



## March 10, 2022 Board Meeting Agenda

- I. Call to Order/Welcome of Guests Frazier
- II. Approval of Minutes of January 2022 LPA Board Meeting  
*Board Action Required* Frazier
- III. Update on ED Activities Means
  - a. Executive Director Reports
  - b. Operational Reports
  - c. COVID-19 Update
- IV. Approval of LPA and LEXPARK December 2021 and January 2022 Financial Reports and Schrader Commercial Reports  
*Board Action Required* Means
- V. On-Street Means
  - a. Curbside Spaces/Outdoor Expansion Areas Update
- VI. Off-Street (Garages) Trammell
  - a. Garage Updates
  - b. Security Updates
- VII. Downtown Lexington Partnership Updates Sweeney
- VIII. Visit Lex Updates Schickel
- IX. 10-Year Parking Analysis Means
- X. Comments Frazier
  - Comments from Commissioners/Advisory Committee Members
- XI. Closed Session per KRS 61.810 Frazier

**Next Meeting: April 14, 2022**

## Lexington & Fayette County Parking Authority

Board Meeting Minutes  
January 13, 2022

Called to order: 10:00 a.m. by James Frazier, Chair

Location: ZOOM Meeting

Voting Members: Kenton Ball  
Dee Dee Harbut  
Thomas Pettit  
Trish Vertuca

Advisory Board: Liza Betz, Failte

Executive Director: Gary Means

LFCPA Staff: Kara Pearson, Linden Smith, and Edward Trammell  
Lexington & Fayette County Parking Authority

Guests: Mark Doering, Reef  
Chris Goodson, Reef  
Justin Hubbard, DDAF  
Steven Taff, Reef

### Item 1 – Call to Order:

Chairman James Frazier noted the attendance of the members; hence quorum was reached, and he called the meeting to order.

### Item 2 – Approval of December 2021 Minutes

Mr. Petit makes a motion to approve the minutes as presented. Ms. Harbut seconds. The vote was unanimous, and the motion carried.

### Item 3 – Update on ED Activities

#### A. Executive Director Report

Mr. Means presents the Executive Director Report.

#### B. Operational Reports

Mr. Means presents the operational reports. December activity slowed from the previous month, but this is normal due to holidays. Event parking increased and voids fall within acceptable measures. Mr. Means reports the UK/LFUCG land swap is proceeding as planned and LPA will lose approximately seventy-nine On-Street parking spaces in the UK area.

#### C. COVID-19 Update

Mr. Means goes over some of the organizational challenges related to COVID-19.

### Item 4 – Financial Reports

Mr. Means presents the November 2021 financials. Mr. Doering summarizes variances on the REEF reports. Overall, LPA is ahead of budget for the year. Ms. Vertuca makes a motion to approve the financials as presented. Mr. Pettit seconds. The vote was unanimous, and the motion carried.



Lexington & Fayette County Parking Authority  
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**Item 5 – Present REEF Internal Audits**

Mr. Doering presents the results of two Reef internal audits.

**Item – On-Street***A. Curbside Pick Up Spaces/Outdoor Expansion Areas*

Mr. Means presents an update on curbside pick-up/drop off spaces.

**Item 8 – Off-Street***A. Garage Updates*

Mr. Trammell presents the garage updates. The stairs in Transit Center were reinforced and repaired. Fabrication of the new stairs is expected to last three months.

*B. Security Updates*

Mr. Means reports that Sheriff Witt is generating a proposal for security in the Transit Garage.

Ms. Vertuca makes a motion to enter closed session pursuant to KRS 61.810. Mr. Pettit seconds.

Mr. Pettit makes a motion to exit closed session. Ms. Vertuca seconds. The vote was unanimous, and the motion carried.

There being no further business brought before the Board, the meeting adjourned at 11:30AM.



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March 2<sup>nd</sup>, 2022  
**Lexington & Fayette County  
 Parking Authority  
 Executive Directors Report  
 February 2022**



### **Accomplishments**

- As a part of our new PUDO program with 75% off the meter bagging rate or a free after 5pm option, in January we had 1 retailer set up for the 24/7 option and 2 restaurants chose the free after 5pm option, new signs were installed by the LEXPARK maintenance team, In February we added one additional after 5pm PUDO space and one 24/7 PUDO space
- After publishing the RFP 1-2022 for Management of the LEXPARK Program, operator questions were due Feb 4<sup>th</sup>. We answered over 75 detailed questions
- Not without a lot of challenges, the LEXPARK team worked with a flooring contractor to install new subfloors and a very nice floor coating overlay product in both elevator cabs at the Victorian Square Garage as well as the entire first floor lobby

### **Meetings with LFUCG/LFCPA staff**

- Met with Heather Lyons from the Mayor's Office, regarding our participation in providing storage for some mobile kiosks that will possibly go out along Town Branch Commons to be used by artists and craft type merchants
- Attended the Feb LFUCG Congestion Mitigation & Air Quality Committee meeting
- Ed Trammell attended the LFUCG Council Work Session where there were two RPPP requests on the docket
- Met with Chris Goodson with REEF on current updates
- Kara put together a brainstorming session with Ed and I to put together some ideas for our Marketing team to develop on the theme of "Did You Know" where we can push out useful information about parking and vehicle safety etc.
- Attended an onsite meeting at Rupp Arena with some other city departments regarding the challenges of managing their new curb lines with unwanted vehicle parking etc.
- Signed an Affidavit at Sturgill Turner Barker Maloney regarding a legal matter that the Parking Authority and LFUCG are involved in
- Online meeting with Traffic Engineering staff regarding an unsafe situation for pedestrians crossing Vine from our Transit Center Garage
- Online meeting with a team member with REEF who is a LPR data specialist and is assisting our team with using our LPR vehicle to monitor parking demand after 5pm

- LEXPARK office manager Nicole Lawson and I met to discuss some challenges with bank reconciliation after we added the new T2 Mobile Pay (text2pay) option in our LUKE meter areas
- Held regular weekly (TEAMS) meetings for On-Street and Garage operations with REEF Parking (LEXPARK) staff
- Held regular Bi-monthly conference calls with LPA & LEXPARK local staff and REEF corporate staff and municipal experts

### **Meetings with External Individuals/Groups**

- Attended an IPMI Board of Directors meeting via ZOOM
- Attended another online meeting with SpecifAi to review and evaluate the dashboards they have created with our data management pilot
- Ed and I held a teleconference meeting with our Walter P Moore engineers and gen. contractor EverClear regarding our Transit Center stairwell replacement project
- Online meeting with PayByPhone regarding their new fleet management payment platform that works on the app we already use
- Attended an online presentation by UPAND BIKE, a company that manufactures elevated bike parking kiosks that allow more room on sidewalks beneath them
- Was interviewed by a research group doing a national study on Curb Management Safety
- Met with industry colleague and now a national rep for ChargePoint, one of the largest EV Charging Station manufacturers in the US to discuss where the industry is and how we might tap any federal funding for purchase and installation costs
- Met with our account rep Terri Limb from PayByPhone on the topic of adding the parking map feature to the Lexington version of their app
- Attended an IPMI Educational Webinar – Diversity, Equity & Inclusion: Navigating Your Professional Path
- As an incoming board chair for IPMI, I've been sitting in on a few of our volunteer committees, in February I sat in on the IPMI Sustainability Committee meeting & the Annual Conference Program Task Force meeting
- Attended a training Webinar – Smart Mobility Policies and Digital Enforcement
- I was asked to moderate a (virtual) panel discussion to be held in March, hosted by the Institute for Transportation Engineers, and we had a prep meeting in February
- Online follow-up review of SMARKING, a data aggregator and business intelligence company to see some of their new offerings as well as a refresh of their main services, as our organization plans to add data aggregation to our toolbox at some point in the near future
- Was asked by POPULUS to join another multi city Curb Cohort for 2022 and we had our initial kick-off meeting via ZOOM
- Attended another online meeting with SpecifAi to review and evaluate the dashboards they have created with our data management pilot
- Attended the February in-person DLP Board meeting held at the Central Bank Center Club level

- Casey Jones Dir. Customer Success with Flash (our garage gated system) traveled to Lexington to visit for our Monthly Business Review as we looked at KPIs regarding the Flash PARCS system in our 3 garages
- Attended an IPMI Webinar presented by the Fed. Highway Administration titled: Reducing Cruising for Parking: New Research & Tools
- Ed put together an online meeting with various stakeholders regarding the pedway system and the lighting product challenges and needed repairs
- Another meeting with PayByPhone on the topic of adding the parking map feature to the Lexington version of their app
- Attended another online meeting with SpecifAi to review and evaluate the dashboards they have created with our data management pilot, we discussed downloading and sharing with them our data from our GENETEC LPR camera system to gain insights
- Continued the monthly working lunch meeting with DLPs Terry Sweeney regarding all things downtown
- Our team and representatives from Flash parking continued our weekly (TEAMS) meetings to discuss final implementations and other side bar tasks
- Ed and I held weekly teleconference meetings with our Walter P Moore engineers regarding our CAMP repairs

### **Future Goals and Planned Activities**

- Continue working on the Transit Center garage from gated to gateless, enforcement fully in place now, space count sign integrations is left to complete, we had an internet connectivity failure which set us back some on this last task
- Continue to market the pay-by-phone program (especially as “touchless” option)
- Continue working on recommendations from the Kimley-Horn Operations and Best Practices Audit
- Continue working on 10-year Capital Asset Management Plan
- Implement recommendations from Walker Consultants’ 10-Year Analysis
- Re-start process to submit the Helix on Main for the Green Garage Certification now called ParkSmart and is under the US Green Building Council
- Continue to focus on the use of social media such as Twitter and Facebook to help get the positive word out about **LEXPARK**
- Continue planning media releases and related marketing information
- Continue holding weekly operations meetings with **LEXPARK** staff
- Attend various board and committee meetings that I serve on
- Continue meeting with various LFUCG departments as needed
- Continue meeting with the Downtown Lexington Partnership as needed
- Meet with Individuals and groups regarding the Parking Authority
- Work on agreed upon Lexington Parking Authority goals

**LFCPA and LEXPARK Key Performance Indicators**

		Totals for underlying cells.																
User-input variable cells.		Totals for underlying cells.																
Note		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Standard	TOTAL	AVERAGE	Percent of Total	FY 2020 AVERAGE
<b>CUSTOMER SUPPORT, PUBLIC OUTREACH and SERVICE PROVISION</b>																		
1	Unique Visitors to Website (users)	3,162	3,644	3,438	3,841	3,541	3,399	3,090	3,362						27,477	3,434.6	N/A	2,842.9
2	LEXPARK Walk-In Customers	175	285	135	106	110	78	105	45						1039	129.9	N/A	441.1
3	<b>LEXPARK Telephone Inquiries (Total)</b>	<b>1076</b>	<b>911</b>	<b>911</b>	<b>1074</b>	<b>969</b>	<b>727</b>	<b>798</b>	<b>912</b>						<b>7378</b>	<b>922.25</b>	<b>1</b>	<b>1311</b>
4	Reporting Inoperative Meters	0	0	0	0	0	0	0	0						0	0	0%	125
5	LUKE	15	10	10	16	35	21	15	21						143	18	2%	12
6	IPS	5	5	5	71	51	27	24	30						218	27	3.0%	13
7	POM	0	0	0	0	0	0	0	0						0	0	0%	8
8	Enforcement Complaint	0	0	0	0	0	0	0	0						0	0	0.0%	0
9	Other Inquiry including payments/ just payments	200	205	187	218	187	135	192	80						1404	176	19%	458
10	Pay by Phone questions or issues	10	12	14	5	15	3	6	12						77	9.63	1%	29
11	After 5 Parking questions	0	0	0	0	0	0	0	0						0	0	0%	0
12	Wrong Way Parking	0	0	0	0	0	2	1	3						6	1	0%	3
13	Garages	846	679	695	764	571	539	560	769						5423	677.9	74%	663.5
14	<b>TOTAL CONTACTS</b>	<b>16</b>	<b>23</b>	<b>16</b>	<b>22</b>	<b>28</b>	<b>16</b>	<b>20</b>	<b>21</b>						<b>162</b>	<b>20.3</b>	<b>100%</b>	<b>21.1</b>
15	Business Association Meetings Attended	8	12	9	17	17	8	12	12						95	11.9	59%	12.0
16	Neighborhood Association Meetings Attended	0	1	0	0	0	0	0	0						1	0.2	1%	0.2
17	Number of Merchants Visited	1	2	0	2	1	3	0	0						9	1.1	6%	2.1
18	Number of Institutional and/or Public Official Meetings	7	8	7	3	10	5	8	9						57	6.7	35%	6.8
19	Number of Parking Customers Contacted (intercept surveys, survey document responses) (Analyst)	1	0	0	1	0	0	0	0						2	0.3	N/A	0.8
20	<b>Parking Meter In-Service Rates (% of time)</b>																	
21	Single-Space Meters	99.7%	99.3%	99.6%	99.7%	99.8%	99.8%	99.8%	99.8%					98-99% (A)	N/A	99.7%	N/A	99.7%
21	Multi-Space Meters	99.2%	99.7%	99.9%	96.8%	99.2%	99.8%	99.4%	98.8%					98-99% (A)	N/A	99.1%	N/A	99.1%
22	<b>Average Response Time to Address Meter Complaint (Hours)</b>																	
23	(POM) These meters have been phased out as of March 1st	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						N/A	N/A	N/A	N/A
23	Single-Space Meters (IPS)	3.67	7.97	3.02	4.08	1.97	2.24	1.82	2.77						N/A	3.4	N/A	3.4
24	Multi-Space Meters (LUKE)	3.4	8.94	4.25	3.8	1.93	3.47	4.47	3.19						N/A	4.2	N/A	3.6
25	<b>Number of Citation Appeal Hearings</b>	9	12	13	22	8	13	10	10						97	12.1	100%	22.0
26	Number of Citations Dismissed or Reduced to Warning	0	2	7	4	6	7	1	2						29	3.6	30%	7.8
27	<b>Number of Requested Citation Administrative Appeals</b>	85	143	123	171	128	131	100	140						1021	127.6	100%	183.2
28	Number of Citations Administratively Dismissed or Reduced to Warning	44	51	34	44	35	50	33	50						341	42.6	33%	88.9
<b>PARKING MANAGEMENT EFFECTIVENESS</b>																		
29	<b>Number of Parking Activity Surveys Conducted (TOTAL)</b>	31	31	31	31	31	31	31	31						248	31.0	100%	44.0
30	Parking Occupancy and Availability	30	30	30	30	30	30	30	30						240	30.0	97%	43.3
31	Parking Turnover	1	1	1	1	1	1	1	1						8	1.0	3%	0.7
32	<b>Downtown Meter Turnover Rate</b>	197%	169%	202%	207%	226%	191%	186%	233%					67-140% (B)	N/A	201.4%	N/A	200.3%
33	<b>Parking Vacancy Rate in Neighborhoods</b>	60%	62%	59%	55%	50%	66%	52%	55%						N/A	57.4%	N/A	58.8%
34	<b>Meter Occupancy Rate by Survey</b>	30%	32%	36%	39%	41%	33%	37%	39%					93-95% (C)	N/A	35.9%	N/A	38.2%
35	<b>Paid Legal Meter Occupancy Rate by Meter Revenue</b>	25.0%	29.3%	31.6%	32.0%	34.1%	30.2%	24.7%	29.5%					60-85% (D)	N/A	29.6%	N/A	35.8%
36	<b>Safety Zone Violation Rate</b>	4.10%	8.00%	7.50%	6.90%	8.00%	6.50%	5.90%	8.20%					25-33% (E)	N/A	6.9%	N/A	6.1%
37	<b>Loading Zone Violation Rate</b>	1.4%	1.1%	0.9%	0.7%	1.4%	1.3%	1.5%	1.1%						N/A	1.2%	N/A	1.8%
<b>PARKING OPERATIONS EFFICIENCY</b>																		
38	<b>Number of Parking Violation Surveys Conducted</b>	30	30	30	30	30	30	30	30						240	30.0	100%	30.0
39	<b>Violation Capture Rate (Meters &amp; RPP)</b>	8%	13%	15%	12%	10%	14%	23%	19%					10-25% (F)	N/A	14%	N/A	26%
40	<b>Total Net Patrol Hours</b>	646	614	631	736	751	694	697	773						5,542	693	N/A	883
41	<b>Average Net Patrol Hours per Officer</b>	129	123	120	123	125	116	116	129						N/A	123	N/A	135
42	<b>Number of Letters Mailed</b>	2,618	1,737	2,081	5,033	4,508	2,498	3,172	6,982						28,629	3,579	N/A	2,832
43	<b>Total Amount Due from Top 20 Scofflaws</b>	\$11,569	\$11,629	\$11,930	\$13,871	\$13,699	\$13,619	\$13,660	\$14,074						N/A	\$13,006	N/A	\$10,943
44	<b>Parking Ticket Collection Rate (1-year running average)</b>	80.79%	81.27%	81.44%	81.69%	79.24%	78.81%	79.09%	77.82%						N/A	80.0%	N/A	79.4%







