



14-Sep-10

**YANKEE STADIUM PARKING FACILITIES
2011- 2014 OPERATING BUDGET PROJECTION**

8428 spaces 781 valet 7647 self park

Utilization 60.50%

Year 2011

REVENUE	Rate/Utilization	January	February	March	April	May	June	July	August	September	October	November	December	Total
Event Self Park	35	\$0	\$0	\$0	\$2,202,866	\$2,202,865.54	\$2,202,866	\$2,202,866	\$2,202,866	\$2,202,866	\$914,993	\$686,245	\$228,748	\$15,047,179
Event Valet	45	\$0	\$0	\$0	\$287,047	\$287,047	\$287,047	\$287,047	\$287,047	\$287,047	\$119,493	\$119,493	\$29,873	\$1,991,140
CNP - Single day sales	370	\$0	\$0	\$0	\$174,825	\$174,825	\$174,825	\$174,825	\$174,825	\$174,825	\$0	\$0	\$0	\$1,048,950
CNP - Package sales	450	\$0	\$0	\$0	\$1,211,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,211,963
Monthly		\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$3,070	\$36,840
Advertising Revenue		\$0	\$0	\$0	\$22,083	\$22,083	\$22,083	\$22,083	\$22,083	\$22,083	\$0	\$0	\$0	\$132,498
Transient Revenue		\$21,300	\$21,300	\$23,200	\$23,200	\$23,200	\$23,000	\$17,361	\$17,361	\$17,361	\$17,361	\$21,300	\$21,300	\$247,244
Holiday Parking												\$12,930	\$40,860	\$53,790
Validation Revenue	150	\$0	\$0	\$0	\$70,875	\$70,875	\$70,875	\$70,875	\$70,875	\$70,875	\$21,000	\$15,750	\$5,250	\$467,250
Gross Parking Revenue		\$24,370	\$24,370	\$26,270	\$3,973,845	\$2,761,882	\$2,761,682	\$2,756,043	\$2,756,043	\$2,756,043	\$1,075,917	\$858,788	\$329,102	\$20,104,356

TOTAL GROSS REVENUE		\$24,370	\$24,370	\$26,270	\$3,995,928	\$2,783,965	\$2,783,765	\$2,778,126	\$2,778,126	\$2,778,126	\$1,075,917	\$858,788	\$329,102	\$20,236,854
----------------------------	--	----------	----------	----------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-----------	-----------	--------------

