

## BPDC Budget

### Yankee Stadium Parking Facilities, 2013 Operating Budget

#### Revenue

Parking Revenue	\$11,392,000
Non-Parking Revenue	\$144,000
<b>Total Revenue</b>	<b>11,536,000</b>

#### Expenses

##### BPDC Expenses

Bond Related Services	1,426,000
Corporate Operations	877,000

##### Parking Operator Expenses

Salaries and Wages	1,155,000
Benefits	409,000
Insurance and Claims	370,000
Maintenance and Repairs	1,123,000
Utilities and Telephone	592,000
Other Operating Expenses	799,000

##### **Total Operating Expenses**

**Net Operating Income** 4,785,000

**Bond Payment / Debt Service** (14,995,000)

**Renewal and Replacement Fund Requirements** (103,000)

**Net Revenue after Required Payments** (10,313,000)

#### Projected Cash Flow

	<b>Balance on 12/31/12</b>	<b>Post DS Payment 4/1/13</b>	<b>Post DS Payment 10/1/13</b>	<b>Balance on 12/31/13</b>
<b>Current Revenue Account</b>	27,000	-	-	143,000
<b>Operating and Maintenance Fund</b>	1,551,000	651,000	2,719,000	1,503,000
<b>Renewal and Replacement Fund</b>	385,000	385,000	488,000	488,000
<b>Interest Account of the Bond Fund</b>	2,481,000	-	-	919,000
<b>Debt Service Reserve Fund</b>	422,000	-	-	-
<b>Operations Reserve Fund</b>	1,356,000	1,357,000	1,357,000	1,357,000
<b>Earnings Fund</b>	5,000	5,000	5,000	5,000
<b>Surplus Fund</b>	7,297,000	3,830,000	1,563,000	1,563,000

## BPDC Budget Detail

<b>Corporate Operations</b>	<b>876,645</b>
Management Staff Salaries, Benefits, and Office	416,667
Management Services (CIDC, WSP, BPDC, Desman)	171,164
Accounting and Audit	50,040
Base Management Fee	110,136
Directors & Officers Insurance	128,639
<b>Other Operating Expenses</b>	<b>798,656</b>
Uniforms & Laundry	46,372
Printing	18,070
Amenities & Supplies	29,026
Rental Expense	2,978
Vehicle and Equipment Financing	52,750
Advertising & Publicity	19,459
Postage & Freight	2,086
Data Processing	22,187
Contract Security	438,440
Employee Processing	22,600
Miscellaneous Expense	11,625
Armored Car	9,917
Credit Card Fees	123,146

