

November 12, 2020 Board Meeting Agenda



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|-------|-----------------------------------------------------------------------------------------------------------------------------------|----------|
| I. | Call to Order/Welcome of Guests | Frazier |
| II. | FY20 Audit Presentation | French |
| III. | Approval of Minutes of October 15, 2020 LPA Board Meeting
<i>Board Action Required</i> | Frazier |
| IV. | Update on ED Activities
A. Executive Director Reports
B. Operational Reports
C. COVID-19 Update | Means |
| V. | Present LPA and LEXPARK September 2020 Draft Financial Reports
and Schrader Commercial Reports
<i>Board Action Required</i> | Means |
| VI. | On-Street
A. Curbside Pick Up Spaces/Outdoor Expansion Areas | Means |
| VII. | Off-Street (Garages)
A. Garage Updates
B. PARCS Update | Trammell |
| VIII. | Downtown Lexington Partnership Updates | Sweeney |
| IX. | Visit Lex Updates | Schickel |
| X. | Comments
Comments from Commissioners/Advisory Committee Members | Frazier |
| XI. | Closed Session per KRS 61.810 | Frazier |

Next Meeting: December 10, 2020

Lexington & Fayette County Parking Authority

Board Meeting Minutes
October 15, 2020

Called to order: 10:00 a.m. by Kenton Ball, Vice-Chair

Location: ZOOM Webinar

Voting Members: Dee Dee Harbut
Erin Hensley
Wes Holbrook
Ashley Simpson
Trish Vertuca

Executive Director: Gary Means

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

LFCPA Advisory Board: Christine Brown
Thomas Pettit
Terry Sweeney

Guests: Chris Goodson, Reef
Justin Hubbard, DDAF
Nicole Lawson, Reef
Charles Stephenson, Reef
Steven Taff, Reef

Item 1 – Call to Order:

Vice-Chair Kenton Ball noted the attendance of the members; hence quorum was reached, and he called the meeting to order.

Item 2 – Approval of August 2020 Minutes

Ms. Vertuca 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 September 2020 Executive Director report. Ciara Leroy's mural is complete on the Victorian Square Garage. Flash Parking was chosen as the new PARCS vendor by the selection committee.

B. Operational Reports

Mr. Means presents the September 2020 operations reports. He notes a correction to the number of telephone calls to the LEXPARK office. The value of citations and number of citations issued continues to increase, albeit at a slow pace. The percentage of citations paid has decreased, Mr. Means



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attributes this to COVID related hardship. Permit revenue is strong and bagged meter revenue has been consistent. While some monthly garage parkers have decreased their numbers, others have increased which combines for a net decrease of only 5%. Mr. Means notes that LPA is switching back to the prior credit card processor for LUKE meters as their pricing is lower.

C. COVID-19 Update

Mr. Means presents the report from Zipie that outlines LPA marketing efforts during COVID. There are two unfilled positions at LEXPARK that have not been refilled.

Item 4 – Food for Fines

Mr. Means presents a proposal to continue the Food for Fines program, now in its seventh year. Ms. Hensley makes a motion to continue the program in 2020. Ms. Vertuca seconds. The vote was unanimous, and the motion carried.

Item 5 – Financial Reports

Mr. Means presents the July financial reports. Mr. Goodson goes over the Lanier financial reports paying special attention to any large variances. Total revenues are meeting budget. Utilities are on par with budget. Bank and credit card fees are under budget due to the smaller number of transactions. Mr. Means points out the unrestricted cash balance on page 20 and notes that number will decrease as LPA transfers money from investments to fund capital spending.

Item 6 – Audit Update

Strothman has completed testing and is doing final work on the audit. They are scheduled to present at the November Board Meeting.

Item 7 – On-Street

A. Curbside Pick Up Spaces/Outdoor Expansion Areas

Mr. Means notes that tents may become an option for some restaurants during the winter months.

Item 8 – Off-Street

A. Garage Updates

Mr. Trammell presents the garage updates. Victorian Square façade work is mostly complete, save for placement of the sign. In short, the sign can be installed at the preferred location on Short Street for \$45,000 or moved to Broadway for \$4,500. By consensus, the Commissioners agree to move the sign to Broadway. As for CAMP work, Volunteer Restoration is now putting down a water-proof membrane in Victorian Square.

B. PARCS Update

As noted earlier, Flash Parking was chosen as the new PARCS vendor. They are moving quickly and installation should be completed by the end of the year.

Item 9 – Downtown Lexington Partnership Updates

Mr. Sweeney reports that the State of Downtown and the annual meeting were held on Facebook Live, and both the reports and videos are available on the DLP website. They are also running a Downtown



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Speaker series that occurs on Tuesdays. DLP continues to work with Breeders Cup for local programming to help celebrate the event. The ice rink will be back for the holidays.

Item 11 - Comments

Ms. Vertuca asks about the plantings on the live wall at Victorian Square and if they will survive the winter. Mr. Trammell responds that the plants are perennials and LEXPARK staff was given instruction on how to keep them alive through winter.

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



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ORGANIZATION™**



November 6th, 2020
**Lexington & Fayette County
 Parking Authority
 Executive Directors Report
 October 2020**



Accomplishments

- Attended the IPMI Virtual Leadership Summit with our 4 staff members + Maurice Hunter from the REEF team (3 afternoons of virtual learning sessions)
- Attended the virtual T2Connect 2020 Conference with our 4 staff members + 2 REEF/LEXPARK staff members, this training covered 5 days of mostly afternoon sessions
- Received full LPA Board approval to conduct the Food for Fines campaign during the 2020 holiday season
- Finalized our Flash Parking PARCS equipment order and received it on October 30th, installation to begin soon
- As a continued response to COVID-19 maintained the curbside pickup spaces for downtown restaurants for the full month of October

Meetings with LFUCG/LFCPA staff

- Attended the October LFUCG Bike & Pedestrian Advisory Committee meeting (via ZOOM)
- Attended a Mornings with Planning ZOOM webinar titled - Lexington Transportation: How are new trends shaping the future?
- Conference call with Chris Goodson of REEF Parking
- Attended the Lexington Area MPO Congestion Management Committee (LexCMC) Zoom Virtual-Meeting
- TEAMS meeting with REEF and LEXPARK executives to discuss whether or not to fill a new vacancy in light of our revenue challenges
- Attended the October LPA board meeting (via ZOOM)
- Participated in another Curbside Management Zoning Ordinance Text Amendment ZOOM meeting with LFUCG Planning, Engineering and Traffic Engineering
- Continued weekly (TEAMS) meetings with LPA staff only
- 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 the IPMI Virtual Leadership Summit with our 4 staff members + Maurice Hunter from the REEF team (3 afternoons of virtual learning sessions)
- Ed and I joined members of the Flash Parking team to hold a project kick-off meeting for our new PARCS install
- Kara, Ed and I resumed our monthly update meetings with Zipie our Marketing Campaign vendor
- Was asked to offer last day opening remarks for the IPMI Leadership Summit and attended a prep meeting before the actual virtual summit sessions started on day 3
- Held a catch-up call with Brett Wood of Wood Solutions Group, regarding where on-street parking is going, curb management and the effects of COVID
- Participated in a parking supplier think tank with IPMI executives and several handpicked suppliers, vendors, consultants, operators within the IPMI membership
- Met with representatives of Traditional Bank regarding our banking needs and how COVID has impacted our business
- Along with LEX**PARK** staff, Ed Trammell and representatives from Flash Parking, participated in a site walk-thru regarding the installation of our new PARCS in our 3 garages
- Attended a webinar hosted by NMI called “Strengthening commerce solutions with contactless payments”
- Along with REEF staff and LPA staff attended a WebEx meeting hosted by T2 regarding their new “text2pay” offering
- Along with Ed and Kara attended a meeting with MetroNet regarding possible new service to our LPA office, the LEX**PARK** office and our parking garages
- TEAMS video conference with our team and members of the Flash Parking team to the scope and exactly how many pay-on-foot (POF) machines we need and where they will be installed exactly
- WebEx meeting with a representative of T2 to discuss billing instructions and some changes in our LUKE credit card processing procedures
- Ed and I attended a ZOOM meeting with Signature Controls to be introduced to the new technician that will be covering our area of KY
- On-site meeting with the sign installation crew to discuss the Victorian Square garage P.A.R.K. sign and its new location on the S. Broadway side of the garage
- Attended an IPMI webinar on the topic of Diversity, Equity and Inclusion
- Along with Ed, Kara and Linden + 2 REEF/LEX**PARK** staff members attended the virtual T2Connect 2020 Conference which covered 5 days of mostly afternoon sessions
- Kara and I met with our Audit team from Strothman on updates with their progress and outstanding items
- TEAMS video conference with our team and members of the Flash Parking team to discuss an option for a more technical License plate recognition system that can also perform additional security functions and more
- Another TEAMS video conference with Ed and I and members of the Flash Parking team to discuss the potential installation schedule

- Follow-up phone call with Streamline credit card processor about moving back to their platform for our LUKE meter credit card processing as they would be less expensive than our new processor
- Ed and I held weekly teleconference meetings with our Walter P Moore engineers and Volunteer Restoration, the company working on our 2020/2021 CAMP repairs

Future Goals and Planned Activities

- Work on finalizing the new PARCS (Garage Equipment) installation schedule
- Continue working on transitioning the Transit Center garage from a gated to gateless facility with enforcement and space count sign integrations
- 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’s 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
- As time allows, I review training sessions from our IPMI 2020 virtual conference

LFCPA and LEXPARK Key Performance Indicators

User-input variable cells.