OPERATING EXPENSES	January	February	March	April	May	June	July	August	September	October	November	December	Total	
Salaries & Wages	\$38,008	\$38,008	\$55,544	\$144,073	\$144,073	\$144,073	\$144,073	\$144,073	\$144,073	\$144,073	\$81,775	\$62,101	\$62,101	\$1,201,976
Payroll Taxes & Burden	\$5,654	\$5,654	\$8,254	\$21,409	\$21,409	\$21,409	\$21,409	\$21,409	\$21,409	\$21,409	\$12,152	\$9,228	\$9,228	\$178,626
Health, Welfare & Pension	\$2,842	\$2,842	\$4,149	\$10,762	\$10,762	\$10,762	\$10,762	\$10,762	\$10,762	\$10,762	\$6,109	\$4,639	\$4,639	\$89,793
Workers Compensation	\$3,889	\$3,889	\$5,677	\$14,724	\$14,724	\$14,724	\$14,724	\$14,724	\$14,724	\$14,724	\$8,357	\$6,347	\$6,347	\$122,851
Uniforms & Laundry	\$521	\$521	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$7,405	\$68,209
Printing	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$30,840
Amenities & Supplies	\$4,750	\$4,750	\$15,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$68,000
Repairs & Maintenance	\$58,679	\$58,679	\$159,363	\$98,741	\$98,741	\$98,741	\$98,741	\$98,741	\$98,741	\$98,741	\$48,679	\$48,679	\$58,679	\$1,025,205
License & Permits	\$0	\$0	\$0	\$0	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000
Liability Insurance	\$14,871	\$14,871	\$14,871	\$61,028	\$61,028	\$61,028	\$61,028	\$61,028	\$61,028	\$61,028	\$14,871	\$14,871	\$14,871	\$455,393
Property Insurance	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$156,000
Rental Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicle and Equipment Financing	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
Utilities	\$17,776	\$17,776	\$17,776	\$30,202	\$30,202	\$30,202	\$30,202	\$30,202	\$30,202	\$30,202	\$30,202	\$17,776	\$17,776	\$300,292
Advertising & Publicity	\$1,042	\$1,042	\$8,917	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$20,375
Postage & Freight	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
Telephone	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$48,360
Accounting and Audit	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$4,170	\$50,040
Management Services (CIDC, Parks, WSP, BPDC, Desman)	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$19,566	\$234,792
Legal Expense	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$14,583	\$175,000
Data Processing	\$892	\$892	\$2,491	\$3,095	\$2,491	\$3,095	\$2,491	\$3,095	\$2,491	\$2,491	\$892	\$892	\$892	\$21,504
Contract Security	\$10,104	\$10,104	\$10,104	\$21,844	\$21,844	\$21,844	\$21,844	\$21,844	\$21,844	\$21,844	\$10,104	\$10,104	\$10,104	\$191,689
Employee Processing	\$200	\$10,000	\$10,000	\$10,200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$32,000
Miscellaneous Expense	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$12,300
Auto Damage and Other Claims	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$7,925
Armored Car	\$0	\$0	\$0	\$2,351	\$2,351	\$2,351	\$2,351	\$2,351	\$2,351	\$2,351	\$0	\$0	\$0	\$14,106
Base Management Fee	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$8,651	\$103,812
Contingency	\$23,080	\$24,060	\$38,357	\$87,774	\$76,280	\$75,317	\$75,325	\$75,264	\$75,264	\$39,794	\$33,756	\$29,466	\$653,736	
Sales Tax (gross parking rev only)	\$2,291	\$2,291	\$2,469	\$377,436	\$262,889	\$262,870	\$262,340	\$262,340	\$262,340	\$262,340	\$102,121	\$80,249	\$27,341	\$1,906,976

TOTAL OPERATING EXPENSES	\$253,879	\$264,659	\$421,923	\$965,513	\$839,075	\$828,490	\$828,572	\$827,907	\$827,907	\$827,907	\$437,732	\$371,320	\$324,121	\$7,191,101
---------------------------------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-------------

Contingency Reversal \$653,736

NET OPERATING INCOME	(\$229,509)	(\$240,289)	(\$395,653)	\$3,030,415	\$1,944,890	\$1,955,275	\$1,949,555	\$1,950,219	\$1,950,219	\$638,185	\$487,467	\$4,980	\$13,699,490
-----------------------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-----------	-----------	---------	--------------

Bond Payment/Debt Service				(\$6,897,378.13)						(\$6,897,378.13)			(\$13,794,756.26)
----------------------------------	--	--	--	------------------	--	--	--	--	--	------------------	--	--	-------------------

Renewal and Replacement Fund Req	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$8,325.83)	(\$99,910)
---	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	------------

Replace DSRF Obligations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
---------------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

Net revenue after Required Payments													(\$195,177)
--	--	--	--	--	--	--	--	--	--	--	--	--	-------------

	2010	2011	2012	2013	2014	
package	178	260	450	650	680	Debt Service Coverage Ratio
single	241	370	370	370	370	
yankees	190	190	190	190	190	
						Of Debt Service and Op Exps
						1.00
Spaces sold		630	820	1020	1050	
spaces in Garage 3		1050	1050	1050	1050	

