749,313, of which $3,500,431 was placed in service. Accumulated amortization on the equipment amounted to $176,823 at March 31, 2014. Amortization of this leased equipment is included in depreciation and amortization expense on the Statements of Revenue, Expenses and Changes in Net Position.

In addition to the leased equipment, the Corporation prepaid maintenance for the equipment. At March 31, 2014, the gross amount of the maintenance and related accumulated amortization was $2,337,357 and $116,866, respectively. Amortization of this prepaid maintenance is included in facility operating expenses on the Statement of Revenue, Expenses and Changes in Net Position.

The total of the finance lease for the equipment and maintenance was $9,086,670. The principal payments on the lease for the year ended March 31, 2014 totaled $908,828.

Future minimum payments under the finance agreement are as follows:

Years Ending March 31,	
2015	$ 1,860,764
2016	1,860,764
2017	1,860,764
2018	1,860,764
2019	930,383
	8,373,439
Less: amount representing interest	195,597
Present value of minimum lease payments	$ 8,177,842

NOTE 9 — ESTIMATED LITIGATION AND INSURANCE CLAIMS

There are various litigation and claims proceedings in which the Corporation is involved, including arbitration proceedings with Unions which currently or formerly represented Corporation employees, Equal Employment Opportunity Commission ("EEOC") complaints, personal injury and property damage claims, as well as contractual claims. Generally, these develop in the normal course of business.

While the ultimate outcome of these matters cannot presently be determined, estimated liabilities for litigation and insurance claims are provided in the financial statements when management believes a settlement is probable and the amount can be reasonably estimated.

Management believes the ultimate amounts which may be required to settle such litigation in excess of insurance coverage carried by the Corporation will not have a material effect on its financial condition, beyond that which has been provided for in the financial statements.

NOTE 10 — OTHER COMMITMENTS AND CONTINGENCIES

The Corporation has contracted with a food vendor to provide all food and beverage services at the Center through 2016, with an option for one five-year extension. Under the agreement, the Corporation earns a percentage on food and beverage sales computed at specified rates.

At March 31, 2014, the Corporation's management proposed a Capital Plan and Repair and Maintenance Expenditure Plan amounting to $60,839,989 and $13,309,319, respectively, to be made under the five year budget for the Javits Center. The proposed plans are intended to allow the Center to continue to operate effectively while bringing the building up to peak maintenance condition. It is the intention of the Corporation that both NYCCDC and the Corporation pay for and record their respective capital outlays in their separate financial statements.

Future operations of the Corporation may require additional financing by the State to the extent that operating and capital expenditures exceed revenues from operations. For fiscal 2014 operations, no appropriations were made by the State Legislature.

SUPPLEMENTARY INFORMATION

UHY LLP
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
New York Convention Center Operating Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of New York Convention Center Operating Corporation (the "Corporation"), as of and for the year ended March 31, 2014, and the related notes to the financial statements, and have issued our report thereon dated June 18, 2014.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including *Investment Guidelines for Public Authorities* issued by the Office of the State Comptroller of New York State and the Corporation's investment guidelines, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

UHY LLP

New York, New York
June 18, 2014