YANKEE STADIUM PARKING FACILITIES  
2013 OPERATING BUDGET

Games/Events	16	14	15	14	13	15	4	1	92				
REVENUE	January	February	March	April	May	June	July	August	September	October	November	December	Total
Event Self Park	\$0	\$0	\$0	\$1,612,160	\$1,440,640	\$1,511,400	\$1,410,640	\$1,309,880	\$1,511,400	\$577,800	\$0	\$105,285	\$9,479,205
Event Valet	\$0	\$0	\$0	\$76,800	\$67,200	\$72,000	\$67,200	\$62,400	\$72,000	\$41,760	\$0	\$6,612	\$465,972
CNP - Single day sales	\$93,656	\$0	\$0	\$0	\$96,931	\$84,815	\$90,873	\$84,815	\$78,757	\$90,873	\$24,233	\$0	\$644,952
CNP - Package sales	\$0	\$0	\$65,699	\$629,322	\$52,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$747,580
Monthly	\$4,896	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$26,896
NYE Employees	\$0	\$0	\$1,800	\$34,000	\$11,000	\$12,000	\$9,000	\$13,000	\$4,000	\$0	\$0	\$0	\$84,800
Transient Revenue	\$22,424	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$242,424
Validation Revenue	\$13,882	\$0	\$0	\$120,400	\$105,350	\$112,875	\$105,350	\$97,825	\$112,875	\$36,400	\$0	\$9,100	\$714,057
Non-Parking Revenue	\$2,500	\$2,500	\$2,500	\$27,023	\$6,288	\$38,082	\$3,930	\$17,826	\$5,502	\$13,362	\$14,148	\$11,790	\$145,450
Gross Taxable Revenue	\$137,358	\$24,500	\$91,999	\$2,521,705	\$1,801,968	\$1,853,172	\$1,708,993	\$1,607,746	\$1,806,534	\$782,195	\$60,381	\$154,787	\$12,551,336
Advertising Revenue	\$443	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$10,893
Sales Tax	(\$11,081)	(\$2,002)	(\$7,519)	(\$206,090)	(\$147,268)	(\$151,453)	(\$139,670)	(\$131,395)	(\$147,641)	(\$63,926)	(\$4,935)	(\$12,650)	(\$1,025,630)
<b>TOTAL GROSS REVENUE</b>	<b>\$126,720</b>	<b>\$23,448</b>	<b>\$85,430</b>	<b>\$2,316,565</b>	<b>\$1,655,650</b>	<b>\$1,702,669</b>	<b>\$1,570,273</b>	<b>\$1,477,300</b>	<b>\$1,659,842</b>	<b>\$719,219</b>	<b>\$56,396</b>	<b>\$143,087</b>	<b>\$11,536,599</b>
<b>BPDC CORPORATE EXPENSES</b>													
BPDC Legal Expense	\$4,316	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$164,733
BPDC Financial Advisor	\$10,761	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$230,761
Bankruptcy Counsel	\$0	\$30,000	\$18,750	\$18,750	\$18,750	\$18,750	\$18,750	\$18,750	\$18,750	\$18,750	\$0	\$0	\$180,000
Bond Holder Related Expenses - Consultant	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000
Bond Holder Related Expenses - Legal / Trustee	\$42,088	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$62,600	\$730,688
Management Staff Salaries, Benefits, and Office			\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$416,667
Management Services (CIDC, WSP, BPDC, Desman)	\$25,429	\$30,932	\$30,932	\$18,208	\$8,208	\$8,208	\$8,208	\$8,208	\$8,208	\$8,208	\$8,208	\$8,208	\$171,164
Accounting and Audit	\$0	\$0	\$12,510	\$0	\$0	\$12,510	\$0	\$0	\$12,510	\$0	\$0	\$12,510	\$50,040
Base Management Fee	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$9,178	\$110,136
Directors & Officers Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,639	\$0	\$0	\$128,639
<b>TOTAL BPDC CORPORATE EXPENSES</b>	<b>\$111,772</b>	<b>\$187,293</b>	<b>\$230,220</b>	<b>\$204,986</b>	<b>\$194,986</b>	<b>\$207,496</b>	<b>\$174,986</b>	<b>\$174,986</b>	<b>\$187,496</b>	<b>\$303,625</b>	<b>\$156,236</b>	<b>\$168,746</b>	<b>\$2,302,827</b>
<b>PARKING OPERATING EXPENSES</b>													
Payroll Taxes & Burden	\$11,234	\$8,498	\$8,498	\$16,700	\$16,300	\$16,800	\$15,499	\$15,499	\$16,000	\$20,646	\$14,749	\$15,250	\$175,672