\$230,799.30	\$240,599.30					
--------------	--------------	--	--	--	--	--



Utilization 60.50%
Year

4 special events in Oct and 4 in Nov at \$10 above regular rate

2012	Rate/Spaces	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE														
Event Self Park	39	\$0	\$0	\$0	\$2,435,818	\$2,435,818	\$2,435,818	\$2,435,818	\$2,435,818	\$2,435,818	\$906,781	\$906,781	\$0	\$16,428,471
Event Valet	49	\$0	\$0	\$0	\$312,562	\$312,562	\$312,562	\$312,562	\$312,562	\$312,562	\$111,511	\$111,511	\$0	\$2,098,395
CNP - Single day sales	370	\$0	\$0	\$0	\$194,805	\$194,805	\$194,805	\$194,805	\$194,805	\$194,805	\$0	\$0	\$0	\$1,168,830
CNP - Package sales	640	\$0	\$0	\$1,920,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,920,672
Monthly	3%	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$3,162	\$37,945
Advertising Revenue	3%	\$0	\$0	\$0	\$22,745	\$22,745	\$22,745	\$22,745	\$22,745	\$22,745	\$0	\$0	\$0	\$136,473
Transient Revenue	0%	\$21,300	\$21,300	\$23,200	\$23,200	\$23,200	\$23,000	\$17,361	\$17,361	\$17,361	\$17,361	\$21,300	\$21,300	\$247,244
Holiday Parking	3%											\$13,318	\$42,086	\$55,404
Validation Revenue	150	\$0	\$0	\$0	\$78,975	\$78,975	\$78,975	\$78,975	\$78,975	\$78,975	\$40,950	\$17,550	\$5,850	\$538,200
Gross Parking Revenue		\$24,462	\$24,462	\$1,947,034	\$3,048,522	\$3,048,522	\$3,048,322	\$3,042,683	\$3,042,683	\$3,042,683	\$1,079,766	\$1,073,622	\$72,398	\$22,495,160
TOTAL GROSS REVENUE		\$24,462	\$24,462	\$1,947,034	\$3,071,268	\$3,071,268	\$3,071,068	\$3,065,429	\$3,065,429	\$3,065,429	\$1,079,766	\$1,073,622	\$72,398	\$22,631,633
OPERATING EXPENSES	3%													
Salaries & Wages		\$39,149	\$39,149	\$57,210	\$148,395	\$148,395	\$148,395	\$148,395	\$148,395	\$148,395	\$84,228	\$63,964	\$63,964	\$1,238,036
Payroll Taxes & Burden		\$5,824	\$5,824	\$8,501	\$22,052	\$22,052	\$22,052	\$22,052	\$22,052	\$22,052	\$12,516	\$9,505	\$9,505	\$183,984
Health, Welfare & Pension		\$2,927	\$2,927	\$4,274	\$11,085	\$11,085	\$11,085	\$11,085	\$11,085	\$11,085	\$6,292	\$4,778	\$4,778	\$92,487
Workers Compensation		\$4,005	\$4,005	\$5,847	\$15,166	\$15,166	\$15,166	\$15,166	\$15,166	\$15,166	\$8,608	\$6,537	\$6,537	\$126,536
Uniforms & Laundry		\$536	\$536	\$536	\$7,627	\$7,627	\$7,627	\$7,627	\$7,627	\$7,627	\$7,627	\$7,627	\$7,627	\$70,255
Printing		\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$2,647	\$31,765
Amenities & Supplies		\$4,893	\$4,893	\$16,223	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$70,040
Repairs & Maintenance		\$60,440	\$60,440	\$164,144	\$101,703	\$101,703	\$101,703	\$101,703	\$101,703	\$101,703	\$50,140	\$50,140	\$60,440	\$1,055,961
License & Permits		\$0	\$0	\$0	\$0	\$9,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,270
Liability Insurance		\$15,317	\$15,317	\$15,317	\$62,859	\$62,859	\$62,859	\$62,859	\$62,859	\$62,859	\$15,317	\$15,317	\$15,317	\$469,055
Property Insurance		\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$13,390	\$160,680
Rental Expense		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicle and Equipment Financing		\$876	\$876	\$876	\$876	\$876	\$876	\$876	\$876	\$876	\$876	\$876	\$876	\$10,506
Utilities		\$18,309	\$18,309	\$18,309	\$31,108	\$31,108	\$31,108	\$31,108	\$31,108	\$31,108	\$31,108	\$18,309	\$18,309	\$309,301
Advertising & Publicity		\$1,073	\$1,073	\$9,184	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$20,986
Postage & Freight		\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,163
Telephone		\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$4,151	\$49,811
Accounting and Audit		\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$4,295	\$51,541
Management Services (CIDC, Parks, WSP, B)		\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$20,153	\$0
Legal Expense		\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$15,021	\$175,000
Data Processing		\$918	\$918	\$918	\$2,566	\$3,188	\$2,566	\$3,188	\$2,566	\$2,566	\$918	\$918	\$918	\$22,149
Contract Security		\$10,407	\$10,407	\$10,407	\$22,499	\$22,499	\$22,499	\$22,499	\$22,499	\$22,499	\$10,407	\$10,407	\$10,407	\$197,440
Employee Processing		\$206	\$10,300	\$10,300	\$10,506	\$206	\$206	\$206	\$206	\$206	\$206	\$206	\$206	\$32,960
Miscellaneous Expense		\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$12,669
Auto Damage and Other Claims		\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$8,163
Armored Car		\$0	\$0	\$0	\$2,422	\$2,422	\$2,422	\$2,422	\$2,422	\$2,422	\$0	\$0	\$0	\$14,529
Base Management Fee		\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$8,911	\$106,926
Contingency		\$23,766	\$24,776	\$57,555	\$80,187	\$80,146	\$79,155	\$79,164	\$79,102	\$79,102	\$40,619	\$36,595	\$28,214	\$688,379
Sales Tax (gross parking rev only)		\$2,299	\$2,299	\$183,017	\$286,554	\$286,554	\$286,535	\$286,005	\$286,005	\$286,005	\$101,496	\$100,918	\$6,805	\$2,114,494
TOTAL OPERATING EXPENSES		\$261,430	\$272,533	\$633,102	\$882,053	\$881,604	\$870,702	\$870,803	\$870,119	\$870,119	\$446,806	\$402,548	\$310,354	\$7,572,173
Contingency Reversal														\$688,379
NET OPERATING INCOME		(\$236,967)	(\$248,071)	\$1,313,932	\$2,189,215	\$2,189,664	\$2,200,366	\$2,194,625	\$2,195,310	\$2,195,310	\$632,959	\$671,075	(\$237,956)	\$15,747,840
Bond Payment/Debt Service					(\$6,897,378.13)						(\$6,897,378.13)			(\$13,794,756.26)
Renewal and Replacement Fund Req		(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$8,575.58)	(\$102,907)
Replace DSRF Obligations		(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$1,633,333)
Net revenue after Required Payments														\$216,843