**ON STREET BY THE NUMBERS  
FY 2022**

	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	FY 2022 AVG	FY 21 AVG	FY 20 AVG
1 Violations Cited	2,456	3,060	3,474	3,981	3,556	3,152	2,398	3,294					3,171	2,794	3,345
2 Actual Citations (exc voids & warnings)	2,247	2,663	3,322	3,745	3,383	2,991	2,276	3,049					2,960	2,638	3,125
3 Value of Actual Citations	\$ 42,895	\$ 65,555	\$ 81,540	\$ 85,385	\$ 76,450	\$ 66,380	\$ 50,445	\$ 70,335					\$ 67,373	\$ 58,783	\$ 72,995
4 Citations Paid	1,768	1,951	2,362	2,872	2,666	2,677	1,882	2,286					2,308	2,146	2,461
5 Percentage of Citations Paid	78.70%	73.30%	71.17%	76.70%	78.80%	89.50%	82.70%	75.00%					78.23%	80.95%	82.57%
6 Value of Citations Paid	\$ 45,304	\$ 54,300	\$ 71,169	\$ 82,991	\$ 78,304	\$ 77,835	\$ 56,831	\$ 66,197					\$ 66,616	\$ 61,593	\$ 69,596
7 Warnings Issued	167	364	131	198	148	138	109	194					181	130	176
8 Voids	51	53	26	53	26	27	16	80					42	34	50
9 Citation Void Percentage	2.1%	1.7%	0.8%	1.3%	0.7%	0.9%	0.7%	2.4%					1.3%	1.4%	1.5%
10 Meter Revenue Collected	\$ 61,782	\$ 76,728	\$ 82,212	\$ 83,442	\$ 81,307	\$ 74,535	\$ 60,875	\$ 69,731					\$ 73,826	\$ 52,261	\$ 81,861
11 Avg Meter Rev Collected per Work Day	\$ 2,808	\$ 3,488	\$ 3,915	\$ 3,973	\$ 4,279	\$ 3,388	\$ 3,044	\$ 3,670					\$ 3,571	\$ 2,457	\$ 3,975
12 RPPP's Sold	592	748	188	48	44	29	53	14					215	136	163
13 Value of RPP Permits	\$ 5,920	\$ 7,480	\$ 1,880	\$ 480	\$ 430	\$ 290	\$ 530	\$ 128					\$ 2,142	\$ 1,356	\$ 1,630
14 Monthly Permit Revenue	\$ 7,643	\$ 9,978	\$ 6,714	\$ 8,125	\$ 10,932	\$ 10,219	\$ 7,446	\$ 6,700					\$ 8,469	\$ 8,489	\$ 6,654
15 Value of Bagged Meters	\$ 4,563	\$ 12,435	\$ 3,931	\$ 14,115	\$ 10,395	\$ 23,105	\$ 19,745	\$ 6,260					\$ 11,819	\$ 3,482	\$ 5,300
16 New Meters Added or Removed	34	-	31	-	-	(1)	-	(1)					8	-	(1)
17 Single Space Meters	617	643	617	499	499	492	492	492					544	654	699
18 Mult-Space Meters	74	72	72	96	96	96	96	96					87	72	65
19 Metered Space Count	1,295	1,261	1,292	1,292	1,292	1,291	1,291	1,291					1,288	1,263	1,261
20 Vehicles Booted	30	21	31	45	33	37	35	31					33	34	29
21 Booting Fees	\$ 2,520	\$ 1,260	\$ 2,610	\$ 3,780	\$ 2,610	\$ 4,820	\$ 2,970	\$ 2,310					\$ 2,860	\$ 3,100	\$ 2,123
22 Total Revenue Collected	\$ 127,731	\$ 162,180	\$ 168,516	\$ 192,933	\$ 183,978	\$ 190,803	\$ 148,396	\$ 151,327					\$ 165,733	\$ 130,281	\$ 190,376



## LEXPARK VOID SUMMARY

### Voided Citations By Officer

FY 2022		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	AVERAGE
Issuing Officer														
1	2013	-	1	1	1	-	-	1	1					1
2	21081203	18	11	-	2	-	-	-	52					10
3	2081	7	6	4	4	1	3	2	3					4
4	2082	3	5	8	7	5	5	2	4					5
5	2098	-	-	-	-	-	-	-	-					-
6	2111	-	-	-	-	-	-	1	-					0
7	2117	-	-	5	4	3	11	4	1					4
8	2119	-	-	-	-	-	-	-	-					-
9	2120	11	3	3	7	2	2	-	-					4
10	2122	-	-	-	-	-	-	-	-					-
11	2124	-	-	-	-	-	-	-	-					-
12	2125	-	-	-	-	-	-	-	-					-
13	(2130) 2142	-	1	2	-	1	-	-	1					1
14	2131	-	-	-	-	-	-	-	-					-
15	2141	8	18	2	19	12	1	3	7					9
16	2133	-	-	-	-	-	-	-	1					0
17	2137	-	-	-	-	-	-	-	1					0
18	2138	4	8	1	9	2	5	3	9					5
19	2140	-	-	-	-	-	-	-	-					-
20	% Voids	2.08%	1.73%	0.75%	1.33%	0.73%	0.86%	0.67%	2.43%					1.32%
21	Total	51	53	26	53	26	27	16	80					42
22	Total Citations	2,456	3,060	3,474	3,981	3,556	3,152	2,398	3,294					3,171

### Voided Citations Summary By Reason

FY 2022		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	AVERAGE
Void Type														
23	Administrative	15	21	8	9	6	8	5	7					10
24	TC Garage - mthly or pd when leaving	13	12	3	6	8	-	-	51					12
25	Customer Walk Up	-	-	-	4	-	2	1	1					1
26	Duplicate	1	2	2	3	1	3	2	4					2
27	Meter Malfunction	-	1	-	2	-	-	2	-					1
28	Pay By Phone	8	5	3	7	5	3	3	10					6
29	Officer Error	8	6	9	21	5	11	3	4					8
30	Test	5	2	-	-	-	-	-	-					1
31	Visitor	-	2	-	-	-	-	-	3					1
32	Printer Error/Stolen	1	-	-	1	-	-	-	-					0
33	Paid Other Luke	-	1	1	-	1	-	-	-					0
34	Void By Client Directive	-	1	-	-	-	-	-	-					0
35	TOTAL	51	53	26	53	26	27	16	80					42



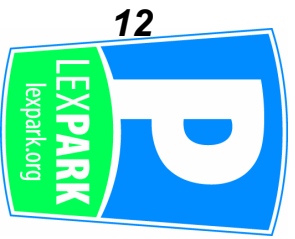
# Citations Aging Report

## Five-Year Report Ending March 1, 2022

Category	1-30	31-60	61-90	91-120	121-180	6M-1Y	1Y-2Y	2Y-3Y	3Y-4Y	4Y	Totals
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**TOTALS**

Count	1,741	668	787	769	1,340	3,094	4,872	8,482	7,725	693	30,171
Dollar Amt	\$53,960.00	\$25,945.00	\$30,770.00	\$30,275.00	\$60,535.62	\$133,246.35	\$202,752.54	\$355,303.50	\$346,860.52	\$33,245.00	\$1,272,893.53



# Citations Aging Report

## Five-Year Report Ending February 1, 2022

Category	1-30	31-60	61-90	91-120	121-180	6M-1Y	1Y-2Y	2Y-3Y	3Y-4Y	4Y	Totals
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**TOTALS**

Count	1,266	922	804	869	1,128	3,059	5,255	8,329	7,662	678	29,972
Dollar Amt	\$37,165.00	\$35,835.00	\$30,680.00	\$34,530.00	\$51,609.37	\$131,008.89	\$217,642.50	\$349,803.50	\$348,075.52	\$27,650.00	\$1,263,999.78



## OFF STREET BY THE NUMBERS FY 2022

	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	FY 2022 AVG	FY 21 AVG
<b>MONTHLY CARD HOLDERS BILLED</b>														
1 Victorian Square	408	410	410	414	402	398	399	384					392	407
2 Transit Center	1,071	1,074	1,077	1,073	1,073	1,073	1,075	1,075					1,075	1,074
3 Courthouse	203	217	222	223	221	224	227	227					227	218
4 Helix	<u>379</u>	<u>406</u>	<u>412</u>	<u>408</u>	<u>406</u>	<u>409</u>	<u>405</u>	<u>394</u>					<u>400</u>	<u>403</u>
5 TOTAL	<b>2,061</b>	<b>2,107</b>	<b>2,121</b>	<b>2,118</b>	<b>2,102</b>	<b>2,104</b>	<b>2,106</b>	<b>2,080</b>					<b>2,093</b>	<b>2,102</b>
<b>TOTAL AVAILABLE FOR MONTHLY</b>														
6 Victorian Square (384)	3	1	1	-	9	13	12	27					20	5
7 Transit Center (777)	-	-	-	-	-	-	-	-					-	-
8 Courthouse (518)	48	34	29	30	30	27	24	24					24	33
9 Helix (389)	<u>21</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>1</u>	<u>5</u>	<u>16</u>					<u>11</u>	<u>4</u>
10 TOTAL (2068)	<b>72</b>	<b>35</b>	<b>30</b>	<b>30</b>	<b>43</b>	<b>41</b>	<b>41</b>	<b>67</b>					<b>54</b>	<b>42</b>
11 SPECIAL EVENTS WORKED - VS	-	-	3	4	13	16	12	14	-	-	-	-	4	6
12 VALIDATIONS SOLD - ALL GARAGES	1,379	1,630	1,077	2,310	480	290	1,815	348					1,082	1,194
<b>AVERAGE DAILY TRANSACTIONS</b>														
13 Victorian Square	215	218	198	236	201	205	150	211					181	212
14 Transit Center	5	4	6	14	9	11	5	9					7	8
15 Courthouse	101	108	90	112	100	81	89	103					96	99
16 Helix	<u>187</u>	<u>182</u>	<u>176</u>	<u>182</u>	<u>173</u>	<u>206</u>	<u>234</u>	<u>283</u>					<u>259</u>	184
17 TOTAL	<b>508</b>	<b>512</b>	<b>470</b>	<b>544</b>	<b>483</b>	<b>503</b>	<b>478</b>	<b>606</b>					<b>542</b>	<b>503</b>
<b>AVERAGE LENGTH OF STAY - HOURS</b>														
18 Victorian Square	1.1	0.9	1.3	1.4	2.4	2.4	2.6	2.5					3	2
19 Transit Center	3.2	3.0	3.2	2.6	2.2	2.7	2.6	2.5					3	3
20 Courthouse	1.7	1.7	1.7	1.6	1.6	1.5	1.5	1.6					2	2
21 Helix	<u>0.9</u>	<u>0.9</u>	<u>0.9</u>	<u>1.0</u>	<u>1.0</u>	<u>0.8</u>	<u>0.7</u>	<u>0.7</u>					<u>1</u>	1
22 CUMULATIVE AVERAGE	<b>1.7</b>	<b>1.6</b>	<b>1.8</b>	<b>1.6</b>	<b>1.8</b>	<b>1.9</b>	<b>1.9</b>	<b>1.8</b>					<b>1.8</b>	<b>1.7</b>
<b>AVERAGE TRANSACTION AMOUNT</b>														
23 Victorian Square	\$ 6.40	\$ 5.92	\$ 6.71	\$ 7.30	\$ 8.99	\$ 8.29	\$ 9.40	\$ 9.47					\$ 9.44	\$ 7.27
24 Transit Center	\$ 6.02	\$ 5.77	\$ 5.69	\$ 4.97	\$ 4.63	\$ 5.21	\$ 5.03	\$ 5.06					\$ 5.05	\$ 5.38
25 Courthouse	\$ 3.35	\$ 3.40	\$ 3.45	\$ 3.28	\$ 3.12	\$ 2.96	\$ 3.03	\$ 3.11					\$ 3.07	\$ 3.26
26 Helix	<u>\$ 2.96</u>	<u>\$ 2.85</u>	<u>\$ 2.98</u>	<u>\$ 3.09</u>	<u>\$ 3.08</u>	<u>\$ 2.42</u>	<u>\$ 2.17</u>	<u>\$ 2.26</u>					<u>\$ 2.22</u>	<u>\$ 2.90</u>
27 CUMULATIVE AVERAGE	<b>4.7</b>	<b>4.5</b>	<b>4.7</b>	<b>4.7</b>	<b>5.0</b>	<b>4.7</b>	<b>4.9</b>	<b>5.0</b>					<b>\$ 4.94</b>	<b>\$ 4.70</b>

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**Aged Balances - 21081204 Courthouse Garage**

Ending Balances as of 3/1/2022

Account	Current	30 Days	60 Days	90 Days	Total Due
<b>Report Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Aged Balances - 21081202 Victorian Square Garage**

Ending Balances as of 3/1/2022

Account	Current	30 Days	60 Days	90 Days	Total Due
<b>Report Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Aged Balances - 21081201 Helix Garage**

Ending Balances as of 3/1/2022

Account	Current	30 Days	60 Days	90 Days	Total Due
96352 KENTUCKY UTILITIES	\$1,275.00	\$1,275.00	\$0.00	\$0.00	\$2,550.00
<b>Report Totals</b>	<b>\$1,275.00</b>	<b>\$1,275.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,550.00</b>