Totals for underlying cells.

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Note Jan-20 Feb-20 Mar-20 Apr-20 May-20 Jun-20 Jul-20 Aug-20 Sep-20 Oct-20 Nov-20 Dec-20 Standard TOTAL AVERAGE Percent of FY 2020 AVERAGE

CUSTOMER SUPPORT, PUBLIC OUTREACH and SERVICE PROVISION																
1	Unique Visitors to Website	3,499	3,541	2,881	1,392	379	1,744	2,088	2,810	2,741	2,957		24,032	2,403.2	N/A	2,842.9
2	LEXPARK Walk-In Customers	649	637	80	0	10	26	168	163	120	145		1,998	199.8	N/A	441.1
3	LEXPARK Telephone Inquiries (Total)	1836	1804	587	198	197	183	426	413	411	381		6436	643.6	1	1311
4	Reporting Inoperative Meters	209	197	101	0	0	0	0	0	0	0		507	51	8%	125
5	LUKE	20	22	4	0	0	0	22	17	19	10		114	11	2%	12
6	IPS	11	10	5	0	0	0	10	5	5	10		56	6	0.9%	13
7	POM	15	16	0	0	0	0	16	0	0	0		47	5	1%	8
8	Enforcement Complaint	0	0	0	0	0	0	0	0	0	0		0	0	0.0%	0
9	Other Inquiry including payments/ just payments	591	581	260	146	147	131	197	209	224	206		2692	269	42%	458
10	Pay by Phone questions or issues	34	31	12	0	0	0	31	22	19	16		165	17	3%	29
11	After 5 Parking questions	0	0	0	0	0	0	0	0	0	0		0	0	0%	0
12	Wrong Way Parking	7	4	0	0	0	0	4	2	1	0		18	2	0%	3
13	Garages	949	943	205	52	50	52	146	158	143	139		2837	283.7	44%	663.5
14	TOTAL CONTACTS	20	26	26	18	14	22	25	33	19	22		225	22.5	100%	21.1
15	Business Association Meetings Attended	8	11	19	16	9	14	17	18	15	11		138	13.8	61%	12.0
16	Neighborhood Association Meetings Attended	0	0	0	0	0	0	0	1	0	0		1	0.1	0%	0.2
17	Number of Merchants Visited	4	3	3	0	0	1	1	3	3	3		18	1.8	8%	2.1
18	Number of Institutional and/or Public Official Meetings	8	12	4	2	5	7	6	12	4	8		68	6.8	30%	6.8
19	Number of Parking Customers Contacted (Intercept surveys, survey document responses) (Analyst)	1	0	0	0	1	0	0	2	0	0		4	0.4	N/A	0.8
20	Parking Meter In-Service Rates (% of time)	99.7%	99.6%	99.8%	99.9%	99.9%	99.88%	99.8%	99.8%	99.8%	99.0%		N/A	99.7%	N/A	99.7%
21	Single-Space Meters	99.8%	99.8%	99.9%	99.9%	99.9%	99.97%	99.9%	100.0%	99.9%	99.9%		N/A	99.9%	N/A	99.9%
22	Multi-Space Meters	2.51	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	0.8	N/A	2.1
23	(POM) These meters have been phased out as of March 1st	2.51	2.82	3.13	1.83	6.59	2.31	2.62	1.61	1.98	8.49		N/A	3.4	N/A	3.4
24	Single-Space Meters (LPS)	6.45	3.57	3.07	1.37	7.9	1.73	2.83	1.9	1.22	1.3		N/A	3.1	N/A	3.6
25	Multi-Space Meters (LUKE)	9	21	18	30	10	8	7	3	13	19		138	13.8	100%	22.0
26	Number of Citation Appeal Hearings	9	11	4	7	3	8	2	1	5	6		56	5.6	41%	7.8
27	Number of Requested Citation Administrative Appeals	205	215	185	96	74	113	81	179	198	145		1491	149.1	100%	183.2
28	Number of Citations Administratively Dismissed or Reduced to Warning	115	121	80	32	21	48	31	78	72	50		648	64.8	43%	88.9

PARKING MANAGEMENT EFFECTIVENESS																
29	Number of Parking Activity Surveys Conducted (TOTAL)	47	47	40	40	42	30	30	30	30	30		366	36.6	100%	44.0
30	Parking Occupancy and Availability	46	46	40	40	42	30	30	30	30	30		364	36.4	99%	43.3
31	Parking Turnover	1	1	0	0	0	0	1	1	2	1		7	0.7	2%	0.7
32	Downtown Meter Turnover Rate	228%	215%	N/A	N/A	N/A	N/A	157%	144%	125%	133%		N/A	167.0%	N/A	200.3%
33	Parking Vacancy Rate in Neighborhoods	50%	58%	60%	60%	55%	55%	61%	59%	58%	54%		N/A	57.0%	N/A	58.8%
34	Meter Occupancy Rate by Survey	48%	43%	20%	20%	25%	20%	24%	29%	32%	27%		N/A	28.8%	N/A	38.2%
35	Paid Legal Meter Occupancy Rate by Meter Revenue	36.4%	49.5%	27.4%	N/A	3.0%	28.7%	17.0%	22.7%	22.3%	23%		N/A	25.5%	N/A	35.8%
36	Safety Zone Violation Rate	6.8%	7.7%	6.2%	7.2%	5.9%	4.90%	4.0%	6.8%	5.2%	7.3%		N/A	6.2%	N/A	6.1%
37	Loading Zone Violation Rate	1.7%	2.3%	1.3%	4.6%	0.9%	0.7%	0.6%	0.6%	1.0%	0.9%		N/A	1.5%	N/A	1.8%

PARKING OPERATIONS EFFICIENCY																
38	Number of Parking Violation Surveys Conducted	30	30	30	30	30	30	30	30	30	30		300	30.0	100%	30.0
39	Violation Capture Rate (Meters & RPP)	20%	41%	N/A	N/A	N/A	N/A	N/A	N/A	17%	24%		N/A	26%	N/A	26%
40	Total Net Patrol Hours	1,103	996	1,011	780	650	993	1,062	985	1,035	929		9,544	954	N/A	883
41	Average Net Patrol Hours per Officer	158	142	112	111	93	142	152	141	148	133		N/A	133	N/A	135
42	Number of Letters Mailed	2,823	2,905	2,680	2,822	926	884	947	1,147	1,326	2,794		19,254	1,925	N/A	2,832
43	Total Amount Due from Top 20 Scofflaws	\$11,475	\$11,625	\$11,325	\$11,345	\$11,400	\$11,695	\$11,115	\$11,230	\$11,465	\$11,875		N/A	\$11,455	N/A	\$10,943
44	Parking Ticket Collection Rate (1-year running average)	77.80%	77.74%	78.85%	84.17%	84.17%	82.57%	82.80%	82.38%	81.57%	81.42%		N/A	81.3%	N/A	79.4%

LFCPA and LEXPARK Key Performance Indicators

User-input variable cells.

Totals for underlying cells.