Debt Service Coverage Ratio
Of Debt Service and Op Exps 1.27



Utilization 60.50%
Year 2013

4 special events in Oct and 4 in Nov at \$10 above regular rate

REVENUE	Rate/% Increase	January	February	March	April	May	June	July	August	September	October	November	December	Total
Event Self Park	43	\$0	\$0	\$0	\$2,685,646	\$2,685,646	\$2,685,646	\$2,685,646	\$2,685,646	\$2,685,646	\$980,804	\$980,804	\$0	\$18,075,482
Event Valet	53	\$0	\$0	\$0	\$338,077	\$338,077	\$338,077	\$338,077	\$338,077	\$338,077	\$119,071	\$119,071	\$0	\$2,266,606
CNP - Single day sales	370	\$0	\$0	\$0	\$214,785	\$214,785	\$214,785	\$214,785	\$214,785	\$214,785	\$0	\$0	\$0	\$1,288,710
CNP - Package sales	840	\$0	\$0	\$0	\$2,925,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,925,720
Monthly	3%	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$3,257	\$39,084
Advertising Revenue	3%	\$0	\$0	\$0	\$23,428	\$23,428	\$23,428	\$23,428	\$23,428	\$23,428	\$0	\$0	\$0	\$140,567
Transient Revenue	0	\$21,300	\$21,300	\$23,200	\$23,200	\$23,200	\$23,000	\$17,361	\$17,361	\$17,361	\$17,361	\$21,300	\$21,300	\$247,244
Holiday Parking	3%											\$13,717	\$43,348	\$57,066
Validation Revenue	150	\$0	\$0	\$0	\$87,075	\$87,075	\$87,075	\$87,075	\$87,075	\$87,075	\$45,150	\$19,350	\$6,450	\$593,400
Gross Parking Revenue		\$24,557	\$24,557	\$26,457	\$6,277,760	\$3,352,040	\$3,351,840	\$3,346,201	\$3,346,201	\$3,346,201	\$1,165,643	\$1,157,500	\$74,355	\$25,493,311
TOTAL GROSS REVENUE		\$24,557	\$24,557	\$26,457	\$6,301,188	\$3,375,468	\$3,375,268	\$3,369,629	\$3,369,629	\$3,369,629	\$1,165,643	\$1,157,500	\$74,355	\$25,633,879
OPERATING EXPENSES														
Salaries & Wages		\$40,323	\$40,323	\$58,926	\$152,847	\$152,847	\$152,847	\$152,847	\$152,847	\$152,847	\$86,755	\$65,883	\$65,883	\$1,275,177
Payroll Taxes & Burden		\$5,998	\$5,998	\$8,756	\$22,713	\$22,713	\$22,713	\$22,713	\$22,713	\$22,713	\$12,892	\$9,790	\$9,790	\$189,504
Health, Welfare & Pension		\$3,015	\$3,015	\$4,402	\$11,418	\$11,418	\$11,418	\$11,418	\$11,418	\$11,418	\$6,481	\$4,921	\$4,921	\$95,262
Workers Compensation		\$4,126	\$4,126	\$6,022	\$15,621	\$15,621	\$15,621	\$15,621	\$15,621	\$15,621	\$8,866	\$6,733	\$6,733	\$130,332
Uniforms & Laundry		\$552	\$552	\$552	\$7,856	\$7,856	\$7,856	\$7,856	\$7,856	\$7,856	\$7,856	\$7,856	\$7,856	\$72,363
Printing		\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$2,727	\$32,718
Amenities & Supplies		\$5,039	\$5,039	\$16,709	\$5,039	\$5,039	\$5,039	\$5,039	\$5,039	\$5,039	\$5,039	\$5,039	\$5,039	\$72,141
Repairs & Maintenance		\$62,253	\$62,253	\$169,068	\$104,754	\$104,754	\$104,754	\$104,754	\$104,754	\$104,754	\$51,644	\$51,644	\$62,253	\$1,087,640
License & Permits		\$0	\$0	\$0	\$0	\$9,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,548