EMAILED

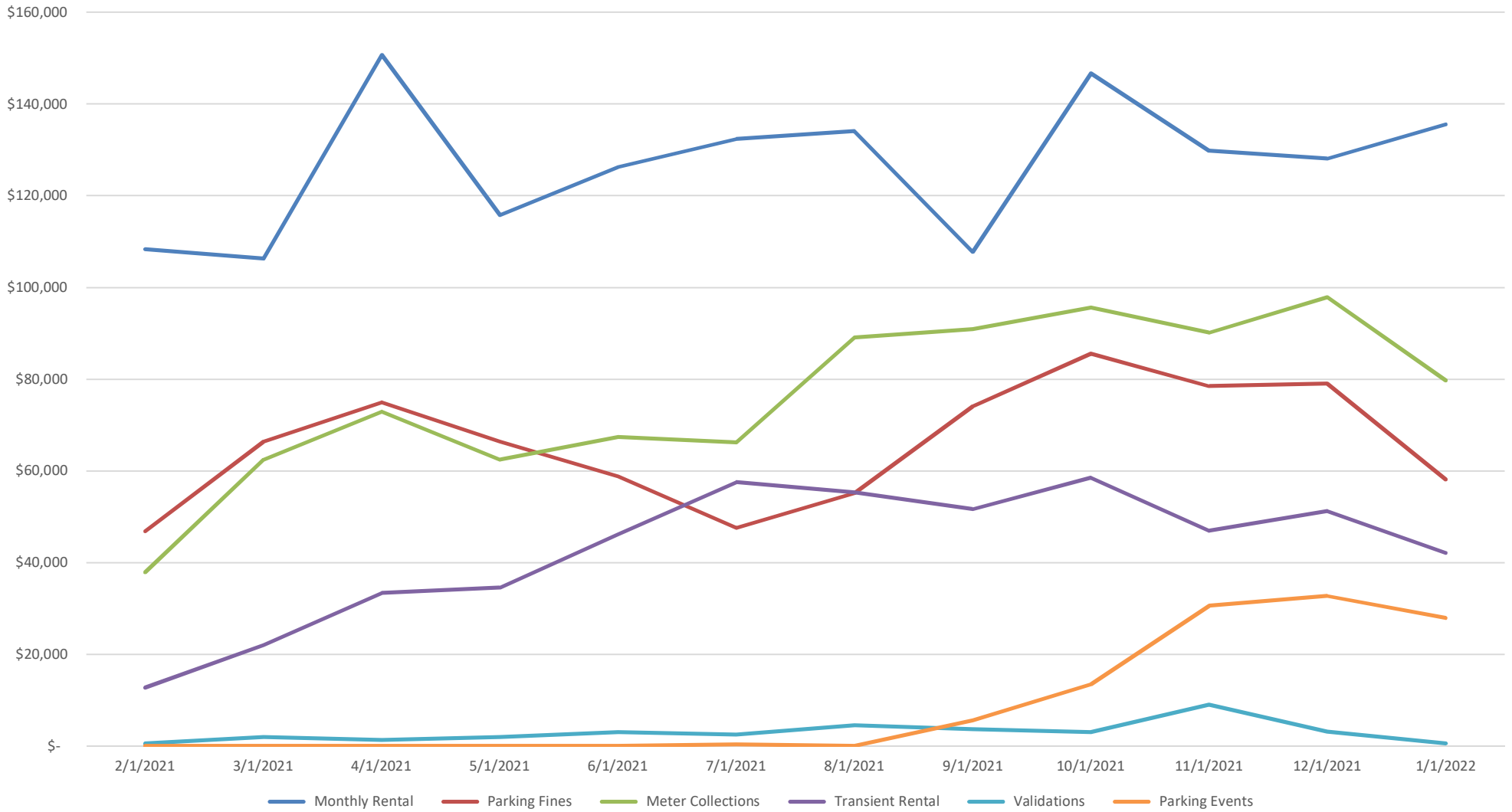
**Aged Balances - 21081203 Transit Center Garage**

Ending Balances as of 3/1/2022

Account	Current	30 Days	60 Days	90 Days	Total Due
<b>Report Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

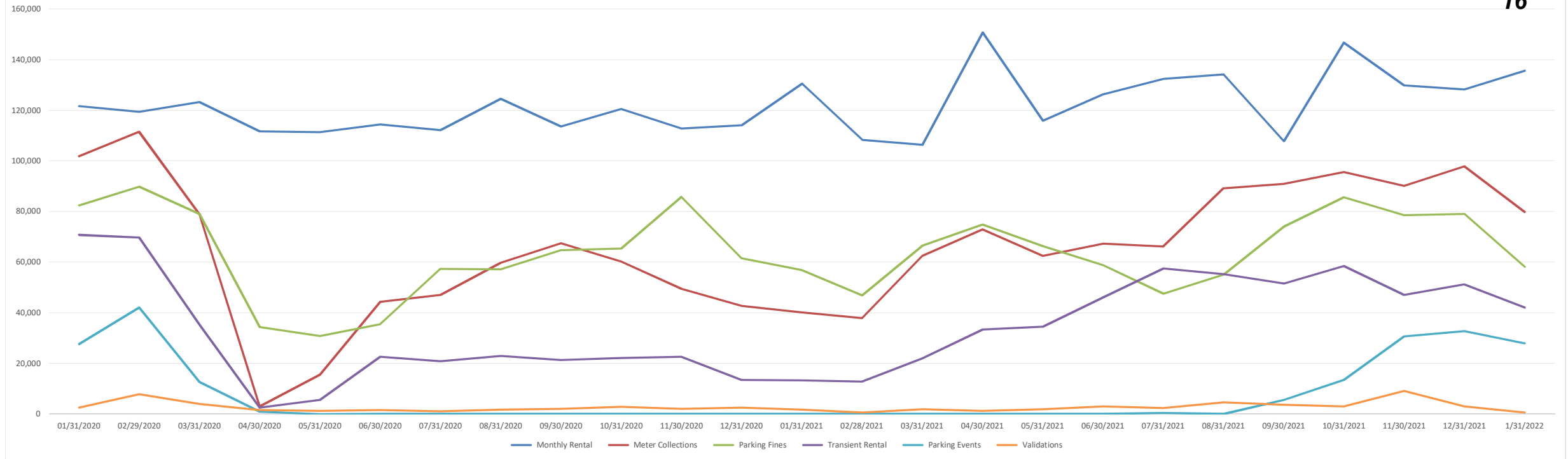
# LPA Revenue Stream Comparison

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	2/28/2021	3/31/2021	4/30/2021	5/31/2021	6/30/2021	7/31/2021	8/31/2021	9/30/2021	10/31/2021	11/30/2021	12/31/2021	1/31/2022
<b>Monthly Rental</b>	\$ 108,315	\$ 106,291	\$ 150,702	\$ 115,791	\$ 126,245	\$ 132,367	\$ 134,065	\$ 107,719	\$ 146,625	\$ 129,800	\$ 128,114	\$ 135,554
<b>Parking Fines</b>	46,848	66,402	74,917	66,362	58,753	47,586	55,116	74,050	85,553	78,469	78,981	58,141
<b>Meter Collections</b>	37,890	62,458	72,885	62,449	67,316	66,182	89,095	90,858	95,531	90,159	97,843	79,802
<b>Transient Rental</b>	12,754	22,004	33,355	34,569	46,141	57,464	55,298	51,582	58,477	46,957	51,223	42,078
<b>Validations</b>	572	1,916	1,259	1,872	3,018	2,420	4,537	3,601	3,018	9,049	3,079	549
<b>Parking Events</b>	-	-	-	-	-	363	-	5,610	13,480	30,578	32,703	27,872

# LPA Revenue Stream Comparison



	01/31/2020	02/29/2020	03/31/2020	04/30/2020	05/31/2020	06/30/2020	07/31/2020	08/31/2020	09/30/2020	10/31/2020	11/30/2020	12/31/2020	01/31/2021	02/28/2021	03/31/2021	04/30/2021	05/31/2021	06/30/2021	07/31/2021	08/31/2021	09/30/2021	10/31/2021	11/30/2021	12/31/2021	1/31/2022
<b>Monthly Rental</b>	121,547	119,284	123,187	111,694	111,338	114,432	112,116	124,494	113,515	120,440	112,780	114,009	130,397	108,315	106,291	150,702	115,791	126,245	132,367	134,065	107,719	146,625	129,800	128,114	135,554
<b>Meter Collections</b>	101,900	111,402	78,821	2,943	15,536	44,229	47,090	59,671	67,486	60,176	49,417	42,662	40,063	37,890	62,458	72,885	62,449	67,316	66,182	89,095	90,858	95,531	90,159	97,843	79,802
<b>Parking Fines</b>	82,408	89,718	78,999	34,271	30,810	35,463	57,304	57,084	64,733	65,409	85,815	61,524	56,905	46,848	66,402	74,917	66,362	58,753	47,586	55,116	74,050	85,553	78,469	78,981	58,141
<b>Transient Rental</b>	70,758	69,643	35,310	2,463	5,511	22,657	20,888	22,895	21,365	22,199	22,633	13,496	13,300	12,754	22,004	33,355	34,569	46,141	57,464	55,298	51,582	58,477	46,957	51,223	42,078
<b>Parking Events</b>	27,631	42,081	12,712	927	11	0	0	0	0	0	0	0	0	0	0	0	0	0	363	0	5,610	13,480	30,578	32,703	27,872
<b>Validations</b>	2,525	7,855	4,020	1,615	1,233	1,568	1,116	1,706	2,067	2,859	2,072	2,529	1,655	572	1,916	1,259	1,872	3,018	2,420	4,537	3,601	3,018	9,049	3,079	549



**Lexington and Fayette County Parking Authority**  
**Statement of Net Position**

Substantially All Disclosures Omitted

	As Of 01/31/22	As Of 01/31/21	Variance 01/31/22
<b>Assets</b>			
Current Assets			
Cash	\$ 1,299,450	\$ 841,108	\$ 458,342
Cash-Change Fund	8,832	8,860	(28)
Accounts receivable	30,175	39,595	(9,421)
REEF Advance	162,776	158,966	3,812
Restricted cash and cash equivalents			
Investments-Truist - Restricted Cash	0	3,500,000	(3,500,000)
Investments-Truist - Short-Term CAMP*	1,510,484	0	1,510,484
Investments-Truist - Long-Term CAMP*	1,900,000	0	1,900,000
Investments-Truist - Garage Maintenance Reserve	1,092	153,534	(152,443)
Investments-Truist - Unrealized G/L	(866)	807	(1,673)
Investments-Truist - Accrued Interest	692	5,579	(4,886)
Total Restricted Cash & Equivalents	<u>3,411,402</u>	<u>3,659,920</u>	<u>(248,518)</u>
Total Current Assets	<u>4,912,635</u>	<u>4,708,449</u>	<u>204,187</u>
Non-Current Assets			
Capital Assets			
Land	7,585,095	7,585,094	0
Buildings and improvements	14,612,812	12,777,194	1,835,618
Equipment and furniture	3,090,090	2,278,903	811,187
Construction in progress	26,170	1,992,009	(1,965,838)
Computer software	10,850	10,850	0
Total Capital Assets	<u>25,325,017</u>	<u>24,644,050</u>	<u>680,967</u>
Less: Accumulated Depreciation	<u>(5,893,674)</u>	<u>(5,034,960)</u>	<u>(858,716)</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>19,431,343</u>	<u>19,609,090</u>	<u>(177,749)</u>
Total Non-Current Assets	<u>19,431,343</u>	<u>19,609,090</u>	<u>(177,749)</u>
<b>Total Assets</b>	<b><u>\$ 24,343,978</u></b>	<b><u>\$ 24,317,539</u></b>	<b><u>\$ 26,438</u></b>
<b>Liabilities and Net Assets</b>			
Current Liabilities			
Accounts payable and accrued liabilities	\$ 194,509	\$ 260,060	\$ (65,551)
Compensated absences	14,721	9,059	5,662
Deposits payable	1,657	1,657	0
Note payable	428,260	420,360	7,900
Deferred Revenue	22,750	22,750	0
Total Current Liabilities	<u>661,897</u>	<u>713,886</u>	<u>(51,989)</u>
Non-Current Liabilities			
Note payable	1,762,809	2,194,605	(431,796)
Compensated absences	14,721	9,059	5,662
Deposits Payable	5,054	3,072	1,982
Total Non-Current Liabilities	<u>1,782,584</u>	<u>2,206,736</u>	<u>(424,152)</u>
Total Liabilities	<u>2,444,481</u>	<u>2,920,622</u>	<u>(476,141)</u>
Net Position			
Capital Assets Net of Debt	17,240,275	16,994,126	246,149
Restricted-Garage Maintenance Reserve	917	159,920	(159,002)
Restricted-Capital Asset Mgmt Program	0	3,500,000	(3,500,000)
Restricted - Short-Term CAMP*	1,510,485	0	1,510,484
Restricted - Long-Term CAMP*	1,900,000	0	1,900,000
Unrestricted	1,247,820	742,871	504,948
Total Net Position	<u>21,899,497</u>	<u>21,396,917</u>	<u>502,579</u>
<b>Total Liabilities and Net Assets</b>	<b><u>\$ 24,343,978</u></b>	<b><u>\$ 24,317,539</u></b>	<b><u>\$ 26,438</u></b>

No assurance is provided on these financial statements.

\*Capital Asset Management Plan

**Lexington and Fayette County Parking Authority**  
**Statement of Cash Flows**

Substantially All Disclosures Omitted

	Month To Date 1/31/2022	Year To Date 1/31/2022
<b>Cash Flows from Operating Activities</b>		
Payments received from parking customers	\$ 356,838	\$ 2,530,244
Cash received from commercial property renters	7,292	49,332
Payments to suppliers for goods and services	(206,303)	(1,648,471)
Payments to employees for services	(14,311)	(179,367)
Payments to LFUCG	(1,851)	(13,025)
	<b>141,665</b>	<b>738,713</b>
<b>Cash Flows from Capital and Related Financing Activities</b>		
Payments on note payable	(35,600)	(248,235)
Purchases of capital assets	-	(143,003)
	<b>(35,600)</b>	<b>(391,238)</b>
<b>Cash Flows From Investing Activities</b>		
Purchase of certificates of deposits	-	249,478
Income earned on restricted cash and cash equivalents	693	1,214
	<b>693</b>	<b>250,692</b>
	<b>106,758</b>	<b>598,167</b>
<b>Cash and Cash Equivalents, Beginning of Period</b>	<b>1,201,524</b>	<b>710,115</b>
	<b>\$ 1,308,282</b>	<b>\$ 1,308,282</b>
<b>Reconciliation of Change in Net Position to Net Cash Provided by Operating Activities</b>		
Change in net position	\$ 49,668	\$ 449,887
<b>Adjustments to Reconcile Change in Net Position to Net Cash Provided by Operating Activities:</b>		
Depreciation and amortization	64,633	501,820
(Gain) on disposal of assets	-	-
Interest on certificates of deposit	(1,639)	(1,214)
<b>Change in Assets and Liabilities:</b>		
Accounts receivable	12,819	27,891
REEF Advance	-	-
Accounts payable and accrued liabilities	16,184	(247,315)
Security deposits	-	1,320
Compensated absences	-	6,324
	<b>\$ 141,665</b>	<b>\$ 738,713</b>

No assurance is provided on these financial statements.