Health, Welfare & Pension	\$10,131	\$1,138	\$8,679	\$9,778	\$9,724	\$9,792	\$9,617	\$9,617	\$9,684	\$10,307	\$9,517	\$9,584	\$107,569
Workers Compensation	\$6,691	\$6,158	\$6,158	\$12,102	\$11,813	\$12,175	\$11,233	\$11,233	\$11,595	\$14,963	\$10,689	\$11,052	\$125,862
Liability Insurance	\$12,659	\$4,961	\$4,961	\$21,986	\$21,621	\$22,077	\$20,891	\$20,891	\$21,348	\$25,583	\$20,207	\$20,664	\$217,849
Property Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,793	\$0	\$0	\$144,793
Auto Damage and Other Claims	\$70	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$7,335
Repairs & Maintenance	\$111,210	\$72,653	\$118,701	\$105,454	\$105,454	\$105,454	\$105,454	\$105,454	\$105,454	\$57,653	\$57,653	\$72,653	\$1,123,246
Uniforms & Laundry	\$1,972	\$600	\$600	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$600	\$600	\$46,372
Printing	\$70	\$0	\$0	\$7,000	\$4,000	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$18,070
Amenities & Supplies	\$526	\$500	\$4,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$1,500	\$1,500	\$29,026
Rental Expense	\$228	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,978
Vehicle and Equipment Financing	\$4,350	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$52,750
Advertising & Publicity	\$126	\$1,042	\$8,917	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$19,459
Postage & Freight	\$161	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,086
Data Processing	\$1,575	\$892	\$892	\$2,491	\$3,095	\$2,491	\$3,095	\$2,491	\$2,491	\$892	\$892	\$892	\$22,187
Contract Security	\$41,280	\$30,160	\$32,240	\$39,680	\$39,660	\$39,150	\$39,660	\$39,130	\$39,150	\$34,360	\$31,200	\$32,770	\$438,440
Employee Processing	\$0	\$7,000	\$7,000	\$7,000	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$22,600
Miscellaneous Expense	\$350	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$11,625
Armored Car	\$267	\$220	\$275	\$1,520	\$1,330	\$1,425	\$1,330	\$1,235	\$1,425	\$450	\$220	\$220	\$9,917
Credit Card Fees	\$3,072	\$1,188	\$1,285	\$20,067	\$17,720	\$18,600	\$17,352	\$16,184	\$18,508	\$7,378	\$253	\$1,540	\$123,146
Salaries & Wages	\$53,990	\$56,917	\$56,917	\$111,853	\$109,173	\$112,526	\$103,813	\$103,813	\$107,166	\$138,288	\$98,788	\$102,141	\$1,155,385
Utilities	\$54,142	\$22,000	\$22,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$45,000	\$22,000	\$22,000	\$517,142
Telephone	\$6,585	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$74,785
<b>TOTAL PARKING OPERATING EXPENSES</b>	<b>\$320,690</b>	<b>\$226,637</b>	<b>\$293,833</b>	<b>\$433,383</b>	<b>\$417,841</b>	<b>\$418,442</b>	<b>\$405,896</b>	<b>\$410,499</b>	<b>\$410,773</b>	<b>\$523,265</b>	<b>\$282,220</b>	<b>\$304,816</b>	<b>\$4,448,294</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$432,461</b>	<b>\$413,930</b>	<b>\$524,053</b>	<b>\$638,369</b>	<b>\$612,827</b>	<b>\$625,938</b>	<b>\$580,882</b>	<b>\$585,485</b>	<b>\$598,269</b>	<b>\$826,890</b>	<b>\$438,456</b>	<b>\$473,562</b>	<b>\$6,751,121</b>
<b>NET OPERATING INCOME</b>	<b>(305,741)</b>	<b>(390,483)</b>	<b>(438,623)</b>	<b>1,678,196</b>	<b>1,042,823</b>	<b>1,076,731</b>	<b>989,391</b>	<b>891,815</b>	<b>1,061,573</b>	<b>(107,671)</b>	<b>(382,060)</b>	<b>(330,475)</b>	<b>4,785,478</b>
<b>Bond Payment/Debt Service</b>				<b>(6,897,378)</b>						<b>(8,097,378)</b>			<b>(14,994,756)</b>
<b>Renewal and Replacement Fund Req</b>				<b>(17,151)</b>	<b>(17,151)</b>	<b>(17,151)</b>	<b>(17,151)</b>	<b>(17,151)</b>	<b>(17,151)</b>				<b>(102,907)</b>
<b>Net revenue after Required Payments</b>													<b>(10,312,186)</b>