6

REVENUE STREAM INTEGRITY and SECURITY												TOTAL	AVERAGE	Percent of Total	
	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20			
Field Inspections (with Contact)															
1	3	7	2	0	0	0	0	0	0	0	0	0	12	1.2	100%
2	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0%
3	0	2	0	0	0	0	0	0	0	0	0	0	2	0.2	17%
4	0	2	0	0	0	0	0	0	0	0	0	0	2	0.2	17%
5	2	2	2	0	0	0	0	0	0	0	0	0	6	0.6	50%
6	1	1	0	0	0	0	0	0	0	0	0	0	2	0.2	17%
Field Observations (Covert)															
7	11	9	7	8	8	10	13	13	10	14			103	10.3	100%
8	2	1	0	2	1	1	0	2	1	2			12	1.2	12%
9	3	3	2	2	2	2	3	3	2	3			25	2.5	24%
10	2	2	1	2	2	2	4	3	2	2			22	2.2	21%
11	4	3	4	2	3	5	6	5	5	7			44	4.4	43%
Revenue Control Discrepancies Noted															
12	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
13	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
14	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
15	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
16	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
Customer Satisfaction															
17	0	2	0	0	0	0	0	0	0	0			2	0	N/A
18	0	1	0	0	0	0	0	0	0	0			1	0.1	N/A
19	0	1	0	0	0	0	0	0	0	0			1	0	N/A
20	0	1	0	0	0	0	0	0	0	0			1	0	N/A
Revenue Tests															
21	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
22	0	0	0	0	0	0	0	0	0	0			0	\$0.00	N/A
23														\$0.00	N/A
24	0	0	0	0	0	0	0	0	0	0			0	N/A	N/A
25														\$0.00	N/A
26														\$0.00	N/A
Average Meter Payment and Average Length of Stay															
27	\$1.20	\$1.49	\$1.28	\$0.00	\$1.04	\$0.92	\$0.98	\$0.99	\$1.23	\$1.23			N/A	\$1.04	N/A
28													N/A	#DIV/0!	N/A
29													N/A	#DIV/0!	N/A
Credit Card Usage and Forms of Payment															
30	65.5%	73.0%	70.0%	100.0%	60.0%	56.2%	56.0%	64.0%	56.1%	67.0%			N/A	66.8%	N/A
31	\$2.50	\$2.65	\$2.54	\$2.05	\$2.08	\$2.04	\$1.91	\$2.22	\$2.25	\$2.24			N/A	\$2.2	N/A
33	21.8%	22.9%	43.5%	0.0%	43.0%	44.2%	21.0%	46.3%	43.8%	48.6%			N/A	33.5%	N/A
34	\$1.75	\$1.74	\$1.78	\$0.00	\$1.91	\$1.79	\$1.80	\$1.78	\$1.77	\$1.77			N/A	160.9%	N/A
35	16.7%	17.6%	0.0%	0.0%	0.0%	13.5%	14.0%	14.0%	15.8%	16.7%			N/A	10.8%	N/A
Meter Occupancy Rates by Zones															
36	42%	30%	10%	5%	5%	8%	10%	11%	7%	5%			N/A	13.3%	N/A
37	45%	53%	20%	10%	10%	22%	26%	25%	28%	24%			N/A	26.3%	N/A
38	81%	80%	30%	20%	20%	25%	44%	47%	50%	54%			N/A	45.1%	N/A
Meter Occupancy Rates by Areas															
36	49%	46%	20%	15%	25%	25%	31%	37%	40%	46%			N/A	33.4%	N/A
37	57%	71%	10%	5%	3%	3%	4%	15%	33%	28%			N/A	22.9%	N/A
38	38%	63%	10%	5%	15%	15%	9%	12%	26%	15%			N/A	20.8%	N/A

Note: Jan-20 Feb-20 Mar-20 Apr-20 May-20 Jun-20 Jul-20 Aug-20 Sep-20 Oct-20 Nov-20 Dec-20 TOTAL AVERAGE Percent of Total



**ON STREET BY THE NUMBERS
FY 2021**

	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	FY 2021 AVG	FY 20 AVG	FY 19 AVG
1 Violations Cited	2,511	3,342	3,455	3,193									3,125	3,345	3,829
2 Actual Citations (exc voids & warnings)	2,392	3,038	3,277	3,015									2,931	3,125	3,526
3 Value of Actual Citations	\$ 45,980	\$ 68,365	\$ 72,770	\$ 69,105									\$ 64,055	\$ 72,995	\$ 88,698
4 Citations Paid	1,929	2,051	2,264	2,221									2,116	2,461	2,687
5 Percentage of Citations Paid	80.60%	67.50%	69.10%	73.70%									72.73%	82.57%	76.74%
6 Value of Citations Paid	\$ 52,160	\$ 56,039	\$ 61,570	\$ 62,205									\$ 57,993	\$ 69,596	\$ 76,608
7 Warnings Issued	99	266	144	134									161	176	247
8 Voids	20	38	34	40									33	50	51
9 Citation Void Percentage	0.8%	1.1%	0.9%	1.3%									1.0%	1.5%	1.4%
10 Meter Revenue Collected	\$ 44,204	\$ 55,055	\$ 59,352	\$ 58,187									\$ 54,200	\$ 81,861	\$ 92,456
11 Avg Meter Rev Collected per Work Day	\$ 1,922	\$ 2,622	\$ 2,826	\$ 2,645									\$ 2,504	\$ 3,975	\$ 4,228
12 RPP's Sold	398	681	118	60									314	163	167
13 Value of RPP Permits	\$ 3,980	\$ 6,810	\$ 1,180	\$ 600									\$ 3,143	\$ 1,630	\$ 1,673
14 Monthly Permit Revenue	\$ 9,638	\$ 10,053	\$ 5,915	\$ 9,103									\$ 8,677	\$ 6,654	\$ 6,117
15 Value of Bagged Meters	\$ 2,890	\$ 4,615	\$ 4,437	\$ 1,978									\$ 3,480	\$ 5,300	\$ 10,460
16 New Meters Added or Removed	-	-	-	-									-	(1)	1
17 Single Space Meters	644	644	672	672									658	699	875
18 Multi-Space Meters	71	71	72	72									72	65	41
19 Metered Space Count	1,256	1,256	1,268	1,268									1,262	1,261	1,271
20 Vehicles Booted	64	36	33	30									41	29	39
21 Booting Fees	\$ 6,030	\$ 2,880	\$ 2,880	\$ 2,610									\$ 3,600	\$ 2,123	\$ 3,064
22 Total Revenue Collected	\$ 118,901	\$ 135,452	\$ 135,334	\$ 134,683									\$ 131,093	\$ 190,376	\$ 181,929



Citations Aging Report

Five-Year Report Ending November 1, 2020

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	1,433	1,267	994	649	1,066	4,032	8,150	7,710	7,499	747	33,547
Dollar Amt	\$45,335.00	\$47,890.00	\$38,420.00	\$24,175.00	\$42,475.00	\$165,230.00	\$345,752.52	\$340,695.52	\$284,896.34	\$29,183.50	\$1,364,052.88



Citations Aging Report

Five-Year Report Ending October 1, 2020

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	1,695	1,072	677	733	602	4,805	8,028	7,603	7,501	920	33,636
Dollar Amt	\$51,085.00	\$41,295.00	\$25,105.00	\$27,235.00	\$25,085.00	\$194,208.00	\$341,979.52	\$334,005.52	\$285,979.84	\$35,085.00	\$1,361,062.88



**OFF STREET BY THE NUMBERS
FY 2021**

MONTHLY CARD HOLDERS BILLED	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	FY 2021 AVG	FY 20 AVG
	1 Victorian Square	348	343	344	350									346
2 Transit Center	968	967	966	963									966	1,054
3 Courthouse	210	240	237	237									231	233
4 Helix	386	380	390	384									385	388
5 TOTAL	1,912	1,930	1,937	1,934									1,928	2,051

TOTAL AVAILABLE FOR MONTHLY	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	FY 2021 AVG	FY 20 AVG
6 Victorian Square (384)	84	89	64	58									74	18
7 Transit Center (777)	102	101	102	105									103	12
8 Courthouse (518)	41	11	14	14									20	11
9 Helix (389)	14	20	10	16									15	8
10 TOTAL (2068)	241	221	190	193									211	49