Liability Insurance		\$15,777	\$15,777	\$15,777	\$64,744	\$64,744	\$64,744	\$64,744	\$64,744	\$64,744	\$15,777	\$15,777	\$15,777	\$483,127
Property Insurance		\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$13,792	\$165,500
Rental Expense		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicle and Equipment Financing		\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$10,821
Utilities		\$18,859	\$18,859	\$18,859	\$32,041	\$32,041	\$32,041	\$32,041	\$32,041	\$32,041	\$32,041	\$18,859	\$18,859	\$318,580
Advertising & Publicity		\$1,105	\$1,105	\$9,460	\$1,105	\$1,105	\$1,105	\$1,105	\$1,105	\$1,105	\$1,105	\$1,105	\$1,105	\$21,616
Postage & Freight		\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$2,228
Telephone		\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$4,275	\$51,305
Accounting and Audit		\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$4,424	\$53,087
Management Services (CIDC, Parks, WSP, B)		\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$20,758	\$0
Legal Expense		\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$15,471	\$175,000
Data Processing		\$946	\$946	\$946	\$2,643	\$3,283	\$2,643	\$3,283	\$2,643	\$2,643	\$946	\$946	\$946	\$22,813
Contract Security		\$10,719	\$10,719	\$10,719	\$23,174	\$23,174	\$23,174	\$23,174	\$23,174	\$23,174	\$10,719	\$10,719	\$10,719	\$203,363
Employee Processing		\$212	\$10,609	\$10,609	\$10,821	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$212	\$33,949
Miscellaneous Expense		\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$1,087	\$13,049
Auto Damage and Other Claims		\$701	\$701	\$701	\$701	\$701	\$701	\$701	\$701	\$701	\$701	\$701	\$701	\$8,408
Armored Car		\$0	\$0	\$0	\$2,494	\$2,494	\$2,494	\$2,494	\$2,494	\$2,494	\$0	\$0	\$0	\$14,965
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	\$110,134
Contingency		\$24,473	\$25,513	\$40,679	\$112,087	\$84,544	\$83,523	\$83,534	\$83,470	\$83,470	\$42,340	\$38,179	\$29,058	\$730,869
Sales Tax (gross parking rev only)		\$2,308	\$2,308	\$2,487	\$590,095	\$315,084	\$315,065	\$314,535	\$314,535	\$314,535	\$109,568	\$108,802	\$6,989	\$2,396,314
														\$0
TOTAL OPERATING EXPENSES		\$269,206	\$280,643	\$447,472	\$1,232,953	\$929,979	\$918,750	\$918,872	\$918,167	\$918,167	\$465,741	\$419,967	\$319,642	\$8,039,561
Contingency Reversal														\$730,869
NET OPERATING INCOME		(\$244,649)	(\$256,086)	(\$421,015)	\$5,068,234	\$2,445,489	\$2,456,517	\$2,450,756	\$2,451,461	\$2,451,461	\$699,903	\$737,533	(\$245,287)	\$18,325,187
Bond Payment/Debt Service					(\$6,897,378.13)						(\$8,097,378.13)			(\$14,994,756.26)
Renewal and Replacement Fund Req		(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$8,832.92)	(\$105,995)
Replace DSRF Obligations		(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$1,633,333)
Net revenue after Required Payments														\$1,591,102