Projected Cash Flow

	Balance on 12/31/12	1/31/2013	2/28/2013	3/31/2013	4/1/2013	4/30/2013	5/31/2013	6/30/2013	7/31/2013	8/31/2013	9/30/2013	10/1/2013	10/31/2013	11/30/2013	12/31/2013
Current Revenue Account	\$ 27,260	\$ 126,720	\$ 23,448	\$ 85,430		\$ 2,316,565	\$ 1,655,650	\$ 1,702,669	\$ 1,570,273	\$ 1,477,300	\$ 1,659,842		\$ 719,219	\$ 56,396	\$ 143,087
Operating and Maintenance Fund	\$ 1,551,245	\$ 1,198,102	\$ 877,413	\$ 650,776	\$ 650,776	\$ 1,098,325	\$ 1,406,324	\$ 1,729,866	\$ 2,052,806	\$ 2,388,292	\$ 2,719,176	\$ 2,719,176	\$ 2,308,403	\$ 1,785,138	\$ 1,502,918
Renewal and Replacement Fund	\$ 385,149	\$ 385,175	\$ 385,175	\$ 385,175	\$ 385,175	\$ 402,326	\$ 419,477	\$ 436,628	\$ 453,779	\$ 470,931	\$ 488,082	\$ 488,082	\$ 488,082	\$ 488,082	\$ 488,082
Interest Account of the Bond Fund (cu	\$ 2,480,787	\$ 2,899,246	\$ 2,922,694	\$ 3,008,124	\$ -	\$ 1,558,032	\$ 2,455,148	\$ 3,399,283	\$ 4,211,023	\$ 4,929,790	\$ 5,831,098	\$ -	\$ -	\$ -	\$ -
Interest Account of the Bond Fund (Following YR)													\$ 719,219	\$ 775,615	\$ 918,702
Debt Service Reserve Fund	\$ 421,862	\$ 421,862	\$ 421,862	\$ 421,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operations Reserve Fund	\$ 1,356,162	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525	\$ 1,356,525
Earnings Fund	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276	\$ 5,276
Surplus Fund	\$ 7,297,054	\$ 7,297,054	\$ 7,297,054	\$ 7,297,054	\$ 3,829,662	\$ 3,829,662	\$ 3,829,662	\$ 3,829,662	\$ 3,829,662	\$ 3,829,662	\$ 3,829,662	\$ 1,563,382	\$ 1,563,382	\$ 1,563,382	\$ 1,563,382

Debt Service Coverage Ratio

0.32

## Assumptions

### Regular Season Games :

Garage Self Park Rate:	\$35 /car	<u>Special Events:</u>	\$45 /car
Pre-Sale Packages:	\$30 /car		
Lot Self Park Rate:	\$25 /car		\$35 /car
Pre-Sale Packages:	\$20 /car		
Valet Rate:	\$48 /car		\$58 /car
Pre-Sale Packages:	\$43 /car		
Bus Rate:	\$138 /car		\$150 /car
Premium Rate:	\$42 /car		\$54 /car

### Regular Baseball Evt's

### Add. Baseball Evt's

### Non- Baseball Add. Evt's.

Est. Per Game/Event Garage Self Parkers:	2,800	3,200	2,333
Est. Per Game/Event Lot Self Parkers:	350	615	196
Est. Per Game/Event Day Valet Parkers:	100	180	114
Est. Per Game/Event Buses	20	3	2
Est. Validations Per Game/Event:	215	260	26

Total Event Space Count: 8694 (+ 600 Yankees spaces)

### Assumptions

All per game car counts are based on actual 2012 season averages

Additional baseball event averages based on 2012 playoffs stats.

Non-baseball event averages include 2012 NYU Commencement, Soccer games and Madonna concerts.