11 SPECIAL EVENTS WORKED - VS	-	-	-	-									-	6
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12 VALIDATIONS SOLD - ALL GARAGES	495	263	710	1,762									808	1,606
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AVERAGE DAILY TRANSACTIONS	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	FY 2021 AVG	FY 20 AVG
13 Victorian Square	68	72	75	82									74	192
14 Transit Center	2	4	4	4									4	11
15 Courthouse	73	67	63	61									66	148
16 Helix	151	153	138	152									149	312
17 TOTAL	294	296	280	299									292	663

AVERAGE LENGTH OF STAY - HOURS	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	FY 2021 AVG	FY 20 AVG
18 Victorian Square	1.9	2.0	2.1	2.5									2.1	2.3
19 Transit Center	2.6	3.4	3.3	3.2									3.1	2.8
20 Courthouse	2.0	2.3	2.6	2.5									2.4	2.0
21 Helix	1.1	1.1	1.3	1.3									1.2	1.5
22 CUMULATIVE AVERAGE	1.9	2.2	2.3	2.4									2.2	2.2

AVERAGE TRANSACTION AMOUNT	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	FY 2021 AVG	FY 20 AVG
23 Victorian Square	\$ 6.18	\$ 6.59	\$ 6.86	\$ 9.86									\$ 7.37	\$ 5.80
24 Transit Center	\$ 4.83	\$ 6.08	\$ 5.96	\$ 5.72									\$ 5.65	\$ 5.13
25 Courthouse	\$ 4.09	\$ 4.67	\$ 5.20	\$ 5.07									\$ 4.76	\$ 4.26
26 Helix	\$ 3.44	\$ 3.46	\$ 3.96	\$ 3.89									\$ 3.69	\$ 3.53
27 CUMULATIVE AVERAGE	\$ 4.64	\$ 5.20	\$ 5.50	\$ 6.14									\$ 5.37	\$ 4.68

Aged Balances - 21081201 Helix Garage

Ending Balances as of 1/1/3/2020

15

Account

96262 JACKSON KELLY PLLC (City Center)
 96305 GRAY CONSTRUCTION
 96352 KENTUCKY UTILITIES

Report Totals

Current	30 Days	60 Days	90 Days	Total Due
\$720.00	\$720.00	\$0.00	\$0.00	\$1,440.00
\$1,860.00	\$1,860.00	\$0.00	\$0.00	\$3,720.00
\$1,250.00	\$1,250.00	\$0.00	\$0.00	\$2,500.00
\$3,830.00	\$3,830.00	\$0.00	\$0.00	\$7,660.00

WILL EMAIL
 THEY WILL BE SENDING PMT
 SAID THEY PROCESSED PMT

Aged Balances - 21081204 Courthouse Garage

Ending Balances as of 1/1/3/2020

Account

96441 GRAY CONSTRUCTION
 96489 William Eades

Report Totals

Current	30 Days	60 Days	90 Days	Total Due
\$1,050.00	\$1,050.00	\$0.00	\$0.00	\$2,100.00
\$70.00	\$70.00	\$0.00	\$0.00	\$140.00
\$6,282.50	\$1,190.00	\$0.00	\$0.00	\$7,472.50

SAID THEY ARE PROCESSING
 BLOCKED

Aged Balances - 21081203 Transit Center Garage

Ending Balances as of 1/1/3/2020

Account

Report Totals

Current	30 Days	60 Days	90 Days	Total Due
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Aged Balances - 21081202 Victorian Square Garage

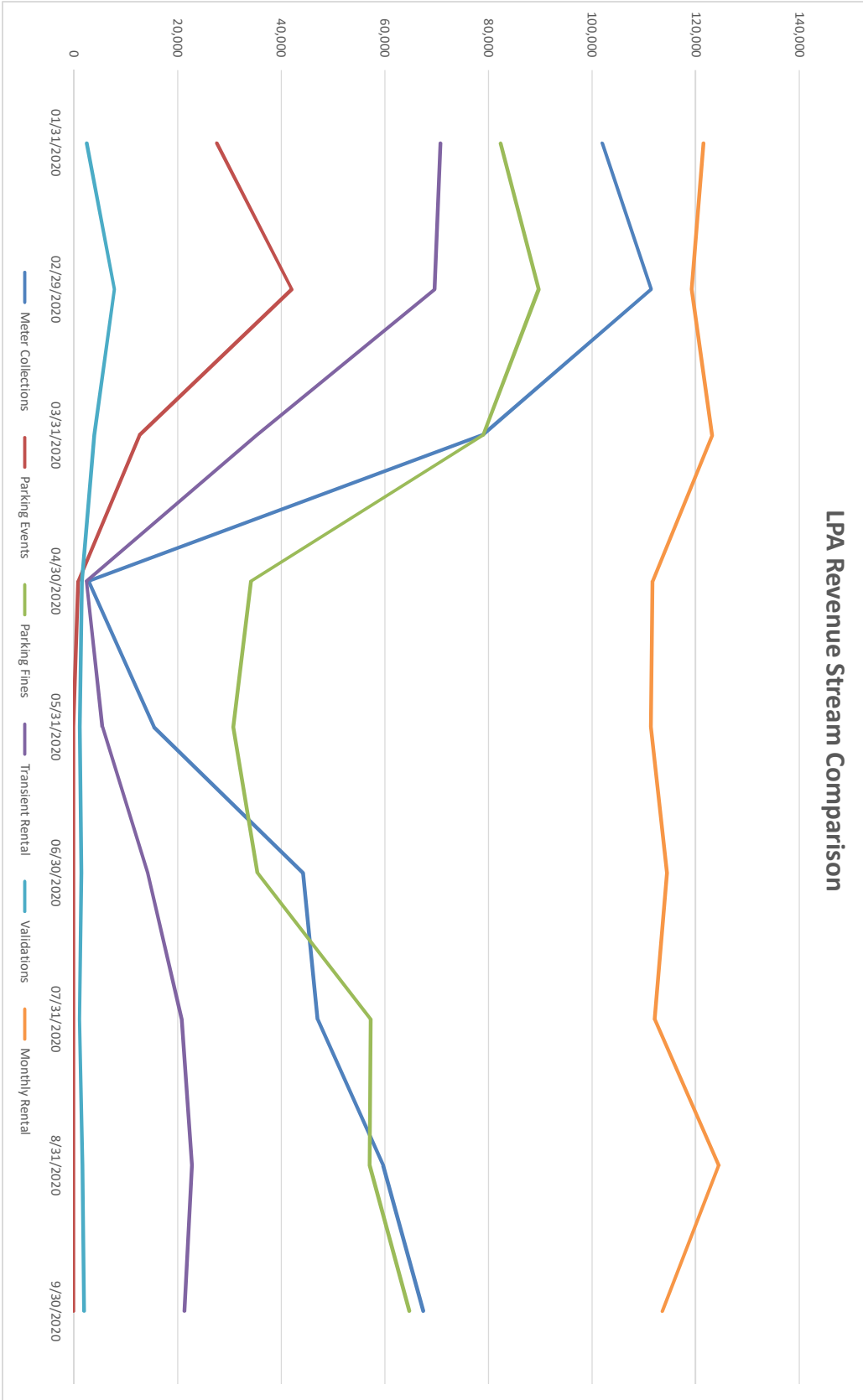
Ending Balances as of 1/1/3/2020

Account

Report Totals

Current	30 Days	60 Days	90 Days	Total Due
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LPA Revenue Stream Comparison



Revenue Stream	01/31/2020	02/29/2020	03/31/2020	04/30/2020	05/31/2020	06/30/2020	07/31/2020	8/31/2020	9/30/2020
Meter Collections	101,900	111,402	78,821	2,943	15,536	44,229	47,090	59,671	67,486
Parking Events	27,631	42,081	12,712	927	11	0	0	0	0
Parking Fines	82,408	89,718	78,999	34,271	30,810	35,463	57,304	57,084	64,733
Transient Rental	70,758	69,643	35,310	2,463	5,511	14,293	20,888	22,895	21,365
Validations	2,525	7,855	4,020	1,615	1,233	1,568	1,116	1,706	2,067
Monthly Rental	121,547	119,284	123,187	111,894	111,338	114,432	112,116	124,494	113,515