Debt Service Coverage Ratio
Of Debt Service and Op Exps 1.34



Utilization 60.50%

Year 2014

4 special events in Oct and 4 in Nov at \$10 above regular rate

REVENUE	Rate/% Increase	January	February	March	April	May	June	July	August	September	October	November	December	Total
Event Self Park	45	\$0	\$0	\$0	\$2,810,559	\$2,685,646	\$2,685,646	\$2,685,646	\$2,685,646	\$2,685,646	\$1,017,816	\$1,017,816	\$0	\$18,274,418
Event Valet	55	\$0	\$0	\$0	\$350,835	\$338,077	\$338,077	\$338,077	\$338,077	\$338,077	\$122,851	\$122,851	\$0	\$2,286,924
CNP - Single day sales	370	\$0	\$0	\$0	\$224,775	\$214,785	\$214,785	\$214,785	\$214,785	\$214,785	\$0	\$0	\$0	\$1,298,700
CNP - Package sales	870	\$0	\$0	\$0	\$3,171,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,171,150
Monthly	3%	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$3,355	\$40,256
Advertising Revenue	3%	\$0	\$0	\$0	\$24,131	\$24,131	\$24,131	\$24,131	\$24,131	\$24,131	\$0	\$0	\$0	\$144,784
Transient Revenue	0%	\$21,300	\$21,300	\$23,200	\$23,200	\$23,200	\$23,000	\$17,361	\$17,361	\$17,361	\$17,361	\$21,300	\$21,300	\$247,244
Holiday Parking	3%											\$14,129	\$44,649	\$58,778
Validation Revenue	150	\$0	\$0	\$0	\$91,125	\$91,125	\$91,125	\$91,125	\$91,125	\$91,125	\$47,250	\$20,250	\$6,750	\$621,000
Gross Parking Revenue		\$24,655	\$24,655	\$26,555	\$6,674,999	\$3,356,188	\$3,355,988	\$3,350,349	\$3,350,349	\$3,350,349	\$1,208,633	\$1,199,701	\$76,053	\$25,998,470