### Non-Event:

#### River Avenue Garage

<u>Transient Rates</u>	<u>Monthly Rates</u>	<u>NYE Employees</u>
Early Bird: \$8	\$220 Oversize	
Up to 1 hr: \$5	\$180 Regular	
Up to 2 Hrs: \$7	\$155 Community Discount	
3 hrs: \$23	Average Monthly Rate:	\$160
3 hrs - 24 hrs: \$35	Average # of Monthlies:	11
Evening Special: \$6		
Weekend: \$8		
Average Rate: \$9.30		
Average Daily Tickets: 70		

### Misc:

164th Street Garage will be open 24/7 365 days/year

### Annual Payroll Detail:

Special Event:	\$475,303.05
Non-Event:	\$160,706.38
Management/Clerical:	\$522,302.50
Total Salaries & Wages:	<u>\$1,158,311.93</u>

### Repairs & Maintenance:

Landscaping	\$37,179
Line Striping	\$0.00
Parking Equipment Contract	\$263,600.00
Fire Equipment	\$60,000.00
Event Sweeping	\$126,247.10
Parking Equipment (Fee table upgrade.)	\$0.00
Contract Cleaning	\$241,885.20
Signs	\$20,348.00
Trash Service	\$33,840.00
Snow Removal	\$60,000.00
Pressure Washing (all garages)	\$0.00
All other operational expenses	\$278,768.88
Total R & M Projection:	<u>\$1,084,689.18</u>

## Payroll Detail

### Management/Clerical

	Quantity	Allocation	Annual Salary	Annual Payroll Expense
Senior Manager	1	100.00%	\$ 79,200.00	\$79,200.00
Additional Management	4	100.00%	\$ 46,680.00	\$186,720.00
Clerical	11	100.00%	\$ 23,307.50	\$256,382.50
				<u>\$522,302.50</u>

### Non-Event

	Hrs/Day	Days/Week	Avg Rate	Annual Expense
Garage 3	17	7	10.3	\$63,911.50
Garage 8	0	0		\$0.00
164th Street Garage	24	7	11.08	\$96,794.88
				<u>\$160,706.38</u>

### Event

	Quantity	Avg Hrs/Game	Avg Rate	Annual Expense
Garage Supervisors	4.5	9.50	12.25	\$48,179.25
Lot Supervisors	4	9.00	12.25	\$40,572.00
Surface Lot Attendants	5	7.00	9	\$28,980.00
Garage Attendants	9	8.40	9	\$62,596.80
Traffic Directors	35	8.35	9	\$241,983.00
A	9			
B (includes valets)	5			
C	9			
3	6			
Lots	6			
Valet Drivers	8	8	9	\$52,992.00
7	0			
10	2			
15	6			
				<u>\$475,303.05</u>

\$1,158,311.93

## REPAIRS & MAINTENANCE

Total						<b>\$1,084,689</b>
	<b>RATE</b>	<b>UNIT</b>	<b>NUMBER</b>	<b>UNITS</b>	<b>EXPENSE</b>	
Cleaning Supplies	\$800.00	per month	12	months	\$9,600	
Lamps and Light Bulbs	\$420.00	per month	12	months	\$5,040	
Landscaping	\$3,098.24	per month	12	months	\$37,179	
Plumbing	\$250.00	per month	12	months	\$3,000	
Electrical & Supplies	\$250.00	per month	12	months	\$3,000	
Line Striping	\$17.00	per space	0	spaces	\$0	
Painting Curbs and Islands	\$20,000.00	per year	1	year	\$20,000	
Overhead Doors	\$5,000.00	per year	1	year	\$5,000	
Website Maintenance	\$1,000.00	per Month	12	months	\$12,000	
Parking Equipment (gates, spitters, time clocks,etc.)	\$15,000.00	per year	1	year	\$15,000	
Parking Equipment Contract	\$263,600.00	per year	1	year	\$263,600	
Fire Equipment	\$5,000.00	per month	12	months	\$60,000	
Event Sweeping	\$1,485.26	per Sweep	85	Sweeps	\$126,247	
Parking Equipment (Fee table upgrade.)	\$26,000.00	per year	0	Year	\$0	
Misc (locks and keys, golf cart maintenance)	\$200.00	per month	12	months	\$27,650	
Contract Cleaning	\$20,157.10	per month	12	months	\$241,885	
Signs	\$20,348.00	per year	1	spaces	\$20,348	
Radios	\$350.00	per radio	2	radio	\$700	
Security Systems	\$1,500.00	per month	12	months	\$18,000	
Trash Service	\$4,230.00	per month	8	months	\$33,840	
Snow Removal	\$60,000.00	per year	1	year	\$60,000	
Office Equipment Maintenance	\$350.00	per month	12	months	\$4,200	
Gas Allowance	\$450.00	per month	12	months	\$5,400	
Pressure Washing (all garages)	\$250,000.00	per year	0	year	\$0	
Elevator Service Contract	\$2,500.00	per month	12	months	\$30,000	
Light Tower Maintenance	\$4,000.00	per year	1	year	\$4,000	
Generator Maintenance	\$6,000.00	per year	1	year	\$6,000	
Golf Cart & Vehicle Maintenance	\$3,000.00	per year	1	year	\$3,000	
Annual Engineering	\$70,000.00	per year	1	year	\$70,000	