Lexington & Fayette County Parking Authority
Statement of Net Position

Substantially All Disclosures Omitted

	As Of 09/30/20	As Of 09/30/19	Variance 09/30/20
Assets			
Current Assets			
Cash	\$ 764,657	\$ 1,737,339	\$ (972,682)
Cash-Change Fund	8,860	7,102	1,758
Accounts receivable	61,367	24,699	36,669
Prepaid expenses	158,966	184,723	(25,759)
Restricted cash and cash equivalents			
Investments-BB&T-Restricted Cash	3,500,000	3,500,000	0
Investments-BB&T-Garage Maintenance Reserve	1,412,859	1,022,993	389,867
Investments-BB&T-Unrealized G/L	1,759	2,802	(1,042)
Investments-BB&T-Accrued Interest	9,337	39,638	(30,302)
Total Restricted Cash & Equivalents	<u>4,923,955</u>	<u>4,565,433</u>	<u>358,523</u>
Total Current Assets	<u>5,917,805</u>	<u>6,519,296</u>	<u>(601,491)</u>
Non-Current Assets			
Capital Assets			
Land	7,585,095	7,585,094	0
Buildings and improvements	12,777,194	12,144,374	632,820
Equipment and furniture	2,278,903	2,187,505	91,399
Construction in progress	929,808	111,572	818,236
Computer software	10,850	10,850	0
Total Capital Assets	<u>23,581,850</u>	<u>22,039,395</u>	<u>1,542,455</u>
Less: Accumulated Depreciation	<u>(4,801,524)</u>	<u>(4,064,200)</u>	<u>(737,324)</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>18,780,326</u>	<u>17,975,195</u>	<u>805,131</u>
Total Non-Current Assets	<u>18,780,326</u>	<u>17,975,195</u>	<u>805,131</u>
Total Assets	<u>\$ 24,698,131</u>	<u>\$ 24,494,491</u>	<u>\$ 203,640</u>
Liabilities and Net Assets			
Current Liabilities			
Accounts payable and accrued liabilities	\$ 492,250	\$ 182,280	\$ 309,970
Compensated absences	9,839	9,230	609
Deposits payable	1,657	4,695	(3,037)
Note payable	416,473	405,060	11,412
Total Current Liabilities	<u>920,219</u>	<u>601,265</u>	<u>318,954</u>
Non-Current Liabilities			
Note payable	2,337,689	2,760,657	(422,968)
Compensated absences	9,840	9,230	609
Deposits Payable	3,072	1,600	1,472
Total Non-Current Liabilities	<u>2,350,601</u>	<u>2,771,487</u>	<u>(420,887)</u>
Total Liabilities	<u>3,270,820</u>	<u>3,372,752</u>	<u>(101,933)</u>
Net Position			
Capital Assets Net of Debt	16,026,163	14,809,478	1,216,686
Restricted-Garage Maintenance Reserve	1,423,956	1,065,433	358,523
Restricted-Capital Asset Mgmt Program	3,500,000	3,500,000	0
Unrestricted	477,192	1,746,828	(1,269,637)
Total Net Position	<u>21,427,311</u>	<u>21,121,739</u>	<u>305,572</u>
Total Liabilities and Net Assets	<u>\$ 24,698,131</u>	<u>\$ 24,494,491</u>	<u>\$ 203,640</u>

No assurance is provided on these financial statements.

Lexington and Fayette County Parking Authority
Statement of Cash Flows

Substantially All Disclosures Omitted

	Month To Date 9/30/2020	Year To Date 9/30/2020
Cash Flows from Operating Activities		
Payments received from parking customers	\$ 226,116	\$ 726,319
Cash received from commercial property renters	4,649	20,302
Cash received from grants	-	-
Payments to suppliers for goods and services	(75,589)	(435,149)
Payments to employees for services	(34,195)	(64,900)
Payments to LFUCG	(1,585)	(5,770)
Net Cash Provided by Operating Activities	119,396	240,802
Cash Flows from Capital and Related Financing Activities		
Payments on note payable	(34,557)	(103,650)
Purchases of capital assets	(355,562)	(609,852)
Net Cash Used in Capital and Related Financing Activities	(390,119)	(713,502)
Cash Flows From Investing Activities		
Purchase of certificates of deposits	20,317	202,236
Income earned on restricted cash and cash equivalents	11,700	21,742
Net Cash Used in Investing Activities	32,017	223,978
Net Increase (Decrease) in Cash and Cash Equivalents	(238,706)	(248,722)
Cash and Cash Equivalents, Beginning of Period	1,012,223	1,022,239
Cash and Cash Equivalents, End of Period	\$ 773,517	\$ 773,517
Reconciliation of Change in Net Position to Net Cash Provided by Operating Activities		
Change in net position	\$ 26,936	\$ 130,173
Adjustments to Reconcile Change in Net Position to Net Cash Provided by Operating Activities:		
Depreciation and amortization	62,444	187,332
(Gain) on disposal of assets	-	-
Interest on certificates of deposit	(11,701)	(21,742)
Change in Assets and Liabilities:		
Accounts receivable	(43,050)	(46,629)
Prepaid Expenses	25,759	(158,966)
Accounts payable and accrued liabilities	59,008	150,634
Security deposits	-	-
Compensated absences	-	-
Net Cash Provided by Operating Activities	\$ 119,396	\$ 240,802

No assurance is provided on these financial statements.

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

Substantially All Disclosures Omitted

	Month End 9/30/2020 Actual	Month End 9/30/2020 FYE Budget	Variance 9/30/2020	FYTD 9/30/2020 Actual	FYTD 9/30/2020 FYE Budget	Variance 9/30/2020	Annual Budget 6/30/2021 FYE Budget	
Revenue								
Revenue OnStreet								
1	Parking - Monthly Rental	\$ 7,075	\$ 6,995	\$ 80	\$ 37,523	\$ 35,755	\$ 1,768	\$ 98,000
2	Parking - Meter Collections	67,486	67,326	160	174,248	185,960	(11,712)	900,000
3	Parking - Fines	64,633	54,669	9,964	178,920	154,240	24,680	700,000
4	Total Revenue OnStreet	139,194	128,990	10,204	390,691	375,955	14,736	1,698,000
Revenue OffStreet								
5	Parking - Monthly Rental	106,440	91,666	14,774	312,602	274,998	37,604	1,099,996
6	Parking - Transient Rental	21,365	38,464	(17,099)	65,147	114,116	(48,969)	490,001
7	Parking - Validations	2,066	5,922	(3,856)	4,889	10,001	(5,112)	38,002
8	Parking - Fines	100	0	100	200	0	200	0
9	Overage/Shortage/Fees	0	0	0	(580)	0	(580)	0
10	Total Revenue OffStreet	129,971	136,052	(6,081)	382,258	399,115	(16,857)	1,627,999
11	Commercial Property Rental	4,649	3,250	1,399	20,302	9,750	10,552	39,000
12	Miscellaneous Income	25,758	0	25,758	25,759	0	25,759	0
13	Total Revenue	299,572	268,292	31,280	819,010	784,820	34,190	3,364,999
Operating Expenses								
OnStreet Operating Expenses								
14	REEF Operating Expenses	71,089	79,403	8,314	161,208	281,650	120,442	1,010,971
15	Property & Casualty Excess Insurance	0	0	0	1,584	995	(589)	995
16	Bank & Credit Card Fees	5,530	9,583	4,053	13,853	28,749	14,896	114,996
17	Total OnStreet Operating Expenses	76,619	88,986	12,367	176,645	311,394	134,749	1,126,962
OffStreet Operating Expenses								
18	REEF Operating Expenses	82,461	70,073	(12,388)	103,393	222,904	119,511	896,611
19	Property & Casualty Excess Insurance	0	0	0	55,385	57,121	1,736	57,121
20	Bank & Credit Card Fees	1,164	3,750	2,586	3,250	11,250	8,000	45,000
21	Utilities	9,103	10,165	1,062	30,796	30,495	(301)	121,980
22	Interest Expense	5,173	5,024	(149)	15,539	15,072	(467)	60,288
23	Total OffStreet Operating Expenses	97,901	89,012	(8,889)	208,363	336,842	128,479	1,181,000
24	Personnel Expenses	23,927	26,199	2,272	59,078	78,597	19,519	314,388
Administrative Expenses								
25	Property & Casualty Excess Insurance	0	0	0	32,266	38,000	5,734	38,000
26	Bank & Credit Card Fees	24	0	(24)	895	0	(895)	0
27	Other Professional Services	9,225	19,367	10,142	24,705	58,101	33,396	232,404
28	Rent/Lease Expenses	876	876	0	2,627	2,628	1	10,512
29	Landline Phones	412	442	30	1,209	1,326	117	5,304
30	Business Travel & Training	0	1,150	1,150	199	3,450	3,251	13,800
31	Dues Subscriptions & Publications	57	475	418	644	1,425	781	5,700
32	Office Supplies	108	583	475	497	1,749	1,252	6,996
33	Office Machines & Equipment	0	208	208	0	624	624	2,496
34	Office Repairs & Maintenance	33	125	92	32	375	343	1,500
35	Mileage Expense	0	33	33	0	99	99	396
36	Operating Contingency	3,375	2,500	(875)	6,750	7,500	750	30,000
37	Total Administrative Expenses	14,110	25,759	11,649	69,824	115,277	45,453	347,108
38	Total Operating Expenses	212,557	229,956	17,399	513,910	842,110	328,200	2,969,458
Change in Net Position Before Capital &								
39	Other Financing	87,015	38,336	48,679	305,100	(57,290)	362,390	395,541
Expenses For Capital Assets								
40	Depreciation & Amortization	62,443	63,250	807	187,332	189,750	2,418	759,000
41	Total Expenses For Capital Assets	62,443	63,250	807	187,332	189,750	2,418	759,000
Other Financing Sources								
42	Interest Income	2,510	3,500	(990)	12,694	10,500	2,194	42,000
43	Unrealized Gain / Loss on Investments	(146)	0	(146)	(289)	0	(289)	0
44	Total Other Financing Sources	2,364	3,500	(1,136)	12,405	10,500	1,905	42,000
45	Total Change in Net Position	\$ 26,936	\$ (21,414)	\$ 48,350	\$ 130,173	\$ (236,540)	\$ 366,713	\$ (321,459)