TOTAL GROSS REVENUE		\$24,655	\$24,655	\$26,555	\$6,699,130	\$3,380,318	\$3,380,118	\$3,374,479	\$3,374,479	\$3,374,479	\$1,208,633	\$1,199,701	\$76,053	\$26,143,254
----------------------------	--	----------	----------	----------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	----------	--------------

OPERATING EXPENSES	3.00%	January	February	March	April	May	June	July	August	September	October	November	December	Total
Salaries & Wages		\$41,533	\$41,533	\$60,694	\$157,433	\$157,433	\$157,433	\$157,433	\$157,433	\$157,433	\$89,357	\$67,860	\$67,860	\$1,313,432
Payroll Taxes & Burden		\$6,178	\$6,178	\$9,019	\$23,394	\$23,394	\$23,394	\$23,394	\$23,394	\$23,394	\$13,278	\$10,084	\$10,084	\$195,189
Health, Welfare & Pension		\$3,106	\$3,106	\$4,534	\$11,760	\$11,760	\$11,760	\$11,760	\$11,760	\$11,760	\$6,675	\$5,069	\$5,069	\$98,120
Workers Compensation		\$4,249	\$4,249	\$6,203	\$16,090	\$16,090	\$16,090	\$16,090	\$16,090	\$16,090	\$9,132	\$6,935	\$6,935	\$134,242
Uniforms & Laundry		\$569	\$569	\$569	\$8,092	\$8,092	\$8,092	\$8,092	\$8,092	\$8,092	\$8,092	\$8,092	\$8,092	\$74,534
Printing		\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$2,808	\$33,700
Amenities & Supplies		\$5,190	\$5,190	\$17,210	\$5,190	\$5,190	\$5,190	\$5,190	\$5,190	\$5,190	\$5,190	\$5,190	\$5,190	\$74,305
Repairs & Maintenance		\$64,120	\$64,120	\$174,140	\$107,897	\$107,897	\$107,897	\$107,897	\$107,897	\$107,897	\$53,193	\$53,193	\$64,120	\$1,120,269
License & Permits		\$0	\$0	\$0	\$0	\$9,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,835
Liability Insurance		\$16,250	\$16,250	\$16,250	\$66,687	\$66,687	\$66,687	\$66,687	\$66,687	\$66,687	\$16,250	\$16,250	\$16,250	\$497,621
Property Insurance		\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$14,205	\$170,465
Rental Expense		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicle and Equipment Financing		\$929	\$929	\$929	\$929	\$929	\$929	\$929	\$929	\$929	\$929	\$929	\$929	\$11,146
Utilities		\$19,424	\$19,424	\$19,424	\$33,002	\$33,002	\$33,002	\$33,002	\$33,002	\$33,002	\$33,002	\$19,424	\$19,424	\$328,137
Advertising & Publicity		\$1,138	\$1,138	\$9,743	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$22,264
Postage & Freight		\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$2,295
Telephone		\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$4,404	\$52,844
Accounting and Audit		\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$4,557	\$54,680
Management Services (CIDC, Parks, WSP, B		\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$21,380	\$0
Legal Expense		\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$15,936	\$175,000
Data Processing		\$974	\$974	\$974	\$2,722	\$3,382	\$2,722	\$3,382	\$2,722	\$2,722	\$974	\$974	\$974	\$23,498
Contract Security		\$11,041	\$11,041	\$11,041	\$23,870	\$23,870	\$23,870	\$23,870	\$23,870	\$23,870	\$11,041	\$11,041	\$11,041	\$209,464
Employee Processing		\$219	\$10,927	\$10,927	\$11,146	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$34,967
Miscellaneous Expense		\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$13,441
Auto Damage and Other Claims		\$722	\$722	\$722	\$722	\$722	\$722	\$722	\$722	\$722	\$722	\$722	\$722	\$8,660
Armored Car		\$0	\$0	\$0	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$0	\$0	\$0	\$15,414
Base Management Fee		\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$9,453	\$113,438
Contingency		\$25,201	\$26,272	\$41,893	\$117,413	\$86,174	\$85,122	\$85,135	\$85,069	\$85,069	\$43,686	\$39,394	\$29,925	\$750,355
Sales Tax (gross parking rev only)		\$2,317	\$2,317	\$2,496	\$627,435	\$315,474	\$315,455	\$314,925	\$314,925	\$314,925	\$113,609	\$112,769	\$7,149	\$2,443,797