**Lexington and Fayette County Parking Authority**  
**Management Report**  
**FY Revenues and Expenses - Budget vs. Actual**

Substantially All Disclosures Omitted

	Month End 1/31/2022 Actual	Month End 1/31/2022 FYE Budget	Variance 1/31/2022	FYTD 1/31/2022 Actual	FYTD 1/31/2022 FYE Budget	Variance 1/31/2022	Annual Budget 6/30/2022 FYE Budget	
<b>Revenue</b>								
Revenue OnStreet								
1	Parking - Monthly Rental	\$ 10,644	\$ 10,456	\$ 188	\$ 80,733	\$ 68,063	\$ 12,671	\$ 101,253
2	Parking - Meter Collections	79,802	82,142	(2,340)	609,469	517,552	91,916	983,628
3	Parking - Fines	58,111	66,318	(8,207)	476,480	458,603	17,877	814,572
4	Total Revenue OnStreet	148,557	158,916	(10,359)	1,166,682	1,044,218	122,464	1,899,453
Revenue OffStreet								
5	Parking - Monthly Rental	124,910	138,187	(13,277)	833,510	830,003	3,507	1,383,630
6	Parking - Transient Rental	42,079	55,301	(13,222)	363,080	309,744	53,336	593,015
7	Parking - Event	27,871	13,815	14,056	110,606	60,725	49,881	122,827
8	Parking - Validations	549	2,108	(1,559)	26,252	16,260	9,991	33,316
9	Parking - Fines	30	0	30	1,415	0	1,415	0
10	Overage/Shortage/Fees	23	0	23	808	0	809	0
11	Total Revenue OffStreet	195,462	209,411	(13,949)	1,335,671	1,216,732	118,939	2,132,788
12	Commercial Property Rental	7,292	7,100	192	49,332	49,700	(368)	85,200
13	Miscellaneous Income	0	0	0	602	0	602	0
14	Total Revenue	351,311	375,427	(24,116)	2,552,287	2,310,650	241,637	4,117,441
<b>Operating Expenses</b>								
OnStreet Operating Expenses								
15	REEF Operating Expenses	83,552	80,421	(3,131)	611,082	590,015	(21,067)	1,029,422
16	Property & Casualty Excess Insurance	0	0	0	1,567	844	(723)	844
17	Bank & Credit Card Fees	8,726	8,000	(726)	54,238	52,436	(1,802)	91,436
18	Total OnStreet Operating Expenses	92,278	88,421	(3,857)	666,887	643,295	(23,592)	1,121,702
OffStreet Operating Expenses								
19	REEF Operating Expenses	82,970	75,721	(7,249)	455,571	524,472	68,901	923,894
20	Property & Casualty Excess Insurance	0	0	0	54,208	54,208	0	54,208
21	Bank & Credit Card Fees	4,003	3,165	(838)	25,660	20,412	(5,248)	35,837
22	Utilities	12,845	9,250	(3,595)	66,475	64,750	(1,725)	111,000
23	Landline Phones	0	0	0	80	0	(80)	0
24	Interest Expense	4,130	4,372	242	29,872	30,612	740	52,468
25	Total OffStreet Operating Expenses	103,948	92,508	(11,440)	631,866	694,454	62,588	1,177,407
26	Personnel Expenses	37,899	26,678	(11,221)	217,746	191,016	(26,730)	324,401
Administrative Expenses								
27	Property & Casualty Excess Insurance	0	0	0	24,153	24,200	47	24,200
28	Bank & Credit Card Fees	1,436	1,300	(136)	2,832	4,000	1,168	5,400
29	Other Professional Services	286	19,333	19,046	42,892	135,331	92,439	232,000
30	Rent/Lease Expenses	876	876	1	6,131	6,131	0	10,510
31	Landline Phones	130	275	145	1,512	1,925	413	3,300
32	Business Travel & Training	414	1,250	836	3,998	8,750	4,752	15,000
33	Dues Subscriptions & Publications	0	475	475	787	3,325	2,538	5,700
34	Office Supplies	690	583	(107)	2,161	4,081	1,920	7,000
35	Office Machines & Equipment	0	208	208	0	1,460	1,460	2,500
36	Office Repairs & Maintenance	0	125	125	137	875	738	1,500
37	Mileage Expense	0	33	33	0	235	235	400
38	Operating Contingency	0	4,166	4,166	0	29,162	29,162	50,000
39	Total Administrative Expenses	3,832	28,624	24,792	84,603	219,475	134,872	357,510
40	Total Operating Expenses	237,957	236,231	(1,726)	1,601,102	1,748,240	147,138	2,981,020
Change in Net Position Before Capital & Other Financing								
41	Other Financing	113,354	139,196	(25,842)	951,185	562,410	388,775	1,136,421
<b>Expenses For Capital Assets</b>								
42	Depreciation & Amortization	64,633	68,870	4,237	501,820	482,091	(19,729)	826,440
43	Total Expenses For Capital Assets	64,633	68,870	4,237	501,820	482,091	(19,729)	826,440
<b>Other Financing Sources</b>								
44	Interest Income	307	260	47	1,447	1,700	(252)	3,000
45	Unrealized Gain / Loss on Investments	640	0	639	(925)	0	(926)	0
46	Total Other Financing Sources	947	260	686	522	1,700	(1,178)	3,000
47	<b>Total Change in Net Position</b>	<b>\$ 49,668</b>	<b>\$ 70,586</b>	<b>\$ (20,919)</b>	<b>\$ 449,887</b>	<b>\$ 82,019</b>	<b>\$ 367,868</b>	<b>\$ 312,981</b>

No assurance is provided on these financial statements.



**LEXPARK**  
**On-Street Financial Report**  
**January 31, 2022**  
**Location 21081200**



Description	Current Actual	% of Total Revenue	Current Budget	Current Variance		YTD Actual	% of Total Revenue	YTD Budget	YTD Variance	
<b>Revenue</b>										
1 Meter Receipts	\$ 60,831	41%	\$ 77,162	\$ (16,331)	<b>A</b>	\$ 526,836	45%	\$ 494,081	\$ 32,755	<b>A</b>
2 Permit Sales/Monthly Permit Sales	\$ 7,956	5%	\$ 10,456	\$ (2,501)		\$ 78,025	7%	\$ 68,063	\$ 9,963	
3 Violation Tickets	\$ 55,141	38%	\$ 63,658	\$ (8,517)	<b>A</b>	\$ 455,911	39%	\$ 440,763	\$ 15,148	<b>A</b>
4 Bag Rental Fees	\$ 19,745	13%	\$ 4,980	\$ 14,765	<b>B</b>	\$ 88,289	8%	\$ 23,472	\$ 64,817	<b>B</b>
5 Booting Fees	\$ 2,970	2%	\$ 2,660	\$ 310		\$ 20,570	2%	\$ 17,840	\$ 2,730	
<b>6 Total Revenue</b>	<b>\$ 146,642</b>		<b>\$ 158,916</b>	<b>\$ (12,274)</b>		<b>\$ 1,169,630</b>		<b>\$ 1,044,218</b>	<b>\$ 125,412</b>	
<b>Expenses</b>										
<b>Payroll</b>										
7 Salaries & Wages	\$ 34,517		\$ 33,963	\$ (554)		\$ 231,868		\$ 244,010	\$ 12,142	
8 Payroll Taxes	\$ 6,409		\$ 4,928	\$ (1,481)		\$ 38,740		\$ 35,406	\$ (3,335)	
9 Workers Comp Ins	\$ 3,603		\$ 2,123	\$ (1,481)		\$ 19,146		\$ 15,251	\$ (3,895)	
10 Liability Insurance	\$ 1,599		\$ 1,599	\$ -		\$ 13,395		\$ 11,196	\$ (2,199)	
11 Employee Health Insurance	\$ 4,763		\$ 5,833	\$ 1,070		\$ 33,168		\$ 40,829	\$ 7,661	
<b>12 Total Payroll</b>	<b>\$ 50,891</b>	<b>35%</b>	<b>\$ 48,446</b>	<b>\$ (2,446)</b>		<b>\$ 336,317</b>	<b>29%</b>	<b>\$ 346,691</b>	<b>\$ 10,374</b>	
<b>Field</b>										
13 Uniforms	\$ -		\$ 82	\$ 82		\$ 358		\$ 576	\$ 217	
14 Hiring/Training	\$ 186		\$ 216	\$ 30		\$ 1,612		\$ 1,510	\$ (102)	
15 Vehicle Expense	\$ 1,738		\$ 1,269	\$ (469)		\$ 6,929		\$ 8,885	\$ 1,956	
16 EMS/IPS/PBP/CCS Service Fees	\$ 13,174		\$ 12,800	\$ (374)		\$ 149,697		\$ 111,853	\$ (37,844)	<b>C</b>
17 Professional Services/Fees	\$ 845		\$ 1,014	\$ 168		\$ 5,759		\$ 7,096	\$ 1,337	
18 Fuel	\$ 213		\$ 140	\$ (73)		\$ 1,026		\$ 980	\$ (46)	
19 General Supplies	\$ 753		\$ 1,003	\$ 251		\$ 9,487		\$ 7,024	\$ (2,463)	
20 Repairs - Maintenance	\$ 4,368		\$ 7,627	\$ 3,259		\$ 36,924		\$ 53,389	\$ 16,465	
<b>21 Total Field</b>	<b>\$ 21,276</b>	<b>15%</b>	<b>\$ 24,151</b>	<b>\$ 2,875</b>		<b>\$ 211,792</b>	<b>18%</b>	<b>\$ 191,313</b>	<b>\$ (20,479)</b>	
<b>Office</b>										
22 Communications/Telephones	\$ 1,037		\$ 878	\$ (159)		\$ 7,026		\$ 6,146	\$ (880)	
23 Office Supplies	\$ 245		\$ 132	\$ (113)		\$ 1,851		\$ 924	\$ (927)	
24 Printing & Design/Ticket Purchase	\$ 5,120		\$ 584	\$ (4,536)	<b>D</b>	\$ 10,171		\$ 4,088	\$ (6,083)	
25 Postage/Dues & Memberships	\$ -		\$ 940	\$ 940		\$ 7,933		\$ 6,580	\$ (1,353)	
26 Employee Incentive	\$ -		\$ 175	\$ 175		\$ -		\$ 1,225	\$ 1,225	
<b>27 Total Office</b>	<b>\$ 6,402</b>	<b>4%</b>	<b>\$ 2,709</b>	<b>\$ (3,693)</b>		<b>\$ 26,981</b>	<b>2%</b>	<b>\$ 18,963</b>	<b>\$ (8,018)</b>	
<b>Miscellaneous</b>										
28 Base Management Fee	\$ 1,465		\$ 1,465	\$ -		\$ 10,258		\$ 10,258	\$ -	
29 Management Incentive Fee	\$ 2,552		\$ 3,158	\$ 606		\$ 18,069		\$ 19,348	\$ 1,278	
30 Dues & Subscriptions	\$ 263		\$ 492	\$ 229		\$ 3,420		\$ 3,441	\$ 21	
<b>31 Total Miscellaneous</b>	<b>\$ 4,280</b>	<b>3%</b>	<b>\$ 5,115</b>	<b>\$ 835</b>		<b>\$ 31,747</b>	<b>3%</b>	<b>\$ 33,047</b>	<b>\$ 1,300</b>	
<b>32 Total Expenses</b>	<b>\$ 82,849</b>	<b>56%</b>	<b>\$ 80,421</b>	<b>\$ (2,428)</b>		<b>\$ 606,838</b>	<b>52%</b>	<b>\$ 590,015</b>	<b>\$ (16,823)</b>	
<b>33 Net Income (Loss)</b>	<b>\$ 63,794</b>		<b>\$ 78,495</b>	<b>\$ (14,701)</b>		<b>\$ 562,793</b>		<b>\$ 454,203</b>	<b>\$ 108,589</b>	

**Variance Notes**

- A.** Our 2-month streak of all five revenue categories surpassing Budget came to an end. The Meter Receipts was under budget \$16,331 and the Violation Tickets line item was down \$8517. We feel the January storms had some impact.. The good news is that we are still a positive \$48k YTD in these 2 revenue categories.
- B.** The Bag Rental Fees positive variance of \$14,765 (\$64,817 YTD) continues to be a high point in our revenue categories. The large \$20k quarterly check received from DW Wilburn in December for the High Street Garage construction project is a large reason for the YTD figures being what they are.
- C.** The negative year-to-date EMS/IPS/PBP/CCS Service (Software) Fees Variance of \$37,844 is due to our IRIS fees being higher than budgeted. We anticipated IRIS fees being \$5660 monthly; not the new \$7610 which accounts for \$14k of YTD. Also, the cost for the 22 new LUKES replacing 142 IPS meters were more expensive.
- D.** The negative \$4536 Printing & Design variance is due to multiple purchases of signs for the meters. The new Text-to-pay signs are the ones recently purchased for our 96 Pay Stations (LUKES/COSMOS).