No assurance is provided on these financial statements.

Lexington & Fayette County Parking Authority Management Report Capital Expenditures

Substantially All Disclosures Omitted

	FYTD 09/30/20 <small>Actual</small>	Year Ending 06/30/20 <small>Actual</small>	Year To Date 09/30/20 <small>Capital Expenditures</small>	FYTD 06/30/21 <small>FY21 CapEx Budget</small>
Capital Assets				
Land	7,585,094	7,585,094	0	0
Buildings and improvements	12,777,195	12,773,257	3,938	2,254,224
Equipment and furniture	2,278,902	2,278,903	0	24,000
Construction in progress	929,809	323,892	605,915	0
Computer software	10,850	10,850	0	0
Total Capital Assets	<u>23,581,850</u>	<u>22,971,996</u>	<u>609,853</u>	<u>2,278,224</u>

No assurance is provided on these financial statements.

Lexington & Fayette County Parking Authority
Parking Revenue Less Expenses
Fiscal Year to Date As of September 30, 2020

21
Substantially All Disclosures Omitted

	OnStreet Year To Date 09/30/20	Victorian Square Garage Year To Date 09/30/20	Transit Center Garage Year To Date 09/30/20	Courthouse Garage Year To Date 09/30/20	Helix Garage Year To Date 09/30/20	All Locations Year To Date 09/30/20
Revenue						
Parking - Monthly Rental	\$ 37,523	\$ 91,430	\$ 134,583	\$ 35,668	\$ 50,922	\$ 350,125
Parking - Transient Rental	0	20,664	1,794	16,348	26,340	65,147
Parking - Validations	0	2,498	0	0	2,391	4,889
Parking - Meter Collections	174,248	0	0	0	0	174,247
Parking - Fines	178,920	20	180	0	0	179,121
Overage/Shortage/Fees	0	0	(580)	0	0	(580)
Total Revenue	390,691	114,612	135,977	52,016	79,653	772,949
Operating Expenses						
REEF Operating Expenses	161,208	28,398	28,178	17,241	29,576	264,601
Property & Casualty Excess Insurance	1,584	14,439	25,366	375	15,204	56,969
Bank & Credit Card Fees	13,853	917	376	798	1,160	17,104
Utilities	0	6,547	8,983	13,223	2,044	30,795
Interest Expense	0	388	2,797	388	11,965	15,539
Total Operating Expenses	176,645	50,689	65,700	32,025	59,949	385,008
Net parking revenue before depreciation and amortization	214,046	63,923	70,277	19,991	19,704	387,941
Depreciation & Amortization	14,737	22,431	56,621	13,270	77,865	184,925
Net parking revenue	\$ 199,309	\$ 41,492	\$ 13,656	\$ 6,721	\$ (58,161)	\$ 203,016

No assurance is provided on these financial statements.



LEXPARK
On-Street Financial Report
September 30, 2020
Location 21081200



Description	Current Actual	% of Total Revenue	Current Budget	Current Variance		YTD Actual	% of Total Revenue	YTD Budget	YTD Variance	
Revenue										
1 Meter Receipts	\$ 59,352	44%	\$ 67,326	\$ (7,973)	A	\$ 158,611	41%	\$ 183,296	\$ (24,684)	
2 Permit Sales/Monthly Permit Sales	\$ 7,140	5%	\$ 6,995	\$ 145		\$ 37,588	10%	\$ 35,756	\$ 1,832	A
3 Violation Tickets	\$ 61,688	46%	\$ 54,669	\$ 7,019		\$ 167,066	43%	\$ 151,819	\$ 15,247	A
4 Bag Rental Fees	\$ 4,437	3%	\$ -	\$ 4,437		\$ 11,372	3%	\$ 2,664	\$ 8,707	A
5 Booting Fees	\$ 2,880	2%	\$ -	\$ 2,880		\$ 11,790	3%	\$ 2,421	\$ 9,369	A
6 Total Revenue	\$ 135,497		\$ 128,990	\$ 6,507		\$ 386,427		\$ 375,956	\$ 10,471	
Expenses										
Payroll										
7 Salaries & Wages	\$ 20,893		\$ 35,214	\$ 14,321	B	\$ 102,974		\$ 106,854	\$ 3,881	
8 Payroll Taxes	\$ 3,032		\$ 5,110	\$ 2,078		\$ 14,941		\$ 15,505	\$ 563	
9 Workers Comp Ins	\$ 1,306		\$ 2,201	\$ 895		\$ 6,436		\$ 6,678	\$ 243	
10 Liability Insurance	\$ 1,599		\$ 1,599	\$ -		\$ 5,250		\$ 4,798	\$ (452)	
11 Employee Health Insurance	\$ 5,643		\$ 5,833	\$ 189		\$ 16,930		\$ 17,498	\$ 568	
12 Total Payroll	\$ 32,473	24%	\$ 49,957	\$ 17,484		\$ 146,532	38%	\$ 151,334	\$ 4,802	
Field										
13 Uniforms	\$ -		\$ 82	\$ 82		\$ 199		\$ 247	\$ 48	
14 Hiring/Training	\$ 140		\$ 140	\$ -		\$ 416		\$ 419	\$ 3	
15 Vehicle Expense	\$ 477		\$ 1,269	\$ 793		\$ 3,403		\$ 3,808	\$ 405	
16 EMS/IPS/PBP/CCS Service Fees	\$ 23,255		\$ 13,808	\$ (9,447)	C	\$ 66,763		\$ 78,814	\$ 12,051	
17 Professional Services/Fees	\$ 576		\$ 1,257	\$ 682		\$ 3,292		\$ 3,772	\$ 479	
18 Fuel	\$ 140		\$ -	\$ (140)		\$ 292		\$ -	\$ (292)	
19 General Supplies	\$ 828		\$ 2,658	\$ 1,830		\$ 2,961		\$ 7,974	\$ 5,013	
20 Repairs - Maintenance	\$ -		\$ 2,600	\$ 2,600	D	\$ 3,176		\$ 7,800	\$ 4,624	
21 Total Field	\$ 25,415	19%	\$ 21,814	\$ (3,601)		\$ 80,502	21%	\$ 102,832	\$ 22,331	
Office										
22 Communications/Telephones	\$ 1,837		\$ 1,262	\$ (575)		\$ 3,099		\$ 3,786	\$ 687	
23 Office Supplies	\$ -		\$ 132	\$ 132		\$ -		\$ 396	\$ 396	
24 Printing & Design/Ticket Purchase	\$ -		\$ 762	\$ 762		\$ 430		\$ 2,286	\$ 1,856	
25 Postage/Dues & Memberships	\$ 133		\$ 940	\$ 807		\$ 1,486		\$ 2,820	\$ 1,334	
26 Employee Incentive	\$ -		\$ 175	\$ 175		\$ -		\$ 525	\$ 525	
27 Total Office	\$ 1,970	1%	\$ 3,271	\$ 1,301		\$ 5,014	1%	\$ 9,813	\$ 4,798	
Miscellaneous										
28 Base Management Fee	\$ 1,465		\$ 1,465	\$ -		\$ 4,396		\$ 4,396	\$ -	
29 Management Incentive Fee	\$ 1,827		\$ 2,189	\$ 362		\$ 7,526		\$ 8,151	\$ 625	
30 Dues & Subscriptions	\$ 86		\$ 708	\$ 622		\$ 886		\$ 5,123	\$ 4,237	
31 Total Miscellaneous	\$ 3,378	2%	\$ 4,362	\$ 984		\$ 12,808	3%	\$ 17,671	\$ 4,863	
32 Total Expenses	\$ 63,235	47%	\$ 79,403	\$ 16,168		\$ 244,856	63%	\$ 281,650	\$ 36,794	
33 Net Income (Loss)	\$ 72,262		\$ 49,586	\$ 22,675		\$ 141,571		\$ 94,306	\$ 47,264	

