

**Ann Arbor Downtown Development Authority
Parking Structure Operating Income Statement
For the Fiscal Year Ended 6/30/10
(Unaudited)**

	4th & Wash 282	Maynard 805	Forest 591	1st & Wash 63	4th & Will. 995	Liberty Sq. 593	Ann Ashley 822	Library * 192	Kline 133	1st & Huron 168	5th & Huron 56	1st & Will. 111	5th & William 88	415 W. Wash. 134	Fingerle ** 51	Meters & Meter Bags 1905	Total 6989
Permit	\$ 27,160	\$ 243,790	\$ 146,035	\$ 50,368	\$ 1,410,729	\$ 1,148,089	\$ 1,129,570	\$ -	\$ -	\$ -	\$ 112,910	\$ 115,808	\$ 257,765	\$ 84,467	\$ 26,513		\$ 4,753,202
Hourly Bags	\$ 646,506	\$ 1,631,150	\$ 946,275	\$ 68,223	\$ 663,157	\$ 127,133	\$ 316,527	\$ 107,897	\$ 468,336	\$ 635,639	\$ -	\$ -	\$ -	\$ 69,545		\$ 2,884,289	\$ 8,564,677
Validation	\$ 31,747	\$ 180,297	\$ 126,392	\$ -	\$ 12,569	\$ -	\$ 57,603	\$ 2,463	\$ 21,871	\$ 24,870	\$ -	\$ -	\$ -			\$ 445,937	\$ 445,937
Miscellaneous	\$ 18,499	\$ 97,480	\$ 27,784	\$ 3,043	\$ 47,165	\$ 23,674	\$ 60,022	\$ 18,390	\$ 10,238	\$ 13,631	\$ -	\$ 4,465	\$ 6,046	\$ 2,343	\$ 3,565	\$ 2,250	\$ 338,594
Total Revenues	\$ 723,912	\$ 2,152,717	\$ 1,246,487	\$ 121,633	\$ 2,133,619	\$ 1,298,897	\$ 1,563,722	\$ 128,750	\$ 500,446	\$ 674,140	\$ 112,910	\$ 120,273	\$ 263,810	\$ 156,355	\$ 30,078	\$ 3,332,476	\$ 14,560,224
Total Revenues /Space	\$ 2,567	\$ 2,674	\$ 2,109	\$ 1,931	\$ 2,144	\$ 2,190	\$ 1,902	\$ 671	\$ 3,763	\$ 4,013	\$ 2,016	\$ 1,084	\$ 2,998	\$ 1,167	\$ 590	\$ 1,749	\$ 2,083
Expenses																	
Operating Expenses																	
Employee	\$ 368,410	\$ 748,043	\$ 392,736	\$ 62,725	\$ 463,032	\$ 159,201	\$ 702,397	\$ 59,901	\$ 169,217	\$ 263,603	\$ 55,814	\$ 19,529	\$ 31,072	\$ 47,130	\$ 935	\$ 318,016	\$ 3,861,760
Lot Rent & Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,825	\$ 41,533	\$ -	\$ 93,075	\$ 25,674	\$ 55,032	\$ 2,838,617	\$ 3,434,755
Insurance	\$ 3,804	\$ 10,856	\$ 11,542	\$ 883	\$ 13,399	\$ 7,989	\$ 11,084	\$ 856	\$ 1,825	\$ 2,283	\$ 754	\$ 1,507	\$ 472	\$ 1,825	\$ 606	\$ 878	\$ 70,563
Tickets	\$ 6,017	\$ 7,895	\$ 2,624	\$ 261	\$ 3,520	\$ -	\$ 1,331	\$ 1,335	\$ 1,590	\$ 2,624	\$ -	\$ -	\$ 3,061	\$ -	\$ -	\$ -	\$ 30,259
Phone	\$ 4,993	\$ 7,011	\$ 4,993	\$ 7,020	\$ 11,283	\$ 5,102	\$ 11,283	\$ 1,743	\$ 5,074	\$ 4,993	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ 11,735	\$ 78,483
Utilities	\$ 60,007	\$ 85,697	\$ 81,785	\$ 594	\$ 58,107	\$ 47,569	\$ 49,014	\$ 2,852	\$ 7,586	\$ 4,836	\$ 1,781	\$ 1,877	\$ 7,078	\$ 296	\$ -	\$ 7,740	\$ 416,821
Supplies (Office)	\$ 14,497	\$ 44,013	\$ 26,542	\$ 9,424	\$ 18,864	\$ 13,437	\$ 33,733	\$ 2,934	\$ 8,557	\$ 7,106	\$ 197	\$ 444	\$ 2,140	\$ 4,928	\$ 565	\$ 180	\$ 187,560
Maintenance	\$ 24,041	\$ 47,940	\$ 25,192	\$ 20,602	\$ 25,966	\$ 19,362	\$ 26,046	\$ 6,100	\$ 25,182	\$ 33,396	\$ 11,457	\$ 18,425	\$ 15,659	\$ 21,298	\$ 13,275	\$ 58,639	\$ 392,579