**LEXPARK**  
**Garage Financial Report**  
**January 31, 2022**  
**Location 21081201..21081204**



Description	Current Actual	% of Total Revenue	Current Budget	Current Variance		YTD Actual	% of Total Revenue	YTD Budget	YTD Variance
<b>Revenue</b>									
1 Monthly	\$ 165,605	70%	\$ 138,188	\$ 27,418	<b>A</b>	\$ 856,304	63%	\$ 830,003	\$ 26,302
2 Violation Tickets	\$ 30	0%	\$ 88	\$ (58)		\$ 1,325	0%	\$ 195	\$ 1,130
3 Transient	\$ 42,199	18%	\$ 55,301	\$ (13,102)	<b>B</b>	\$ 358,092	26%	\$ 309,744	\$ 48,348
4 Stamp/Validation	\$ 721	0%	\$ 2,020	\$ (1,299)		\$ 26,747	2%	\$ 16,065	\$ 10,682
5 Event	\$ 27,648	12%	\$ 13,815	\$ 13,832	<b>C</b>	\$ 111,185	8%	\$ 60,725	\$ 50,460
<b>6 Total Revenue</b>	<b>\$ 236,203</b>		<b>\$ 209,411</b>	<b>\$ 26,792</b>		<b>\$ 1,353,653</b>		<b>\$ 1,216,732</b>	<b>\$ 136,921</b>
<b>Expenses</b>									
<b>Payroll</b>									
7 Salaries & Wages	\$ 30,001		\$ 30,551	\$ 550		\$ 198,073		\$ 219,126	\$ 21,053
8 Payroll Taxes	\$ 5,474		\$ 4,433	\$ (1,041)		\$ 33,276		\$ 31,795	\$ (1,481)
9 Workers Comp Ins	\$ 2,984		\$ 1,909	\$ (1,074)		\$ 16,372		\$ 13,695	\$ (2,677)
10 Liability Insurance	\$ 2,948		\$ 2,948	\$ (0)		\$ 24,692		\$ 20,638	\$ (4,054)
11 Employee Health Insurance	\$ 2,978		\$ 6,857	\$ 3,879		\$ 19,093		\$ 48,001	\$ 28,908
<b>12 Total Payroll</b>	<b>\$ 44,385</b>	<b>19%</b>	<b>\$ 46,699</b>	<b>\$ 2,314</b>		<b>\$ 291,506</b>	<b>22%</b>	<b>\$ 333,256</b>	<b>\$ 41,750</b>
<b>Field</b>									
13 Uniforms	\$ -		\$ 93	\$ 93		\$ 346		\$ 649	\$ 303
14 Hiring/Training	\$ 305		\$ 243	\$ (62)		\$ 2,143		\$ 1,703	\$ (440)
15 Repairs - Maintenance	\$ 4,716		\$ 4,227	\$ (489)		\$ 24,257		\$ 29,586	\$ 5,328
16 Vehicle Expense	\$ 811		\$ 1,088	\$ 277		\$ 5,691		\$ 7,616	\$ 1,925
17 EMS/IPS/PBP/CCS Service Fees	\$ 432		\$ 460	\$ 28		\$ 7,110		\$ 4,055	\$ (3,055)
18 Snow Removal	\$ 16,536		\$ 7,200	\$ (9,336)	<b>D</b>	\$ 16,536		\$ 21,600	\$ 5,064
19 Professional Services/Fees	\$ 8,143		\$ 6,027	\$ (2,116)	<b>E</b>	\$ 44,674		\$ 57,854	\$ 13,180
20 Fuel	\$ 240		\$ 188	\$ (52)		\$ 1,333		\$ 1,316	\$ (17)
21 Repairs - Sweeper	\$ -		\$ -	\$ -		\$ 140		\$ 365	\$ 225
22 General Supplies	\$ 925		\$ 1,132	\$ 207		\$ 8,463		\$ 7,921	\$ (542)
23 Elevator Maintenance	\$ 1,702		\$ 2,592	\$ 890		\$ 15,577		\$ 18,145	\$ 2,568
<b>24 Total Field</b>	<b>\$ 33,809</b>	<b>14%</b>	<b>\$ 23,249</b>	<b>\$ (10,559)</b>		<b>\$ 126,269</b>	<b>9%</b>	<b>\$ 150,810</b>	<b>\$ 24,541</b>
<b>Office</b>									
25 Communications	\$ 898		\$ 990	\$ 92		\$ 6,267		\$ 6,930	\$ 664
26 Office Supplies	\$ -		\$ 149	\$ 149		\$ 779		\$ 1,043	\$ 264
27 Printing & Design	\$ -		\$ 318	\$ 318		\$ 27		\$ 2,226	\$ 2,200
28 Postage	\$ 218		\$ 1,060	\$ 842		\$ 3,235		\$ 7,420	\$ 4,185
<b>29 Total Office</b>	<b>\$ 1,116</b>	<b>0%</b>	<b>\$ 2,517</b>	<b>\$ 1,401</b>		<b>\$ 10,307</b>	<b>1%</b>	<b>\$ 17,619</b>	<b>\$ 7,312</b>
<b>Miscellaneous</b>									
30 Base Management Fee	\$ 2,701		\$ 2,701	\$ -		\$ 18,907		\$ 18,907	\$ -
31 Dues & Subscriptions	\$ 284		\$ 554	\$ 271		\$ 3,770		\$ 3,881	\$ 110
<b>32 Total Miscellaneous</b>	<b>\$ 2,985</b>	<b>1%</b>	<b>\$ 3,255</b>	<b>\$ 271</b>		<b>\$ 22,677</b>	<b>2%</b>	<b>\$ 22,788</b>	<b>\$ 110</b>
<b>33 Total Expenses</b>	<b>\$ 82,295</b>	<b>35%</b>	<b>\$ 75,721</b>	<b>\$ (6,574)</b>		<b>\$ 450,759</b>	<b>33%</b>	<b>\$ 524,473</b>	<b>\$ 73,713</b>
<b>34 Net Income (Loss)</b>	<b>\$ 153,908</b>		<b>\$ 133,690</b>	<b>\$ 20,218</b>		<b>\$ 902,894</b>		<b>\$ 692,260</b>	<b>\$ 210,635</b>

**Variance Notes**

- A** The positive Monthly Variance of \$27,418 is primarily due to the Transit Center (a positive \$18k) and Helix (a positive \$9k) having received both the December & January payment from Gray Construction. Additionally, we received the quarterly LFUCG check in January.
- B** The Transient Negative Variance of \$13,102 is due to less business at both the Courthouse and Helix garages. We had several snow/ice storms that may have had some impact. YTD though, the transient revenue category has had a positive \$48,348 variance over budget.
- C** The Event positive Variance of \$13,882 continues to show a positive sign for the Lexington economy. Both the Rupp and the Opera House have had good audience participation. Due to COVID-19, we certainly anticipated fewer events and attendance figures than what is occurring.
- D** The negative \$9,336 variance for Snow Removal is due to several snow removal expenses hitting in January. This budget line item has a positive YTD variance of \$5064. Unfortunately, we project this expense will increase in February.
- E** The negative \$2,116 Professional Services variance is primarily due to three Transit Center Johnson Control sprinkler repairs totalling \$4085 hitting in the same month. We are still a favorable \$13,180 YTD. This expense type tends to fluctuate throughout the year and I project this expense evening out by year's end.

**Lexington/ Fayette Co Parking Authority**

Balance Sheet  
January 31, 2022

ASSETS

Current Assets		
Cash - US Bank	\$	<u>15,203.15</u>
Total Current Assets		15,203.15
Property and Equipment		
Building Improvements		<u>81,518.30</u>
Total Property and Equipment		81,518.30
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>96,721.45</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Tenant Deposits	\$	<u>3,782.00</u>
Total Current Liabilities		3,782.00
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		3,782.00
Capital		
Beginning Balance Equity	30,139.26	
Capital Contribution, Net	(263,700.00)	
Retained Earnings	291,848.10	
Net Income	<u>34,652.09</u>	
Total Capital		<u>92,939.45</u>
Total Liabilities & Capital	\$	<u><u>96,721.45</u></u>

Lexington/ Fayette Co Parking Authority  
Income Statement  
Compared with Budget  
For the Seven Months Ending January 31, 2022

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Revenues</b>						
Rental Income	\$ 5,378.18	\$ 5,380.00	(1.82)	\$ 37,647.26	\$ 37,660.00	(12.74)
Income - Utilities	316.89	300.00	16.89	1,342.08	2,100.00	(757.92)
<b>Total Revenues</b>	<b>5,695.07</b>	<b>5,680.00</b>	<b>15.07</b>	<b>38,989.34</b>	<b>39,760.00</b>	<b>(770.66)</b>
<b>Cost of Sales</b>						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
<b>Gross Profit</b>	<b>5,695.07</b>	<b>5,680.00</b>	<b>15.07</b>	<b>38,989.34</b>	<b>39,760.00</b>	<b>(770.66)</b>
<b>Expenses</b>						
Property Management Fee	500.00	500.00	0.00	3,500.00	3,500.00	0.00
Repair & Maintenance	0.00	200.00	(200.00)	836.09	1,400.00	(563.91)
Postage	0.00	0.00	0.00	1.16	4.00	(2.84)
<b>Total Expenses</b>	<b>500.00</b>	<b>700.00</b>	<b>(200.00)</b>	<b>4,337.25</b>	<b>4,904.00</b>	<b>(566.75)</b>
<b>Net Income</b>	<b>\$ 5,195.07</b>	<b>\$ 4,980.00</b>	<b>215.07</b>	<b>\$ 34,652.09</b>	<b>\$ 34,856.00</b>	<b>(203.91)</b>

**Lexington/ Fayette Co Parking Authority  
Cash Disbursements Journal  
For the Period From Jan 1, 2022 to Jan 31, 2022**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Account Description	Line Description	Debit Amount	Credit Amount
1/5/22	1207	500 100	Property Management Fee Cash - US Bank	Invoice: 7970 Schrader Commercial Properties, LLC	500.00	500.00
<b>Total</b>					<b>500.00</b>	<b>500.00</b>



**Lexington/ Fayette Co Parking Authority**  
**General Ledger**  
**For the Period From Jan 1, 2022 to Jan 31, 2022**

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
100 Cash - US Bank	1/1/22			Beginning Balance			10,008.08
	1/5/22	1207	CDJ	Schrader Commer		500.00	
	1/10/22	011022	CRJ	Lynna Nguyen	4,149.04		
	1/10/22	011022	CRJ	Savane Silver	1,432.54		
	1/25/22	012522	CRJ	Savane Silver	113.49		
				Current Period Cha	5,695.07	500.00	5,195.07
	1/31/22			<b>Ending Balance</b>			<b>15,203.15</b>
155 Building Improvement	1/1/22			Beginning Balance			81,518.30
	1/31/22			<b>Ending Balance</b>			<b>81,518.30</b>
231 Tenant Deposits	1/1/22			Beginning Balance			-3,782.00
	1/31/22			<b>Ending Balance</b>			<b>-3,782.00</b>
349 Beginning Balance Eq	1/1/22			Beginning Balance			-30,139.26
	1/31/22			<b>Ending Balance</b>			<b>-30,139.26</b>
350 Capital Contribution,	1/1/22			Beginning Balance			263,700.00
	1/31/22			<b>Ending Balance</b>			<b>263,700.00</b>
352 Retained Earnings	1/1/22			Beginning Balance			-291,848.10
	1/31/22			<b>Ending Balance</b>			<b>-291,848.10</b>
400 Rental Income	1/1/22			Beginning Balance			-32,269.08
	1/10/22	011022	CRJ	Lynna Nguyen - Inv		1,982.00	
	1/10/22	011022	CRJ	Lynna Nguyen - Inv		1,963.64	
	1/10/22	011022	CRJ	Savane Silver - Inv		1,432.54	
				Current Period Cha		5,378.18	-5,378.18
	1/31/22			<b>Ending Balance</b>			<b>-37,647.26</b>
401 Income - Utilities	1/1/22			Beginning Balance			-1,025.19
	1/10/22	011022	CRJ	Lynna Nguyen - Uti		203.40	
	1/25/22	012522	CRJ	Savane Silver - Sa		113.49	
				Current Period Cha		316.89	-316.89
	1/31/22			<b>Ending Balance</b>			<b>-1,342.08</b>
500 Property Management	1/1/22			Beginning Balance			3,000.00
	1/5/22	1207	CDJ	Schrader Commer	500.00		
				Current Period Cha	500.00		500.00
	1/31/22			<b>Ending Balance</b>			<b>3,500.00</b>
511 Repair & Maintenance	1/1/22			Beginning Balance			836.09
	1/31/22			<b>Ending Balance</b>			<b>836.09</b>
526	1/1/22			Beginning Balance			1.16

**Lexington/ Fayette Co Parking Authority**  
**General Ledger**  
**For the Period From Jan 1, 2022 to Jan 31, 2022**

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

<b>Account ID</b>	<b>Date</b>	<b>Reference</b>	<b>Jml</b>	<b>Trans Description</b>	<b>Debit Amt</b>	<b>Credit Amt</b>	<b>Balance</b>
<b>Account Description</b>							
Postage	1/31/22			Ending Balance			1.16

**Lexington/ Fayette Co Parking Authority**  
**Account Reconciliation**  
**As of Jan 31, 2022**  
**100 - Cash - US Bank**  
**Bank Statement Date: January 31, 2022**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance		10,008.08
Add: Cash Receipts		5,695.07
Less: Cash Disbursements		(500.00)
Add (Less) Other		<u>                    </u>
Ending GL Balance		<u>15,203.15</u>
Ending Bank Balance		15,203.15
Add back deposits in transit	<u>                    </u>	
Total deposits in transit		
(Less) outstanding checks	<u>                    </u>	
Total outstanding checks		
Add (Less) Other	<u>                    </u>	
Total other		
Unreconciled difference		<u>0.00</u>
Ending GL Balance		<u><u>15,203.15</u></u>

**Lexington and Fayette County Parking Authority**  
**Statement of Net Position**

Substantially All Disclosures Omitted

	As Of 12/31/21	As Of 12/31/20	Variance 12/31/21
<b>Assets</b>			
Current Assets			
Cash	\$ 1,192,692	\$ 898,148	\$ 294,544
Cash-Change Fund	8,832	8,860	(28)
Accounts receivable	42,994	59,282	(16,288)
REEF Advance	162,777	158,965	3,812
Restricted cash and cash equivalents			
Investments-Truist - Restricted Cash	0	3,500,000	(3,500,000)
Investments-Truist - Short-Term CAMP*	1,510,484	0	1,510,484
Investments-Truist - Long-Term CAMP*	1,900,000	0	1,900,000
Investments-Truist - Garage Maintenance Reserve	878	422,143	(421,265)
Investments-Truist - Unrealized G/L	(1,505)	1,057	(2,562)
Investments-Truist - Accrued Interest	598	11,077	(10,479)
Total Restricted Cash & Equivalents	<u>3,410,455</u>	<u>3,934,277</u>	<u>(523,822)</u>
Total Current Assets	<u>4,817,750</u>	<u>5,059,532</u>	<u>(241,782)</u>
Non-Current Assets			
Capital Assets			
Land	7,585,094	7,585,095	0
Buildings and improvements	14,612,813	12,777,194	1,835,618
Equipment and furniture	3,090,090	2,278,903	811,187
Construction in progress	26,170	1,886,940	(1,860,770)
Computer software	10,850	10,850	0
Total Capital Assets	<u>25,325,017</u>	<u>24,538,982</u>	<u>786,035</u>
Less: Accumulated Depreciation	<u>(5,829,041)</u>	<u>(4,974,923)</u>	<u>(854,118)</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>19,495,976</u>	<u>19,564,059</u>	<u>(68,083)</u>
Total Non-Current Assets	<u>19,495,976</u>	<u>19,564,059</u>	<u>(68,083)</u>
<b>Total Assets</b>	<b><u>\$ 24,313,726</u></b>	<b><u>\$ 24,623,591</u></b>	<b><u>\$ (309,865)</u></b>
<b>Liabilities and Net Assets</b>			
Current Liabilities			
Accounts payable and accrued liabilities	\$ 201,075	\$ 515,513	\$ (314,438)
Compensated absences	14,721	9,059	5,662
Deposits payable	1,657	1,657	0
Note payable	428,260	420,360	7,900
Deferred Revenue	0	34,125	(34,125)
Total Current Liabilities	<u>645,713</u>	<u>980,714</u>	<u>(335,001)</u>
Non-Current Liabilities			
Note payable	1,798,408	2,229,419	(431,011)
Compensated absences	14,721	9,059	5,662
Deposits Payable	5,054	3,072	1,982
Total Non-Current Liabilities	<u>1,818,183</u>	<u>2,241,550</u>	<u>(423,367)</u>
Total Liabilities	<u>2,463,896</u>	<u>3,222,264</u>	<u>(758,368)</u>
Net Position			
Capital Assets Net of Debt	17,257,608	16,914,279	343,329
Restricted-Garage Maintenance Reserve	(29)	434,277	(434,306)
Restricted-Capital Asset Mgmt Program	0	3,500,000	(3,500,000)
Restricted - Short-Term CAMP*	1,510,484	0	1,510,484
Restricted - Long-Term CAMP*	1,900,000	0	1,900,000
Unrestricted	1,181,767	552,771	628,996
Total Net Position	<u>21,849,830</u>	<u>21,401,327</u>	<u>448,503</u>
<b>Total Liabilities and Net Assets</b>	<b><u>\$ 24,313,726</u></b>	<b><u>\$ 24,623,591</u></b>	<b><u>\$ (309,865)</u></b>

No assurance is provided on these financial statements.