Variance Notes

- A.** Variance of \$7973 due to our Budget Projections being somewhat aggressive during the current COVID-19 pandemic times. Fortunately, the other four revenue categories exceeded budget projections providing for a Total Revenue YTD positive variance of \$10,471
- B.** Positive Variance of \$14K due to a 3-month correction. Our Accountant mistakenly allocated 3 our garage employees within the on-street payroll when setting up the new fiscal budget. Please note the negative labor variance on the garage side.
- C.** EMS/IPS/PBP/CCS aka Software Applications had a negative variance of \$9447 due to paying a large \$23,255 LUKE software warranty. We will have a favorable YTD budget until we receive the large subscription invoice at year end.
- D.** The positive Repairs and Maintenance Variance is due to not requiring any major equipment repairs this month.



LEXPARK
Garage Financial Report
September 30, 2020
Location 21081201..21081204



Description	Current Actual	% of Total Revenue	Current Budget	Current Variance		YTD Actual	% of Total Revenue	YTD Budget	YTD Variance	
Revenue										
1 Monthly	\$ 83,223	78%	\$ 77,789	\$ 5,433	A	\$ 296,955	81%	\$ 275,000	\$ 21,955	A
2 Violation Tickets	\$ 100	0%	\$ -	\$ 100		\$ 200	0%	\$ -	\$ 200	
3 Transient	\$ 21,365	20%	\$ 38,464	\$ (17,099)	B	\$ 65,137	18%	\$ 114,115	\$ (48,978)	B
4 Stamp/Validation	\$ 2,067	2%	\$ 5,922	\$ (3,855)		\$ 4,889	1%	\$ 10,001	\$ (5,113)	
5 Total Revenue	\$ 106,754		\$ 122,175	\$ (15,421)		\$ 367,180		\$ 399,117	\$ (31,936)	
Expenses										
Payroll										
6 Salaries & Wages	\$ 40,692		\$ 30,123	\$ (10,569)	C	\$ 84,245		\$ 91,320	\$ 7,075	
7 Payroll Taxes	\$ 5,904		\$ 4,371	\$ (1,534)		\$ 12,224		\$ 13,250	\$ 1,027	
8 Workers Comp Ins	\$ 2,543		\$ 1,883	\$ (661)		\$ 5,266		\$ 5,707	\$ 442	
9 Liability Insurance	\$ 2,948		\$ 2,948	\$ -		\$ 8,933		\$ 8,845	\$ (88)	
10 Employee Health Insurance	\$ 2,949		\$ 6,857	\$ 3,908		\$ 7,827		\$ 20,572	\$ 12,745	
11 Total Payroll	\$ 55,037	52%	\$ 46,182	\$ (8,855)		\$ 118,494	32%	\$ 139,694	\$ 21,200	
Field										
12 Uniforms	\$ -		\$ 93	\$ 93		\$ 65		\$ 278	\$ 213	
13 Hiring/Training	\$ 157		\$ 157	\$ -		\$ 474		\$ 472	\$ (2)	
14 Repairs - Maintenance	\$ 426		\$ 1,350	\$ 924		\$ 13,000		\$ 4,050	\$ (8,950)	D
15 Vehicle Expense	\$ 811		\$ 1,088	\$ 277		\$ 2,955		\$ 3,264	\$ 309	
16 EMS/IPS/PBP/CCS Service Fees	\$ 310		\$ 5,107	\$ 4,797	D	\$ 9,056		\$ 16,155	\$ 7,099	
17 Professional Services/Fees	\$ 3,636		\$ 4,209	\$ 572		\$ 14,223		\$ 23,326	\$ 9,103	E
18 Fuel	\$ 158		\$ 170	\$ 11		\$ 329		\$ 509	\$ 180	
19 General Supplies	\$ 487		\$ 2,997	\$ 2,510		\$ 1,110		\$ 8,991	\$ 7,881	
20 Elevator Maintenance	\$ -		\$ 1,731	\$ 1,731	F	\$ 6,223		\$ 5,194	\$ (1,029)	
21 Total Field	\$ 5,985	6%	\$ 16,902	\$ 10,916		\$ 47,436	13%	\$ 62,240	\$ 14,804	
Office										
22 Communications	\$ 378		\$ 1,423	\$ 1,045		\$ 2,573		\$ 4,269	\$ 1,696	
23 Office Supplies	\$ -		\$ 149	\$ 149		\$ -		\$ 447	\$ 447	
24 Printing & Design	\$ -		\$ 859	\$ 859		\$ -		\$ 2,577	\$ 2,577	
25 Postage	\$ 13		\$ 1,060	\$ 1,047		\$ 13		\$ 3,180	\$ 3,167	
26 Total Office	\$ 391	0%	\$ 3,491	\$ 3,100		\$ 2,587	1%	\$ 10,473	\$ 7,887	
Miscellaneous										
27 Base Management Fee	\$ 2,701		\$ 2,701	\$ -		\$ 8,103		\$ 8,103	\$ -	
28 Dues & Subscriptions	\$ 342		\$ 798	\$ 456		\$ 1,491		\$ 2,395	\$ 903	
29 Total Miscellaneous	\$ 3,043	3%	\$ 3,499	\$ 456		\$ 9,594	3%	\$ 10,498	\$ 903	
30 Total Expenses	\$ 64,457	60%	\$ 70,074	\$ 5,617		\$ 178,111	49%	\$ 222,905	\$ 44,794	
31 Net Income (Loss)	\$ 42,297		\$ 52,101	\$ (9,804)		\$ 189,070		\$ 176,211	\$ 12,858	

Variance Notes

A The Monthly Positive Variance of \$5433 is primarily due to ten additional parkers at the Victorian Square location.

B Transient Variance due to our Budget Projections being somewhat aggressive during the current COVID-19 pandemic times. We anticipated more office visitors and better evening traffic to the restaurants and bars. This negative variance % has been consistent each month during this 1st quarter.

C The negative \$10,569 salary/wage variance is primarily due to correcting the mis-allocation of the 3 garage employees. During 2020-21 budget preparations, 3 garage employees were mistakenly allocated to onstreet payroll. This is a 3-month correction.

D The positive variance of \$4797 for EMS/IPS/PBP/CCS is due to not receiving the new Scheidt-Bachmann monthly service contract invoice. We just finished negotiating a 1/2 year Service Agreement. The YTD repairs and mtce overage was due to the \$10k Helix elevator lobby flooring installs

E The \$9103 YTD positive variance is due to Johnson Controls not performing the sprinkler and fire system inspections until later in the quarter. We should see the expenses hit in October.

F Positive Variance of \$17K is primarily due to our regular maintenance invoice not hitting this month.