# Signage Detail

Material Cost	11,348
Installation Charges	9,000
<b>Total</b>	<b>20,348</b>

## Material Cost

Type	Qty	Per Unit Cost	Total Cost
A-Frame	15	65	975
A-Frame Inserts	60	65	3,900
magnets	15	2	30
Directional Signs	5	135	675
Banners (small)	10	72	720
Decals	24	2	48
Misc			5,000

## Management Services Breakdown

	<b>Total:</b>	
	<b>8,208</b>	<b>231,183</b>
<b>Service</b>	<b>Monthly Cost</b>	<b>Annual Cost</b>
Desman	2,000	24,000
WSP		92,688
CIDC	2,387	28,640
Professional Services BPDC	3,821	45,856
Friedman LLP		40,000

## Management Staff and Office

	<b>Total:</b>	
	<b>41,667</b>	<b>500,000</b>
<b>Service</b>	<b>Monthly Cost</b>	<b>Annual Cost</b>
COO	20,833	250,000
Accountant	8,333	100,000
Other Staff	4,167	50,000
Office	4,167	50,000
Other	4,167	50,000



## BPDC Legal Expenses

	<b>Total:</b>	<b>14,583</b>	<b>175,000</b>
<b>Service</b>		<b>Monthly Cost</b>	<b>Annual Cost</b>
Akerman Senterfitt		14,583	175,000

## Bankruptcy Counsel

	<b>Total:</b>	<b>18,750</b>	<b>180,000</b>
<b>Service</b>		<b>Monthly Cost</b>	<b>Annual Cost</b>
Willkie Farr & Gallagher		18,750	180,000

## Bondholder Related Expense - Legal / Trustee

	<b>62,600</b>	<b>751,200</b>
<b>Service</b>	<b>Monthly Cost</b>	<b>Annual Cost</b>
Kaye Scholer	37,500	450,000
US Bank	4,500	54,000
Bracewell & Giuliani	20,000	240,000
Shipman & Goodwin	600	7,200

## FINAL Parking Space Count

Garage/ Lot	Striped	Yankees	Valet Assist	Valet	Total	Parking Method
Ruppert Plaza Garage	1,664		36	-	1,700	Self Park/Valet Assist
164th Street Garage	-	600	190		790	Self Park/Valet Assist
161st Street Garage	953		167		1,120	Self Park/Valet Assist
River Avenue Garage	1,205			-	1,205	Self Park
River Avenue Lot	-			220	220	Valet
Gerard Avenue Lot	-			389	389	Valet
Major Deegan Lot	96		49	-	145	Self Park/Valet Assist
153rd Street Garage	2,358		53	-	2,411	Self Park/Valet Assist
Harlem River Lot	169		55	-	224	Self Park/Valet Assist
Harlem River South Lot	78		24	-	102	Self Park/Valet Assist
Harlem River North Lot	550			-	550	Self Park
153rd Street Lot	-			172	172	Valet
151st Street North Lot	90				90	Self Park
151st Street South Lot	176				176	Self Park
<b>Total</b>	<b>7,339</b>	<b>600</b>	<b>574</b>	<b>781</b>	<b>9,294</b>	