\*Capital Asset Management Plan

**Lexington and Fayette County Parking Authority**  
**Statement of Cash Flows**

Substantially All Disclosures Omitted

	Month To Date 12/31/2021	Year To Date 12/31/2021
<b>Cash Flows from Operating Activities</b>		
Payments received from parking customers	\$ 403,747	\$ 2,173,405
Cash received from commercial property renters	7,115	42,040
Payments to suppliers for goods and services	(172,778)	(1,442,766)
Payments to employees for services	(37,856)	(165,056)
Payments to LFUCG	(2,350)	(11,174)
	<b>197,878</b>	<b>596,449</b>
<b>Cash Flows from Capital and Related Financing Activities</b>		
Payments on note payable	(35,669)	(212,635)
Purchases of capital assets	(11,700)	(143,003)
	<b>(47,369)</b>	<b>(355,638)</b>
<b>Cash Flows From Investing Activities</b>		
Purchase of certificates of deposits	69	250,425
Income earned on restricted cash and cash equivalents	529	173
	<b>598</b>	<b>250,598</b>
	<b>151,107</b>	<b>491,409</b>
<b>Cash and Cash Equivalents, Beginning of Period</b>	<b>1,050,417</b>	<b>710,115</b>
	<b>\$ 1,201,524</b>	<b>\$ 1,201,524</b>
<b>Reconciliation of Change in Net Position to Net Cash Provided by Operating Activities</b>		
Change in net position	\$ 86,786	\$ 400,219
<b>Adjustments to Reconcile Change in Net Position to Net Cash Provided by Operating Activities:</b>		
Depreciation and amortization	72,762	437,188
(Gain) on disposal of assets	-	-
Interest on certificates of deposit	(529)	(173)
<b>Change in Assets and Liabilities:</b>		
Accounts receivable	11,651	15,071
REEF Advance	-	-
Accounts payable and accrued liabilities	20,884	(263,500)
Security deposits	-	1,320
Compensated absences	6,324	6,324
	<b>197,878</b>	<b>596,449</b>
	<b>\$ 197,878</b>	<b>\$ 596,449</b>

No assurance is provided on these financial statements.

**Lexington and Fayette County Parking Authority**  
**Management Report**  
**FY Revenues and Expenses - Budget vs. Actual**

Substantially All Disclosures Omitted

	Month End 12/31/2021 Actual	Month End 12/31/2021 FYE Budget	Variance 12/31/2021	FYTD 12/31/2021 Actual	FYTD 12/31/2021 FYE Budget	Variance 12/31/2021	Annual Budget 6/30/2022 FYE Budget	
<b>Revenue</b>								
Revenue OnStreet								
1	Parking - Monthly Rental	\$ 10,509	\$ 7,923	\$ 2,586	\$ 70,090	\$ 57,607	\$ 12,483	\$ 101,253
2	Parking - Meter Collections	97,842	71,067	26,776	529,666	435,410	94,255	983,628
3	Parking - Fines	78,471	70,695	7,775	418,369	392,285	26,085	814,572
4	Total Revenue OnStreet	186,822	149,685	37,137	1,018,125	885,302	132,823	1,899,453
Revenue OffStreet								
5	Parking - Monthly Rental	117,605	103,860	13,745	708,600	691,815	16,784	1,383,630
6	Parking - Transient Rental	51,223	40,556	10,667	321,002	254,444	66,559	593,015
7	Parking - Event	32,703	15,822	16,881	82,733	46,909	35,824	122,827
8	Parking - Validations	3,079	1,334	1,746	25,704	14,153	11,550	33,316
9	Parking - Fines	510	0	510	1,385	0	1,385	0
10	Overage/Shortage/Fees	154	0	153	785	0	786	0
11	Total Revenue OffStreet	205,274	161,572	43,702	1,140,209	1,007,321	132,888	2,132,788
12	Commercial Property Rental	7,115	7,100	15	42,040	42,600	(560)	85,200
13	Miscellaneous Income	0	0	0	602	0	601	0
14	Total Revenue	399,211	318,357	80,854	2,200,976	1,935,223	265,752	4,117,441
<b>Operating Expenses</b>								
OnStreet Operating Expenses								
15	REEF Operating Expenses	98,903	84,954	(13,949)	527,530	509,594	(17,935)	1,029,422
16	Property & Casualty Excess Insurance	0	0	0	1,567	844	(723)	844
17	Bank & Credit Card Fees	7,962	8,000	38	45,512	44,436	(1,076)	91,436
18	Total OnStreet Operating Expenses	106,865	92,954	(13,911)	574,609	554,874	(19,734)	1,121,702
OffStreet Operating Expenses								
19	REEF Operating Expenses	65,393	79,192	13,799	372,602	448,751	76,150	923,894
20	Property & Casualty Excess Insurance	0	0	0	54,207	54,208	0	54,208
21	Bank & Credit Card Fees	3,894	3,165	(729)	21,657	17,247	(4,410)	35,837
22	Utilities	8,799	9,250	450	53,630	55,500	1,870	111,000
23	Landline Phones	0	0	0	80	0	(80)	0
24	Interest Expense	4,061	4,372	311	25,743	26,240	498	52,468
25	Total OffStreet Operating Expenses	82,147	95,979	13,831	527,919	601,946	74,028	1,177,407
26	Personnel Expenses	36,303	26,678	(9,624)	179,847	164,338	(15,509)	324,401
Administrative Expenses								
27	Property & Casualty Excess Insurance	0	0	0	24,153	24,200	47	24,200
28	Bank & Credit Card Fees	12	25	13	1,395	2,700	1,305	5,400
29	Other Professional Services	11,780	19,333	7,553	42,606	115,998	73,391	232,000
30	Rent/Lease Expenses	876	876	0	5,255	5,255	1	10,510
31	Landline Phones	130	275	145	1,382	1,650	267	3,300
32	Business Travel & Training	1,409	1,250	(159)	3,584	7,500	3,916	15,000
33	Dues Subscriptions & Publications	0	475	475	787	2,850	2,064	5,700
34	Office Supplies	53	583	530	1,471	3,498	2,027	7,000
35	Office Machines & Equipment	0	208	208	0	1,252	1,252	2,500
36	Office Repairs & Maintenance	19	125	106	137	750	613	1,500
37	Mileage Expense	0	33	33	0	202	202	400
38	Operating Contingency	0	4,166	4,166	0	24,996	24,996	50,000
39	Total Administrative Expenses	14,279	27,349	13,070	80,770	190,851	110,081	357,510
40	Total Operating Expenses	239,594	242,960	3,366	1,363,145	1,512,009	148,866	2,981,020
Change in Net Position Before Capital &								
41	Other Financing	159,617	75,397	84,220	837,831	423,214	414,618	1,136,421
<b>Expenses For Capital Assets</b>								
42	Depreciation & Amortization	72,762	68,870	(3,892)	437,187	413,221	(23,967)	826,440
43	Total Expenses For Capital Assets	72,762	68,870	(3,892)	437,187	413,221	(23,967)	826,440
<b>Other Financing Sources</b>								
44	Interest Income	219	260	(41)	1,140	1,440	(299)	3,000
45	Unrealized Gain / Loss on Investments	(288)	0	(288)	(1,565)	0	(1,565)	0
46	Total Other Financing Sources	(69)	260	(329)	(425)	1,440	(1,864)	3,000
47	<b>Total Change in Net Position</b>	<b>\$ 86,786</b>	<b>\$ 6,787</b>	<b>\$ 79,999</b>	<b>\$ 400,219</b>	<b>\$ 11,433</b>	<b>\$ 388,787</b>	<b>\$ 312,981</b>

No assurance is provided on these financial statements.



**LEXPARK**  
**On-Street Financial Report**  
**December 31, 2021**  
**Location 21081200**



Description	Current Actual	% of Total Revenue	Current Budget	Current Variance		YTD Actual	% of Total Revenue	YTD Budget	YTD Variance
<b>Revenue</b>									
1 Meter Receipts	\$ 74,535	40%	\$ 68,460	\$ 6,075	<b>A</b>	\$ 466,005	46%	\$ 416,919	\$ 49,086
2 Permit Sales/Monthly Permit Sales	\$ 10,509	6%	\$ 7,923	\$ 2,586		\$ 70,070	7%	\$ 57,607	\$ 12,463
3 Violation Tickets	\$ 73,871	40%	\$ 66,285	\$ 7,586		\$ 400,770	39%	\$ 377,105	\$ 23,665
4 Bag Rental Fees	\$ 23,105	12%	\$ 2,608	\$ 20,498	<b>B</b>	\$ 68,544	7%	\$ 18,492	\$ 50,052
5 Booting Fees	\$ 4,820	3%	\$ 4,410	\$ 410		\$ 17,600	2%	\$ 15,180	\$ 2,420
<b>6 Total Revenue</b>	<b>\$ 186,839</b>		<b>\$ 149,685</b>	<b>\$ 37,154</b>		<b>\$ 1,022,988</b>		<b>\$ 885,302</b>	<b>\$ 137,685</b>
<b>Expenses</b>									
<b>Payroll</b>									
7 Salaries & Wages	\$ 33,770		\$ 37,383	\$ 3,613		\$ 197,351		\$ 210,047	\$ 12,696
8 Payroll Taxes	\$ 5,721		\$ 5,424	\$ (296)		\$ 32,331		\$ 30,478	\$ (1,853)
9 Workers Comp Ins	\$ 2,928		\$ 2,336	\$ (591)		\$ 15,542		\$ 13,128	\$ (2,414)
10 Liability Insurance	\$ 2,039		\$ 1,599	\$ (440)		\$ 11,796		\$ 9,597	\$ (2,199)
11 Employee Health Insurance	\$ 4,734		\$ 5,833	\$ 1,099		\$ 28,405		\$ 34,996	\$ 6,591
<b>12 Total Payroll</b>	<b>\$ 49,192</b>	<b>26%</b>	<b>\$ 52,576</b>	<b>\$ 3,384</b>	<b>C</b>	<b>\$ 285,426</b>	<b>28%</b>	<b>\$ 298,246</b>	<b>\$ 12,820</b>
<b>Field</b>									
13 Uniforms	\$ -		\$ 82	\$ 82		\$ 358		\$ 494	\$ 135
14 Hiring/Training	\$ 186		\$ 216	\$ 30		\$ 1,427		\$ 1,294	\$ (132)
15 Vehicle Expense	\$ 1,024		\$ 1,269	\$ 246		\$ 5,191		\$ 7,616	\$ 2,425
16 EMS/IPS/PBP/CCS Service Fees	\$ 28,647		\$ 12,800	\$ (15,847)	<b>D</b>	\$ 136,524		\$ 99,054	\$ (37,470)
17 Professional Services/Fees	\$ 1,010		\$ 1,014	\$ 4		\$ 4,913		\$ 6,082	\$ 1,169
18 Fuel	\$ 144		\$ 140	\$ (4)		\$ 813		\$ 840	\$ 27
19 General Supplies	\$ 1,055		\$ 1,003	\$ (52)		\$ 8,734		\$ 6,021	\$ (2,714)
20 Repairs - Maintenance	\$ 6,564		\$ 7,627	\$ 1,063		\$ 32,557		\$ 45,762	\$ 13,205
<b>21 Total Field</b>	<b>\$ 38,628</b>	<b>21%</b>	<b>\$ 24,151</b>	<b>\$ (14,477)</b>		<b>\$ 190,517</b>	<b>19%</b>	<b>\$ 167,162</b>	<b>\$ (23,354)</b>
<b>Office</b>									
22 Communications/Telephones	\$ 1,033		\$ 878	\$ (155)		\$ 5,989		\$ 5,268	\$ (721)
23 Office Supplies	\$ 87		\$ 132	\$ 45		\$ 1,607		\$ 792	\$ (814)
24 Printing & Design/Ticket Purchase	\$ 1,462		\$ 584	\$ (878)		\$ 5,051		\$ 3,504	\$ (1,547)
25 Postage/Dues & Memberships	\$ 2,601		\$ 940	\$ (1,661)		\$ 7,933		\$ 5,640	\$ (2,293)
26 Employee Incentive	\$ -		\$ 175	\$ 175		\$ -		\$ 1,050	\$ 1,050
<b>27 Total Office</b>	<b>\$ 5,183</b>	<b>3%</b>	<b>\$ 2,709</b>	<b>\$ (2,474)</b>		<b>\$ 20,579</b>	<b>2%</b>	<b>\$ 16,254</b>	<b>\$ (4,325)</b>
<b>Miscellaneous</b>									
28 Base Management Fee	\$ 1,465		\$ 1,465	\$ -		\$ 8,793		\$ 8,793	\$ -
29 Management Incentive Fee	\$ 3,086		\$ 3,561	\$ 475		\$ 15,518		\$ 16,190	\$ 672
30 Dues & Subscriptions	\$ 737		\$ 492	\$ (245)		\$ 3,157		\$ 2,950	\$ (208)
<b>31 Total Miscellaneous</b>	<b>\$ 5,289</b>	<b>3%</b>	<b>\$ 5,518</b>	<b>\$ 229</b>		<b>\$ 27,468</b>	<b>3%</b>	<b>\$ 27,932</b>	<b>\$ 465</b>
<b>32 Total Expenses</b>	<b>\$ 98,292</b>	<b>53%</b>	<b>\$ 84,954</b>	<b>\$ (13,338)</b>		<b>\$ 523,989</b>	<b>51%</b>	<b>\$ 509,594</b>	<b>\$ (14,395)</b>
<b>33 Net Income (Loss)</b>	<b>\$ 88,547</b>		<b>\$ 64,731</b>	<b>\$ 23,816</b>		<b>\$ 498,999</b>		<b>\$ 375,708</b>	<b>\$ 123,290</b>

**Variance Notes**

- A.** For the second month in a row, all five revenue categories surpassed Budget with positive variances. The Meter Receipts was a positive \$6075 over Budget.
- B.** The Bag Rental Fees positive variance of \$20,498 (\$50,052 YTD) enjoyed the most significant gain. The large \$20k check from DW Wilburn for the High Street Garage construction project is a large reason for this month's gain.
- C.** The Total Payroll positive variance of \$3,384 is due to a couple employees missing several days of work due to sickness.
- D.** The negative EMS/IPS/PBP/CCS Service (Software) Fees Variance of \$15,847 is due to our IRIS fees being higher than budgeted. We paid \$13,894 in IRIS fees this month (\$7610 last month) and the Budget indicates a \$5660 monthly fee. We paid IPS \$8200 and Barnacle \$2790. Also, 22 new LUKES replaced 142 IPS meters.