Lexington/ Fayette Co Parking Authority

Balance Sheet
September 30, 2020

ASSETS

Current Assets		
Cash - US Bank	\$	<u>9,658.77</u>
Total Current Assets		9,658.77
Property and Equipment		
Building Improvements		<u>81,518.30</u>
Total Property and Equipment		81,518.30
Other Assets		<u> </u>
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>91,177.07</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Tenant Deposits	\$	<u>1,800.00</u>
Total Current Liabilities		1,800.00
Long-Term Liabilities		<u> </u>
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		1,800.00
Capital		
Beginning Balance Equity		30,139.26
Capital Contribution, Net		(205,300.00)
Retained Earnings		250,388.11
Net Income		<u>14,149.70</u>
Total Capital		<u>89,377.07</u>
Total Liabilities & Capital	\$	<u><u>91,177.07</u></u>

Lexington/ Fayette Co Parking Authority
Income Statement
Compared with Budget
For the Three Months Ending September 30, 2020

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Rental Income	\$ 3,368.09	\$ 3,278.40	\$ 89.69	\$ 15,917.77	\$ 11,601.80	\$ 4,315.97
Income - Utilities	175.32	100.00	75.32	322.92	220.00	102.92
Total Revenues	3,543.41	3,378.40	165.01	16,240.69	11,821.80	4,418.89
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	3,543.41	3,378.40	165.01	16,240.69	11,821.80	4,418.89
Expenses						
Property Management Fee	500.00	500.00	0.00	1,500.00	1,500.00	0.00
Office Supplies	0.00	0.00	0.00	17.74	18.00	(0.26)
Repair & Maintenance	445.20	120.00	325.20	572.70	570.00	2.70
Postage	0.55	3.00	(2.45)	0.55	3.00	(2.45)
Commission expense	0.00	2,880.00	(2,880.00)	0.00	2,880.00	(2,880.00)
Total Expenses	945.75	3,503.00	(2,557.25)	2,090.99	4,971.00	(2,880.01)
Net Income	\$ 2,597.66	\$ (124.60)	\$ 2,722.26	\$ 14,149.70	\$ 6,850.80	\$ 7,298.90

Lexington/ Fayette Co Parking Authority
Cash Disbursements Journal
For the Period From Sep 1, 2020 to Sep 30, 2020

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

Date	Check #	Account	Account Description	Line Description	Debit Amount	Credit Amount
9/1/20	1165	500 100	Property Management Fee Cash - US Bank	Invoice: 7341 Schrader Commercial Properties, LLC	500.00	500.00
9/28/20	ACH-09	350 100	Capital Contribution, Net Cash - US Bank	1st Qtr Distribution Lexington Parking Authority	13,000.00	13,000.00
9/28/20	1166	526 100	Postage Cash - US Bank	Invoice: 092820 Schrader Commercial Properties, LLC	0.55	0.55
9/30/20	1167	511 100	Repair & Maintenance Cash - US Bank	Invoice: 092920 Rachael Savane	445.20	445.20
	Total				13,945.75	13,945.75

Lexington/ Fayette Co Parking Authority
General Ledger
For the Period From Sep 1, 2020 to Sep 30, 2020

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	9/1/20			Beginning Balance			20,061.11
	9/1/20	1165	CDJ	Schrader Commercial Pro		500.00	
	9/22/20	092320	CRJ	Lynna Nguyen	1,963.64		
	9/22/20	092220	CRJ	Lynna Nguyen	87.03		
	9/22/20	092220	CRJ	Savane Silver	88.29		
	9/22/20	092220	CRJ	Savane Silver	1,404.45		
	9/28/20	ACH-09282	CDJ	Lexington Parking Authorit		13,000.00	
	9/28/20	1166	CDJ	Schrader Commercial Pro		0.55	
	9/30/20	1167	CDJ	Rachael Savane		445.20	
				Current Period Change	3,543.41	13,945.75	-10,402.34
	9/30/20			Ending Balance			9,658.77
155 Building Improvements	9/1/20			Beginning Balance			81,518.30
	9/30/20			Ending Balance			81,518.30
231 Tenant Deposits	9/1/20			Beginning Balance			-1,800.00
	9/30/20			Ending Balance			-1,800.00
349 Beginning Balance Equity	9/1/20			Beginning Balance			-30,139.26
	9/30/20			Ending Balance			-30,139.26
350 Capital Contribution, Net	9/1/20			Beginning Balance			192,300.00
	9/28/20	ACH-09282	CDJ	Lexington Parking Authorit	13,000.00		
				Current Period Change	13,000.00		13,000.00
	9/30/20			Ending Balance			205,300.00
352 Retained Earnings	9/1/20			Beginning Balance			-250,388.11
	9/30/20			Ending Balance			-250,388.11
400 Rental Income	9/1/20			Beginning Balance			-12,549.68
	9/22/20	092320	CRJ	Lynna Nguyen - Sept rent		1,963.64	
	9/22/20	092220	CRJ	Savane Silver - Sept rent		1,404.45	
				Current Period Change		3,368.09	-3,368.09
	9/30/20			Ending Balance			-15,917.77
401 Income - Utilities	9/1/20			Beginning Balance			-147.60
	9/22/20	092220	CRJ	Lynna Nguyen - electric		87.03	
	9/22/20	092220	CRJ	Savane Silver - electric		88.29	
				Current Period Change		175.32	-175.32
	9/30/20			Ending Balance			-322.92
500 Property Management Fe	9/1/20			Beginning Balance			1,000.00
	9/1/20	1165	CDJ	Schrader Commercial Pro	500.00		
				Current Period Change	500.00		500.00
	9/30/20			Ending Balance			1,500.00
509 Office Supplies	9/1/20			Beginning Balance			17.74

**Lexington/ Fayette Co Parking Authority
General Ledger
For the Period From Sep 1, 2020 to Sep 30, 2020**

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
	9/30/20			Ending Balance			17.74
511	9/1/20			Beginning Balance			127.50
Repair & Maintenance	9/30/20	1167	CDJ	Rachael Savane - Invoice:	445.20		
				Current Period Change	445.20		445.20
	9/30/20			Ending Balance			572.70
526	9/1/20			Beginning Balance			
Postage	9/28/20	1166	CDJ	Schrader Commercial Pro	0.55		
				Current Period Change	0.55		0.55
	9/30/20			Ending Balance			0.55

Lexington/ Fayette Co Parking Authority
Account Reconciliation
As of Sep 30, 2020
100 - Cash - US Bank
Bank Statement Date: September 30, 2020

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance		20,061.11
Add: Cash Receipts		3,543.41
Less: Cash Disbursements		(13,945.75)
Add (Less) Other		<u> </u>
Ending GL Balance		<u>9,658.77</u>
Ending Bank Balance		10,103.97
Add back deposits in transit	<u> </u>	
Total deposits in transit		
(Less) outstanding checks		<u> </u>
Sep 30, 2020 1167	<u> </u>	(445.20)
Total outstanding checks		(445.20)
Add (Less) Other	<u> </u>	
Total other		
Unreconciled difference		<u>0.00</u>
Ending GL Balance		<u><u>9,658.77</u></u>

Garage Updates

Helix Garage:

- The garage lighting system was programmed with a green scheme in remembrance of KY COVID-19 victims.
- The garage lighting system was programmed with a teal scheme for Metastatic Breast Cancer Awareness.
- The garage lighting system was programmed with a purple scheme for Domestic Violence Awareness.
- The garage lighting system was programmed with a blue and white scheme for UK football games.
- The garage lighting system was programmed with a purple scheme for Breeder's Cup.
- As part of the FY21 CAMP repair project, Volunteer Restoration began work on the installation of a new waterproof traffic bearing membrane on the roof level. Substantial partial depth concrete repairs are being completed before the traffic membrane is applied.



Victorian Square Garage:

- Jarboe Construction completed the façade enhancement project.
- LPA submitted photos of plants in need of replacement to Robby Jordan from James Greenroofs. Several plants died following the installation of the LiveWall system and Mr. Jordan has agreed to replace.
- Image360 completed installation of the PARK sign. The sign was installed on the Broadway façade and will be integrated with the programmable LED lighting system that is part of the façade enhancement project.



- Vincent Lighting Systems began system commissioning on Tuesday, November 3, with the goal of having the lighting system operating for the weekend of Breeder's Cup.
- As part of the FY21 CAMP repair project, Volunteer Restoration completed the application of a new waterproof traffic coating on the roof level. Traffic bearing coatings provide protection from road salts and other solvents related to vehicular traffic and are an important step in the protection of the concrete parking deck.



General Garage Notes:

- LPA consulted with Flash Parking regarding the installation of the new PARCS equipment. The equipment arrived on October 30th, with installation scheduled to begin at Victorian Square Garage on November 30th. Flash Parking anticipates completion of the three facilities by late December.
- LPA consulted with Flash Parking to create custom wraps for the equipment featuring unique branding for each facility.



- LPA continues to work with the LEXPARK staff and REEF Parking to explore cost savings initiatives and create maintenance projects in the garages during this economic slowdown.