Contract Work	\$ 15,839	\$ 30,739	\$ 23,585	\$ 9,184	\$ 28,852	\$ 27,612	\$ 24,944	\$ 3,045	\$ 12,938	\$ 14,508	\$ 406	\$ 1,830	\$ 20,946	\$ 8,885	\$ 211	\$ 53,890	\$ 277,415
Other Operational	\$ 2,678	\$ 13,038	\$ 2,637	\$ 1,363	\$ 3,596	\$ 2,093	\$ 3,246	\$ 434	\$ 2,424	\$ 2,700	\$ 558	\$ 552	\$ 249	\$ 1,484	\$ 601	\$ 2,389	\$ 40,042
Total Operating Expenses	\$ 500,287	\$ 995,233	\$ 571,638	\$ 112,056	\$ 626,620	\$ 282,365	\$ 863,079	\$ 79,199	\$ 234,392	\$ 716,873	\$ 112,500	\$ 44,164	\$ 173,751	\$ 114,769	\$ 71,225	\$ 3,292,084	\$ 8,790,237
Total Operating Expense/Space	\$ 1,774	\$ 1,236	\$ 967	\$ 1,779	\$ 630	\$ 476	\$ 1,050	\$ 412	\$ 1,762	\$ 4,267	\$ 2,009	\$ 398	\$ 1,974	\$ 856	\$ 1,397	\$ 1,728	\$ 1,258
Management Fee	\$ 12,090	\$ 16,770	\$ 18,330	\$ 6,240	\$ 18,720	\$ 16,770	\$ 19,890	\$ 2,340	\$ 8,580	\$ 8,580	\$ 6,240	\$ 6,240	\$ -	\$ -	\$ 5,460	\$ 48,750	\$ 195,000
Total Expenses before Debt	\$ 512,377	\$ 1,012,003	\$ 589,968	\$ 118,296	\$ 645,340	\$ 299,135	\$ 882,969	\$ 81,539	\$ 242,972	\$ 725,453	\$ 118,740	\$ 50,404	\$ 173,751	\$ 114,769	\$ 76,685	\$ 3,340,834	\$ 8,985,237
Net Annual Income Before Debt	\$ 211,535	\$ 1,140,714	\$ 656,519	\$ 3,337	\$ 1,488,279	\$ 999,761	\$ 680,753	\$ 47,211	\$ 257,474	\$ (51,313)	\$ (5,830)	\$ 69,869	\$ 90,059	\$ 41,585	\$ (46,607)	\$ (8,358)	\$ 5,574,987
Net Annual Inc. Before Debt /Space	\$ 750	\$ 1,417	\$ 1,111	\$ 53	\$ 1,496	\$ 1,686	\$ 828	\$ 246	\$ 1,936	\$ (305)	\$ (104)	\$ 629	\$ 1,023	\$ 310	\$ (914)	\$ (4)	\$ 798
Bond Payments	\$ 590,604	\$ 613,750	\$ 533,075	\$ -	\$ 1,248,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,985,665
Total Expense	\$ 1,102,981	\$ 1,625,753	\$ 1,123,043	\$ 118,296	\$ 1,893,576	\$ 299,135	\$ 882,969	\$ 81,539	\$ 242,972	\$ 725,453	\$ 118,740	\$ 50,404	\$ 173,751	\$ 114,769	\$ 76,685	\$ 3,340,834	\$ 11,970,902
Total Expenses /Space	\$ 3,911	\$ 2,020	\$ 1,900	\$ 1,878	\$ 1,903	\$ 504	\$ 1,074	\$ 425	\$ 1,827	\$ 4,318	\$ 2,120	\$ 454	\$ 1,974	\$ 856	\$ 1,504	\$ 1,754	\$ 1,713
Net Annual Income After Debt	\$ (379,069)	\$ 526,964	\$ 123,444	\$ 3,337	\$ 240,044	\$ 999,761	\$ 680,753	\$ 47,211	\$ 257,474	\$ (51,313)	\$ (5,830)	\$ 69,869	\$ 90,059	\$ 41,585	\$ (46,607)	\$ (8,358)	\$ 2,589,322
Net Annual Inc. After Debt /Space	\$ (1,344)	\$ 655	\$ 209	\$ 53	\$ 241	\$ 1,686	\$ 828	\$ 246	\$ 1,936	\$ (305)	\$ (104)	\$ 629	\$ 1,023	\$ 310	\$ (914)	\$ (4)	\$ 370

This spreadsheet contains the operating income and expenses only and does not contain major capital (bonded) expenses or DDA management expenses.

* Library lot closed 10/31/09 for construction of a new 677 space underground deck

** Half of Fingerle lot was used for construction staging all year.