**LEXPARK**  
**Garage Financial Report**  
**December 31, 2021**  
**Location 21081201..21081204**



Description	Current Actual	% of Total Revenue	Current Budget	Current Variance		YTD Actual	% of Total Revenue	YTD Budget	YTD Variance
<b>Revenue</b>									
1 Monthly	\$ 88,735	50%	\$ 103,860	\$ (15,125)	A	\$ 690,699	62%	\$ 691,815	\$ (1,116)
2 Violation Tickets	\$ 510	0%	\$ 14	\$ 496		\$ 1,295	0%	\$ 107	\$ 1,188
3 Transient	\$ 50,031	28%	\$ 40,556	\$ 9,475		\$ 315,893	28%	\$ 254,444	\$ 61,449
4 Stamp/Validation	\$ 3,034	2%	\$ 1,320	\$ 1,714		\$ 26,026	2%	\$ 14,046	\$ 11,980
5 Event	\$ 33,934	19%	\$ 15,822	\$ 18,112	B	\$ 83,537	7%	\$ 46,909	\$ 36,628
<b>6 Total Revenue</b>	<b>\$ 176,245</b>		<b>\$ 161,572</b>	<b>\$ 14,673</b>		<b>\$ 1,117,451</b>		<b>\$ 1,007,321</b>	<b>\$ 110,130</b>
<b>Expenses</b>									
<b>Payroll</b>									
7 Salaries & Wages	\$ 28,974		\$ 33,425	\$ 4,451		\$ 168,071		\$ 188,575	\$ 20,504
8 Payroll Taxes	\$ 4,908		\$ 4,850	\$ (58)		\$ 27,802		\$ 27,362	\$ (440)
9 Workers Comp Ins	\$ 2,512		\$ 2,089	\$ (423)		\$ 13,388		\$ 11,786	\$ (1,602)
10 Liability Insurance	\$ 3,759		\$ 2,948	\$ (811)		\$ 21,744		\$ 17,690	\$ (4,054)
11 Employee Health Insurance	\$ 2,595		\$ 6,857	\$ 4,263		\$ 16,115		\$ 41,144	\$ 25,029
<b>12 Total Payroll</b>	<b>\$ 42,748</b>	<b>24%</b>	<b>\$ 50,170</b>	<b>\$ 7,422</b>	<b>C</b>	<b>\$ 247,121</b>	<b>22%</b>	<b>\$ 286,557</b>	<b>\$ 39,437</b>
<b>Field</b>									
13 Uniforms	\$ -		\$ 93	\$ 93		\$ 346		\$ 557	\$ 211
14 Hiring/Training	\$ 209		\$ 243	\$ 34		\$ 1,838		\$ 1,460	\$ (378)
15 Repairs - Maintenance	\$ 908		\$ 4,227	\$ 3,319		\$ 19,542		\$ 25,359	\$ 5,817
16 Vehicle Expense	\$ 811		\$ 1,088	\$ 277		\$ 4,880		\$ 6,528	\$ 1,648
17 EMS/IPS/PBP/CCS Service Fees	\$ 2,513		\$ 460	\$ (2,053)	D	\$ 6,678		\$ 3,595	\$ (3,083)
18 Snow Removal	\$ -		\$ 7,200	\$ 7,200	E	\$ -		\$ 14,400	\$ 14,400
19 Professional Services/Fees	\$ 7,581		\$ 6,027	\$ (1,554)		\$ 36,532		\$ 51,827	\$ 15,295
20 Fuel	\$ 162		\$ 188	\$ 26		\$ 1,093		\$ 1,128	\$ 35
21 Repairs - Sweeper	\$ 140		\$ -	\$ (140)		\$ 140		\$ 365	\$ 225
22 General Supplies	\$ 940		\$ 1,132	\$ 192		\$ 7,538		\$ 6,789	\$ (749)
23 Elevator Maintenance	\$ 3,462		\$ 2,592	\$ (870)		\$ 13,875		\$ 15,553	\$ 1,678
<b>24 Total Field</b>	<b>\$ 16,725</b>	<b>9%</b>	<b>\$ 23,249</b>	<b>\$ 6,524</b>		<b>\$ 92,461</b>	<b>8%</b>	<b>\$ 127,561</b>	<b>\$ 35,100</b>
<b>Office</b>									
25 Communications	\$ 892		\$ 990	\$ 98		\$ 5,368		\$ 5,940	\$ 572
26 Office Supplies	\$ 111		\$ 149	\$ 38		\$ 779		\$ 894	\$ 115
27 Printing & Design	\$ -		\$ 318	\$ 318		\$ 27		\$ 1,908	\$ 1,882
28 Postage	\$ 734		\$ 1,060	\$ 326		\$ 3,017		\$ 6,360	\$ 3,343
<b>29 Total Office</b>	<b>\$ 1,737</b>	<b>1%</b>	<b>\$ 2,517</b>	<b>\$ 780</b>		<b>\$ 9,191</b>	<b>1%</b>	<b>\$ 15,102</b>	<b>\$ 5,911</b>
<b>Miscellaneous</b>									
30 Base Management Fee	\$ 2,701		\$ 2,701	\$ -		\$ 16,206		\$ 16,206	\$ -
31 Dues & Subscriptions	\$ 818		\$ 554	\$ (264)		\$ 3,487		\$ 3,326	\$ (160)
<b>32 Total Miscellaneous</b>	<b>\$ 3,519</b>	<b>2%</b>	<b>\$ 3,255</b>	<b>\$ (264)</b>		<b>\$ 19,693</b>	<b>2%</b>	<b>\$ 19,532</b>	<b>\$ (160)</b>
<b>33 Total Expenses</b>	<b>\$ 64,730</b>	<b>37%</b>	<b>\$ 79,192</b>	<b>\$ 14,462</b>		<b>\$ 368,464</b>	<b>33%</b>	<b>\$ 448,752</b>	<b>\$ 80,287</b>
<b>34 Net Income (Loss)</b>	<b>\$ 111,515</b>		<b>\$ 82,380</b>	<b>\$ 29,135</b>		<b>\$ 748,986</b>		<b>\$ 558,569</b>	<b>\$ 190,417</b>

**Variance Notes**

- A The negative Monthly Variance of \$15,125 is primarily due to Grey Construction paying their account a bit late at our Transit Center garage location. Payment was received early in January.
- B The Event positive Variance of \$18,112 shows a positive sign for the Lexington economy. Both Rupp and the Opera House continue to have events with good audience participation. Due to COVID-19, we certainly anticipated fewer events and attendance figures than what is happening. We hope this trend continues.
- C The positive \$7,422 Total Payroll variance is due to using fewer part-time garage employees and now having a 3rd shift vacancy. We hired a part timer for events and weekends but still need to fill the vacancy. We anticipate that payroll will even out by end of fiscal year due to the higher starting wage rate.
- D The negative EMS/IPS/PBP/CCS Software fee Variance of \$2053 is primarily due to a \$1610 Genetec License fee, \$40 for unbudgeted MobilePayGateway fees and \$177 for our monthly PARIS hosted system at the Transit Center Garage.
- E The positive \$7,200 (\$14,400 YTD) variance for Snow Removal is primarily due to a large portion of the snow removal expenses hitting in January. This budget item will definitely catch up in January.



## Lexington/ Fayette Co Parking Authority

Balance Sheet  
December 31, 2021

## ASSETS

Current Assets		
Cash - US Bank	\$	<u>10,008.08</u>
Total Current Assets		10,008.08
Property and Equipment		
Building Improvements		<u>81,518.30</u>
Total Property and Equipment		81,518.30
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>91,526.38</u></u>

## LIABILITIES AND CAPITAL

Current Liabilities		
Tenant Deposits	\$	<u>3,782.00</u>
Total Current Liabilities		3,782.00
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		3,782.00
Capital		
Beginning Balance Equity		30,139.26
Capital Contribution, Net		(263,700.00)
Retained Earnings		291,848.10
Net Income		<u>29,457.02</u>
Total Capital		<u>87,744.38</u>
Total Liabilities & Capital	\$	<u><u>91,526.38</u></u>

Lexington/ Fayette Co Parking Authority  
Income Statement  
Compared with Budget  
For the Six Months Ending December 31, 2021

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Revenues</b>						
Rental Income	\$ 5,378.18	\$ 5,380.00	(1.82)	\$ 32,269.08	\$ 32,280.00	(10.92)
Income - Utilities	139.50	300.00	(160.50)	1,025.19	1,800.00	(774.81)
<b>Total Revenues</b>	<b>5,517.68</b>	<b>5,680.00</b>	<b>(162.32)</b>	<b>33,294.27</b>	<b>34,080.00</b>	<b>(785.73)</b>
<b>Cost of Sales</b>						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
<b>Gross Profit</b>	<b>5,517.68</b>	<b>5,680.00</b>	<b>(162.32)</b>	<b>33,294.27</b>	<b>34,080.00</b>	<b>(785.73)</b>
<b>Expenses</b>						
Property Management Fee	500.00	500.00	0.00	3,000.00	3,000.00	0.00
Repair & Maintenance	0.00	200.00	(200.00)	836.09	1,200.00	(363.91)
Postage	0.00	2.00	(2.00)	1.16	4.00	(2.84)
<b>Total Expenses</b>	<b>500.00</b>	<b>702.00</b>	<b>(202.00)</b>	<b>3,837.25</b>	<b>4,204.00</b>	<b>(366.75)</b>
<b>Net Income</b>	<b>\$ 5,017.68</b>	<b>\$ 4,978.00</b>	<b>\$ 39.68</b>	<b>\$ 29,457.02</b>	<b>\$ 29,876.00</b>	<b>(418.98)</b>

**Lexington/ Fayette Co Parking Authority  
Cash Disbursements Journal  
For the Period From Dec 1, 2021 to Dec 31, 2021**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
12/2/21	1206	500 100	Invoice: 7586 Schrader Commercial Properties, LLC	500.00	500.00
12/30/21	e-12/30/21	350 100	4th Quarter 2021 Distribution Lexington Parking Authority	14,400.00	14,400.00
<b>Total</b>				<b>14,900.00</b>	<b>14,900.00</b>

**Lexington/ Fayette Co Parking Authority**  
**General Ledger**  
**For the Period From Dec 1, 2021 to Dec 31, 2021**

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
100 Cash - US Bank	12/1/21			Beginning Balance			19,390.40
	12/2/21	1206	CDJ	Schrader Commer		500.00	
	12/7/21	120721	CRJ	Lynna Nguyen	4,040.05		
	12/7/21	120721	CRJ	Savane Silver	1,477.63		
	12/30/21	e-12/30/21	CDJ	Lexington Parking Current Period Cha	5,517.68	14,400.00	-9,382.32
	12/31/21			<b>Ending Balance</b>		14,900.00	<b>10,008.08</b>
155 Building Improvements	12/1/21			Beginning Balance			81,518.30
	12/31/21			<b>Ending Balance</b>			<b>81,518.30</b>
231 Tenant Deposits	12/1/21			Beginning Balance			-3,782.00
	12/31/21			<b>Ending Balance</b>			<b>-3,782.00</b>
349 Beginning Balance Equity	12/1/21			Beginning Balance			-30,139.26
	12/31/21			<b>Ending Balance</b>			<b>-30,139.26</b>
350 Capital Contribution, Net	12/1/21			Beginning Balance			249,300.00
	12/30/21	e-12/30/21	CDJ	Lexington Parking Current Period Cha	14,400.00		14,400.00
	12/31/21			<b>Ending Balance</b>	14,400.00		<b>263,700.00</b>
352 Retained Earnings	12/1/21			Beginning Balance			-291,848.10
	12/31/21			<b>Ending Balance</b>			<b>-291,848.10</b>
400 Rental Income	12/1/21			Beginning Balance			-26,890.90
	12/7/21	120721	CRJ	Lynna Nguyen - Inv		1,982.00	
	12/7/21	120721	CRJ	Lynna Nguyen - Inv		1,963.64	
	12/7/21	120721	CRJ	Savane Silver - De		1,432.54	
				Current Period Cha		5,378.18	-5,378.18
	12/31/21			<b>Ending Balance</b>			<b>-32,269.08</b>
401 Income - Utilities	12/1/21			Beginning Balance			-885.69
	12/7/21	120721	CRJ	Lynna Nguyen - Uti		94.41	
	12/7/21	120721	CRJ	Savane Silver - Util		45.09	
				Current Period Cha		139.50	-139.50
	12/31/21			<b>Ending Balance</b>			<b>-1,025.19</b>
500 Property Management Fee	12/1/21			Beginning Balance			2,500.00
	12/2/21	1206	CDJ	Schrader Commer Current Period Cha	500.00		500.00
	12/31/21			<b>Ending Balance</b>	500.00		<b>3,000.00</b>
511 Repair & Maintenance	12/1/21			Beginning Balance			836.09
	12/31/21			<b>Ending Balance</b>			<b>836.09</b>

**Lexington/ Fayette Co Parking Authority**  
**General Ledger**  
**For the Period From Dec 1, 2021 to Dec 31, 2021**

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
526 Postage	12/1/21			Beginning Balance			1.16
	12/31/21			Ending Balance			1.16

**Lexington/ Fayette Co Parking Authority**  
**Account Reconciliation**  
**As of Dec 31, 2021**  
**100 - Cash - US Bank**  
**Bank Statement Date: December 31, 2021**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	19,390.40
Add: Cash Receipts	5,517.68
Less: Cash Disbursements	(14,900.00)
Add (Less) Other	_____
Ending GL Balance	<u>10,008.08</u>
Ending Bank Balance	10,008.08
Add back deposits in transit	_____
Total deposits in transit	
(Less) outstanding checks	_____
Total outstanding checks	
Add (Less) Other	_____
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u><u>10,008.08</u></u>

## Garage Updates

### Garage & Pedway Lighting Schemes:

- Blue and white for UK home basketball games
- Red for American Heart Month
- Pink and red for Valentine's Day
- Red, white, and blue for President's Day
- Blue and Green for National Eating Disorders Awareness
- Green, Pink and Blue for Rare Disease Awareness Day
- Standard daily multicolor scheme

### Transit Center Garage:

- Everclear Enterprises submitted a final price quote of \$335,300, for the installation of new aluminum stair systems and floor drains in both the east and west stair towers. LPA drafted and signed the necessary contract documents.
- Everclear Enterprises has engaged the services of the fabricator and will be visiting the site to confirm all measurements before the production of final construction documents and procurement of material.
- Everclear Enterprises will consult with Walter P Moore and the stair fabricator to produce drawings and specifications for the proposed system. Those documents will be submitted to LFUCG Department of Code Enforcement for approval.

### Courthouse Garage:

- LPA received a reimbursement of \$46,500 from the AOC for 2021 capital repairs which had been previously negotiated in 2018.