600

**8,694** spaces available to the public

\* The 600 spaces in Garage B are for exclusive use by the Yankees on game days

## Click and Park Single Game Sales

### Total Expected

		1,360	1,486	2,316	2,492	2,666	1,992	12,312	476,739
		Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Total Spaces	Total \$
Garage Single Game Self	\$35.00	1,262	1,355	1,910	1,721	1,665	1,177	9,090	318,150
Lot Single Game Self Park	\$25.00	32	43	96	94	94	82	441	11,025
Single Game Bus	\$138.00	22	44	63	47	67	52	295	40,710
Single Game Valet	\$48.00	44	44	86	88	82	63	407	19,536
Single Game Premium	\$42.00			161	542	758	618	2,079	87,318

### Average Spaces Per Event

# of games/month                      11                      15                      15                      15                      16                      13                      85

		124	99	154	166	167	153	156
		Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Total Spaces
Garage Single Game Self		115	90	127	115	104	91	107
Lot Single Game Self Park		3	3	6	6	6	6	5
Single Game Bus		2.00	2.93	4.20	3.13	4.19	4.00	3
Single Game Valet		4.00	2.93	5.73	5.87	5.13	4.85	5
Single Game Premium		0.00	0.00	10.73	36.13	47.38	47.54	35

## CNP Package Sales

Total Number of Valet and Self Per Game	<b>8,580</b>
Avg Spaces per game	<b>106</b>

### Self Park

Average Self-Park Spaces Sold Per Game	<b>101</b>
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<b>209</b>	<b>8,165</b>
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	Mar-12	Apr-12	May-12	YTD 2012	Total Games sold over season
Full Season	38	13	22	73	5913
41 Game	3	3	2	8	328
20 Game #1	2	10	1	13	260
20 Game #2	3	7	1	11	220
16 Game Sunday	8	19	2	29	435
16 game Saturday	12	13	4	29	435
16 game Friday	5	6	0	11	165
12 Game #1	4	10	1	15	180
12 Game #2	3	5	1	9	108
9 Game	5	5	1	11	121

### Valet

Average Valet Spaces Sold Per Game	<b>5</b>
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<b>9</b>	<b>415</b>
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	Mar-12	Apr-12	May-12	YTD 2012	Total Games sold over season
Full Season	1	2	1	4	324
41 Game		1		1	41
20 Game #1				0	0
20 Game #2				0	0
16 Game Sunday				0	0
16 game Saturday		1		1	15
16 game Friday				0	0
12 Game #1	1	1		2	24
12 Game #2				0	0
9 Game		1		1	11

## Local Employee Gameday Parking

2012 Revenue	<b>83,512</b>
Projected 2013 Revenue	<b>84,832</b>

### 2012 Data

<b>Totals</b>	<b>1</b>	<b>187</b>	<b>97</b>	<b>120</b>	<b>83</b>	<b>136</b>	<b>70</b>	<b>694</b>	<b>703</b>
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Package	Rate	12-Mar	12-Apr	12-May	12-Jun	Jul-13	12-Aug	12-Sep	Total Packages Sold	2013 Projections
5	\$55	0	69	55	67	45	81	51	<b>368</b>	370
10	\$110	0	46	21	33	22	38	17	<b>177</b>	180
20	\$220	0	46	19	17	15	17	2	<b>116</b>	120
40	\$440	1	12	1	3	1	0	0	<b>18</b>	18
60	\$660	0	12	1	0	0	0	0	<b>13</b>	13
81	\$891	0	2	0	0	0	0	0	<b>2</b>	2

## Notes and Changes

### Changes

#### Revenues

Removed per game adjustment to parking revenues for April.

Assumed Tax Rate 8.900%

#### Expenses

Added line item "Management Staff Salaries, Benefits, and Office"

Assumed \$500k annually