TOTAL OPERATING EXPENSES		\$277,216	\$288,996	\$460,825	\$1,291,542	\$947,909	\$936,345	\$936,488	\$935,762	\$935,762	\$480,542	\$433,339	\$329,176	\$8,253,902
---------------------------------	--	-----------	-----------	-----------	-------------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-------------

Contingency Reversal \$750,355

NET OPERATING INCOME		(\$252,562)	(\$264,341)	(\$434,270)	\$5,407,587	\$2,432,409	\$2,443,774	\$2,437,992	\$2,438,718	\$2,438,718	\$728,090	\$766,362	(\$253,123)	\$18,639,707
-----------------------------	--	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-----------	-----------	-------------	--------------

Bond Payment/Debt Service					(\$6,863,628.13)						(\$8,588,628.13)			(\$15,452,256.26)
---------------------------	--	--	--	--	------------------	--	--	--	--	--	------------------	--	--	-------------------

Renewal and Replacement Fund Req		(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$9,097.83)	(\$109,174)
----------------------------------	--	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	-------------

Replace DSRF Obligations		(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$136,111.11)	(\$1,633,333)
--------------------------	--	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	---------------

Net revenue after Required Payments														\$1,444,944
--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------------

Debt Service Coverage Ratio
Of Debt Service and Op Exps 1.32

FINAL Parking Space Count

Garage/ Lot	Striped	Yankees	Valet Assis	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
Total	7,073	600	574	781	9,028	

600

8,428 spaces available to the public

Yankees Single Game Sales

		Aug-10	Jul-10	Jun-10	May-10	Apr-10	Mar-10	Feb-10 total spaces	
Single Game Self	\$23.00	3,764	3,202	3,165	3,012	1,458	0	0	14,601
Single Game Bus	\$80.00	35	18	10	84	13	0	0	160
Single Game Valet	\$36.00	293	285	324	195	91	0	0	1,188
# of games/month		16	13	14	16	7	66		15,949
									average spaces
Average space per game	self	235	246	226	188	208	221		
	bus	2.1875	1.384615385	0.714285714	5.25	1.857142857	2		
	valet	18.3125	21.92307692	23.14285714	12.1875	13	18		
	Total average spaces						241		

Click and Park Package Sales

Self Park	Feb-10	Mar-10	Apr-10	May-10	YTD 2010				
			Quantity						
Full Season	13	55	38	0	106	8586			
41 Game	2	7	11	0	20	820			
20 Game #1	3	7	10	0	20	400			
20 Game #2	4	4	10	0	18	360			
15 Game Sunday	9	15	39	0	63	945			
15 game Saturday	9	15	42	0	66	990			
15 game Friday	5	15	25	0	45	675			
12 Game #1	2	5	15	1	23	276			
12 Game #2	3	4	11	0	18	216			
11 Game	2	6	16	3	27	297			
<u>Valet</u>					406	13565	167.4691		
Full Season	1	7	1	0	9	729			
41 Game	0	0	1	0	1	41			
20 Game #1	0	1	0	0	1	20			
20 Game #2	0	0	0	1	1	20			
15 Game Sunday	0	0	0	0	0	0			
15 game Saturday	1	0	0	0	1	15			
15 game Friday	0	0	0	0	0	0			
12 Game #1	1	0	0	0	1	12			
12 Game #2	0	1	0	0	1	12			
11 Game	0	0	2	0	2	22			
					17				
					<u>406</u>	871	10.75309	14436	178.2222
					17				
						32227			
						311995			
						344222	23.84469	178.2222	