### General Garage Notes:

- LPA consulted with WP Moore to edit the scope for the upcoming FY22 repair and maintenance bid package. Repair items planned for the proposed FY22 CAMP bid package currently include the replacement of electrical panels and disconnects at the Helix garage, new energy efficient rooftop lighting systems for the Helix and Transit Center garages, fire protection sprinkler system improvements at the Transit Center and Courthouse garages, and storm drainage system repairs in all garages.
- Walter P Moore is finalizing the agreement with local engineering consultants, Staggs and Fisher, regarding the scope for the FY22 repair and maintenance bid package. The focus of the FY22 CAMP repair cycle will be on mechanical, electrical, and plumbing items, with Staggs and Fisher serving as the local engineering consultant for those items.
- The decision to replace both stair towers at the Transit Center Garage during the current fiscal year required a reevaluation of the planned MEP repairs to remain within the \$1M CAMP budget for FY22. WP Moore has been instructed to keep the revised scope within a budget of \$600,000.
- To explore the possibility of adding EV charging stations in the future, LPA has requested Walter P Moore evaluate the existing electrical load capability for each facility.
- LPA consulted with Vincent Lighting Systems, Walker Electric and Langley Properties to coordinate and schedule repairs to the pedway lighting systems. At least seven fixtures failed shortly after installation in 2020. The model of ColorKinetics fixture used on the pedways was discontinued shortly after project completion. Vincent Lighting systems has since found a suitable replacement fixture, but COVID related inventory issues and a prolonged manufacturer warranty coverage discussion delayed the repairs. Walker Electric and Vincent Lighting Systems are scheduled to complete the repairs on March 2 – 3, 2022.

## LEXINGTON, KY 2015 LFCPA TEN-YEAR PARKING ANALYSIS APRIL 2015 - FINAL

PROPOSED TEN-YEAR ACTION ITEMS (updated 11/07/16) {12.28.18} {09/06/19} {03.06.20} {03.04.22}

The Walker Consultants recommendations included in this report are generally organized into three (3) phases. Each phase improves elements of the parking system that work towards improving the public parking system in downtown Lexington.

### PHASE 1 – 2015 & 2016

#### **Task 1: INCREASE BICYCLE RACK PARKING, MAKING IT EASIER FOR LOCALS TO ENJOY DOWNTOWN WITHOUT PARKING A CAR**

##### *Purpose:*

- Encourage active lifestyles and provide alternative transportation options for those that visit, live, or work in downtown Lexington
- Reduce the dependence on and overbuilding of expensive parking supply

##### *Action Items:*

- Lighting, security, bike paths, and signage all need to be considered {Bike P signage installed – Nov '15}
- Determine the best locations for new bicycle racks, secure storage, and parklets {Racks installed. 1<sup>st</sup> bike parklet on S. Limestone installed Oct '16} {Learning lesson: Racks mounted on street, subject to vehicle damage, interfere w/street sweeping}
- Work with the downtown business and residential community to help promote bicycle usage {bike repair station installed Apr '16s} {Air compressor purchased installed May '16} {Continue to attend bike share stakeholder meetings & Bicycle Pedestrian Advisory Committee meetings} {Attendance continues} {""}

##### *Benefits:*

- Reduced long-term investment in costly new parking supply
- Improved access to on-street supply for the intended users

#### **Task 2: INCREASE ON-STREET AND OFF-STREET RATES**

##### **Sub-tasks:**

- Increase on-street hourly rates by \$.50 per hour {LPA Board tabled for 1 year 03/10/16} {Board approved \$.50 increase at some \$1/hr. meters, generally the downtown core, starts March 1<sup>st</sup>, 2019} {DONE}
- Increase off-street (garage) maximum daily rates by \$1.00 {DONE: \$2 increase 01/04/15} {+\$2 increase 01.02.20}
- Determine the average duration of stay at each facility and consider small increases to the corresponding facility rate band {ALS established, monitoring & looking for opportunities} {+\$2 increase 01.02.20}
- Increase Victorian Square permit pricing by \$10.00 for each permit type {DONE: 11/01/15} {HX +\$5 01/01/17} {TC + \$5 01/01/18}

##### *Purpose:*

- Provide downtown visitors with more short-term parking options by moving long-term parkers out of prime short-term spaces
- Bring the LFCPA managed parking garages closer to local, regional, and national average off-street rates
- Generate additional revenue that can be reinvested into the downtown parking system

##### *Action Items:*



- Communicate pricing changes to the local businesses and stakeholders initially, promoting the price changes
- Provide the larger Lexington community with advanced notice of any rate changes through the lexpark.org website, social media, and applicable media outlets
- Configure applicable hardware and software parking systems with the new rates and effective dates

*Benefits:*

- Improved access to short-term parking supply through better distribution of short-term and long-term parking demand
- Increased revenues generated from existing parking assets to fund additional, new parking assets

**Task 3: INTRODUCE NEW GARAGE PERMIT TYPES**

*Purpose:*

- Offer additional permit options for different potential user types
- Increase off-street garage utilization, both during peak and off-peak times
- Generate additional revenue that can be reinvested into the downtown parking system

*Action Items:*

- Implement and market the following permit types:
  - Evening Only Permits **{DONE: 10/01/15} {created marketing flyer 02.29.16} (SpotHero reservations)**
  - Parking Debit Cards (either use- or dollar-base decrementing permits) **{Add when upgrading PARCS} {DONE}**
  - Day Permits (not 24/7; business hours only) **{Still investigating options} (SpotHero reservations) {DONE}**
  - Frequent Parker Program **{Add when upgrading PARCS} {Investigating Possibilities}**
  - Free / Reduced parking for ride-sharing vehicles **{Board suggested marketing this @ the Helix} {2022?}**
  - Configure applicable hardware and software parking systems with the new permit types, rates, and effective times and dates

*Benefits:*

- Improved off-street garage utilization
- Provide long-term, generally employee, parkers with off-street parking options that are inexpensive and reward them for not parking on-street
- Increased revenues generated from existing parking assets to fund additional, new parking assets

**Task 4: MIGRATION OF ALL CREDIT CARD ACCEPTING HARDWARE TO EMV COMPLIANT READERS**

*Purpose:*

- Make sure the LFCPA parking system / hardware is compliant with upcoming (10/2015) EMV guidelines
- Reduce the cost and risk to LFCPA for processing credit cards
- Insure that LFCPA and its vendors implement a roadmap, timeline, and transition plan for EMV compliance

**{Industry has not moved forward as most of our transactions are so small liability is very low, will look to upgrade when new PARCS equipment purchases are made. LEXPARK office credit card swipe machine accepts EMV cards}**  
**{Current upgrade Expense and transaction fees outweigh actual liability}**

**Task 5: IMPROVE WAYFINDING, EXPAND THE RESIDENTIAL PARKING PERMIT PROGRAM, AND CONSIDER A PILOT PROGRAM FOR SHARED PARKING IN THE CHEVY CHASE NEIGHBORHOOD**

*Purpose:*

- Provide area visitors with more short-term parking options by increasing available public supply through partnerships with private owners
- Protect the on-street spaces in neighborhoods for residential use, where appropriate

*Action Items:*

- **Implemented Blue P signage system, fall of 2015 {need to market and work with state on state roads}**
- Evaluate the availability of Chevy Chase residential neighborhood on-street spaces and the impact of new developments
- Work with the private supply owners to create a database of private parking space inventory that is available for public consumption **{research “parking broker” program} {Watching Jefferson St & 6<sup>th</sup> St. 03.06.20}**

*Benefits:*

- Prepare the area for increased development growth and the resulting parking demand
- Increase the efficiency and utilization of existing public and private parking supply

**Task 6: STUDY THE POSSIBILITIES FOR A DOWNTOWN CAR-SHARE PROGRAM, COORDINATE WITH UK (UK RFP summer, 2016) {2018 Update: Car-share for downtown was a non-starter, Zip Car which is the UK Car share program didn't feel there was enough demand downtown unless it was subsidized}**

**PHASE 2 – 2017 TO 2020**

**Task 1: INCREASE ON-STREET OPERATIONS AND ENFORCEMENT HOURS UNTIL 8:00 PM MONDAY – FRIDAY. CONSIDER SATURDAY OPERATIONS AS WELL. {Discussed in April Board meeting - Louisville Parking Authority Director July'16} {LANIER Parking to assist with collection of usage and length of stay data for after hours meter use} {2 New after-hours studies completed in spring and summer of 2019, waiting for LANIER analysis} **{Add'l after hour study using LPR vehicle is currently ongoing 03.06.20}** {COVID tabled, restarting study Spring '22}**

*Purpose:*

- Provide downtown evening visitors with more short-term parking options by moving long-term parkers out of prime short-term on-street spaces
- Generate additional revenue that can be reinvested into the downtown parking system
- Reduce the dependence on and overbuilding of expensive parking supply by better utilizing, available evening parking supply

**Action Items:**

- Communicate operational and enforcement hour changes to the local businesses and stakeholders initially, promoting the benefits of increased on-street turnover and availability
- Provide the larger Lexington community with advanced notice of any time changes through the lexpark.org website, social media, and applicable media outlets
- Replace the free on-street parking option with free or reduced parking fees for off-street (garage) parking spaces
- Consider a 2-hour free after 5:00 PM rate schedule for LFCPA managed parking garages

*Benefits:*

- Reduced long-term investment in costly new parking supply
- Improved access to short-term on-street parking supply through better distribution of short-term and long-term parking demand
- Increased revenues generated from existing parking assets to fund additional, new parking assets

## Task 2: WORK WITH THE DOWNTOWN DEVELOPMENT AUTHORITY TO DETERMINE THE APPROPRIATE METRICS FOR EVALUATING AND GRADING POTENTIAL PARKING SUPPLY ADDITIONS AND REQUIREMENTS RELATED TO NEW DEVELOPMENT OPPORTUNITIES {No movement on this task}

### Purpose:

- Allow LFPCA and the parking system to be a catalyst for economic growth in Lexington, KY
- Provide flexibility to both LFPCA, the Downtown Development Authority, and potential developers / investors when evaluating the parking needs and requirements for upcoming economic development opportunities
- Reduce the dependence on and overbuilding of expensive parking supply

### Action Items:

- Develop evaluation criteria that includes, but not limited to the following:
  - Walking Distance – Level of Service by patron type
  - Operating and Capital Costs
  - Structural Repair Budget Assumptions
  - Minimum Parking Structure Dimensions
  - Fee-In-Lieu (Payment In Lieu of Parking) options
  - Shared Parking opportunities:
  - Walker recommends the adoption of the base parking ratios developed by the Urban Land Institute, the Institute of Transportation Engineers (ITE), or the Parking Consultants Council of the National Parking Association

### Benefits:

- Reduced long-term investment in costly new parking supply
- Remove parking supply as an impediment to economic development
- Improve the efficiency of the entire LFPCA parking system

## Task 3: RE-ASSESS OVERALL DOWNTOWN PARKING SUPPLY AND DEMAND

### Purpose:

- Evaluate the construction of a new structured parking facility in Zones 1 or 2 **{Ongoing Conversation 03.06.20}**
- Increase public parking supply, as needed, based on changes demand characteristics

### Action Items:

- Analyze the current parking system occupancy and utilization to determine timeline, space requirements, and location for a new parking garage **{Old Courthouse Renovation has increased current & future need} {2018 Update: Historic Courthouse is open and has well over 40 day time employees based there plus visitors}**
- Calculate the acquisition and construction costs for building additional supply **{Internal study began July'16} {Conversation continues} {Ongoing Conversation 03.06.20}**
- Determine funding sources

### Benefits:

- Increased parking supply for both current and future parking demand
- Remove parking supply as an impediment to economic development

**Task 4: RE-EVALUATE ON-STREET AND OFF-STREET RATES FOR CONTINUOUS MODEST INCREASES TO ADJUST FOR INFLATION AND ANY OTHER VARIABLES AFFECTING MARKET PRICING {+\$2 trans. increase 01.02.20}**

**Sub-tasks:**

- Increase citation rates by \$10.00 {RPPP Citation rates increase from \$20 to \$30 - approved Mar '18}
- Consider a graduated or incentive based fine schedule for repeat offenders {Graduated fines is being considered, 2018} {Need to re-start this topic again} {Need to re-start this topic again}

*Purpose:*

- Provide downtown visitors with more short-term parking options by moving long-term parkers out of prime short-term spaces
- Bring the LFCPA managed parking garages closer to local, regional, and national average off-street rates
- Generate additional revenue that can be reinvested into the downtown parking system

*Action Items:*

- Review local market, comparative regional, and national average price points
- Determine the impact of a rate change to the local community and stakeholders
- Evaluate current parking system occupancy and utilization in order to implement rate changes that promote improved system efficiency

*Benefits:*

- Improved access to short-term parking supply through better distribution of short-term and long-term parking demand
- Increased revenues generated from existing parking assets to fund additional, new parking assets

**Task 5: OUTLINE AND IMPLEMENT AN LFCPA DOWNTOWN SHARED PARKING PROGRAM**

*Purpose:*

- Improve the overall parking experience for all downtown Lexington visitors, residents, and employees
- Make all parking assets, public and private, more efficient through increased utilization
- Provide a monthly financial return to private parking supply owners
- Assist private parking supply owners' market and sell unused spaces

*Action Items:*

- Discuss the possible revenues and benefits to local private parking supply owners, and create a database of private parking space inventory that is available for public consumption
- Create a map of location rates by area or zone that would provide the private supply owners a guideline for potential monthly rates
- Market the available spaces to the public through providing physical signage, marketing pamphlets, email campaigns, and opening the inventory database up to the leypark.org website for potential patrons to search, find, and connect to available spaces
- Determine what services LFCPA is willing to provide in order to increase private supply owner participation

*Benefits:*

- Improved access to short-term parking supply through better distribution of short-term and long-term parking demand
- Revenue opportunities for private parking supply owners that have under-utilized spaces

- Reduced long-term investment in costly new parking supply

**PHASE 3 – 2021 TO 2025 (removed in order to focus on Ph 1 & 2) {Added back 03.04.22}**

**Task 1: AS ON-STREET HARDWARE IS REPLACED, CONSIDER HOW DEMAND BASED PRICING MECHANISMS WITH NEW TECHNOLOGY CAN HELP MANAGE AND DISTRIBUTE DEMAND**

*Purpose:*

- Improve the overall parking experience for all downtown Lexington visitors, residents, and employees
- Make all parking assets, public and private, more efficient through increased utilization
- Bring the LF CPA managed parking garages closer to local, regional, and national average off-street rates
- Generate additional revenue that can be reinvested into the downtown parking system

{We are testing “asset light” where we have less hardware on street and rely on mobile payments for more meter transactions}

**Task 2: RE-ASSESS OVERALL DOWNTOWN PARKING SUPPLY AND DEMAND ALONG WITH UNIQUE CHARACTERISTICS OF SPECIFIC DOWNTOWN AREAS TO DETERMINE POTENTIAL NEEDS AND LOCATIONS FOR NEW PARKING STRUCTURES**

*Purpose:*

- Evaluate the construction of a new structured parking facility based on new or projected demand increases
- Increase public parking supply, as needed, based on changes demand characteristics

**Task 3: CONTINUE TO EVALUATE LOCAL AND NATIONAL TRENDS RELATED TO SINGLE-OCCUPANCY VEHICLE USAGE AND CHANGES MODAL TRENDS, WHICH CAN IMPACT CURRENT AND FUTURE PARKING DEMAND CHARACTERISTICS**

*Purpose:*

- Reduced long-term investment in costly new parking supply
- Understand and react to changes in demand drivers that affect utilization and investment into current and future parking assets