

**PARK HARRISBURG
PROJECTIONS FOR 2018 AND 2019**

**Section No. 4
Exhibit No. 29**

Park Harrisburg
2018 and 2019 Projections

2017

Actual 2017 year end unaudited figures

DCR calculation is made on audited results so may/may not match DCR for 2017

City/HPA fees reflect full scheduled amount to reflect Holdback Funds available for distribution.

Asset Manager recommends that Performance Fees and PEDFA Fees for 2017 be waived and cash flow shown go to Capital Reserve.

Capital Improvements are actual

2018

Revenues

Revenues reflect actual figures January through March

CBD Meter Rate assume a increase to \$3.50 beginning June 1, Non-CBD \$1.50

Capture rate for CBD Meters after the increase is 92.5%

Ticket Rate increases to \$35 on Sept 1. Capture Rate is 100%

Transient Rate = \$10 per 2 hour period, unchanged from 2017

Month Contract Rate - \$205 per month, unchanged from 2017

Expenses

SP+ Operating Expense increase by 3% over 2017 expenses

PK Harris Operating Expense same as 2017

Authority expense same as 2017. CREDC reflects lower fee than 2016.

Bond Debt Service per Indenture Schedules

City/HPA payment per Asset Transfer Agreement and Ground Lease Schedules

I assume the unpaid City/HPA amounts from 2017 are paid through release of the holdback funds.

PEDFA Fee represents reduction from \$230K to \$75,000.

Capital Improvements are 2017 planned expenditures not performed in 2017 + 2018 CDM

Smith expense adjusted to projected cost

2019

Revenues

CBD Meter Rate = \$3.50. NON-CBD \$1.50

Capture rate for CBD Meters is 100%

Ticket Rate = \$35

Transient Rate = \$11 per 2 hour period, increase from 2018

Capture rate is 96.25%

Monthly Contract Rate - \$215 per month, increase from 2018

Capture rate is 96.25%

Expenses

SP+ Operating Expense increase by 2.5% over 2018 expenses

PK Harris Operating Expense increase by 2.5% over 2018 expenses

Authority expense increase by 2.5% over 2018 expenses

Bond Debt Service per Indenture Schedules

City/HPA payment per Asset Transfer Agreement and Ground Lease Schedules

I assume unpaid City/HPA amounts are paid through release of the holdback funds.

Capital Improvements are CDM Smith projected 2019 increased by CPI.

Holdback analysis

as of May 2, 2018

	Holdback	City Payment	HPA Payment		
	<u>Funds</u>	<u>Unpaid</u>	<u>Unpaid</u>	<u>Surplus</u>	
2016	334,943	115,213	73,367	146,363	
2017	825,938	214,952	143,699	467,287	
2018	<u>303,899</u>	<u>179,829</u>	<u>126,332</u>	<u>-</u>	through May 1 waterfall
	1,464,780	509,994	343,398	613,650	
	<u>SP+ Funds</u>	<u>SP+ Payment</u>			
2018	581,230	544,041		37,189	Surplus flows through waterfall

Park Harrisburg

3 year History/Projection

See assumptions tab for rate info by year.

	2017	2018	2019	Notes	Maintain CBD \$3/\$30 rates	2019	Notes
System Revenues							
Commonwealth Contract Revenues	11,619,030	12,225,600	12,841,920		12,225,600	12,841,920	
Transient Revenues	3,300,515	3,269,524	3,461,608		3,269,524	3,461,608	2018 lower than 2017 due to poor Jan - March weather
Validations	615,761	608,939	629,956		608,939	629,956	
Monthly Parkers	5,090,932	5,089,563	5,139,048		5,089,563	5,139,048	
Meters Revenues	3,284,165	3,382,306	3,732,252		3,184,165	3,184,165	CBD Meter held at \$3.00, 2018 lower than 2017 due to poor Jan - March weather
Bagged Meters	349,130	227,666	227,666		227,666	227,666	2018 lower than 2017 due to end of Pinnacle Health bags
Ticket Revenues	1,056,640	1,153,527	1,345,913		1,056,640	1,056,640	Ticket rate held at \$30
Penalty Revenue	247,123	253,444	253,445		247,123	247,123	
Other Revenues	71,853	68,045	73,370		68,045	73,370	
accrual adjustment	(338,920)	-	-		-	-	
Total System Revenues	25,296,229	26,278,614	27,705,179		25,977,265	26,861,496	
Parking Tax (@20%)	(3,419,685)	(3,529,717)	(3,678,755)		(3,532,271)	(3,678,755)	
Revenues Net of Parking Tax	21,876,544	22,748,897	24,026,424		22,444,994	23,182,741	
Senior Debt - Series A							
Series A Net Debt Service	6,320,463	6,650,463	6,980,463		6,650,463	6,980,463	
Senior Debt Coverage	3.46	3.42	3.44		3.37	3.32	
Operating Expenses							
Operator Expenses	3,671,812	3,781,503	3,876,041		3,781,503	3,876,041	
Asset Manager Expenses	256,232	285,000	292,125		285,000	292,125	
Authority Expenses	101,093	112,000	114,800		112,000	114,800	
Operator and AM Fees	509,357	534,823	561,564		534,823	561,564	
Total Operating Expenses	4,538,494	4,713,326	4,844,530		4,713,326	4,844,530	
NET OPERATING INCOME	11,017,587	11,385,108	12,201,431		11,081,205	11,357,748	
Junior Debt - Series B & C							
Series B - Dauphin County Net Debt Service	4,397,800	4,552,050	4,722,800		4,552,050	4,722,800	
Series C - AGM / Dauphin County Net Debt Service	3,152,500	3,262,250	3,389,500		3,262,250	3,389,500	
Total Junior Debt Service	7,550,300	7,814,300	8,112,300		7,814,300	8,112,300	
Debt Service Coverage Combined A, B and C Bonds	1.25	1.25	1.27	Yellow shade equals covenant failure	1.23	1.22	
CASH FLOW AFTER DEBT SERVICE	3,467,287	3,570,808	4,089,131		3,266,905	3,245,448	
Subordinated Expenses							
City Payments	1,798,000	1,762,332	2,241,682		1,762,332	2,241,682	
Ground Lease Payments	1,202,000	1,238,064	1,275,201	2017 - assume full City/HPA payment made to accurately reflect Surplus calc	1,238,064	1,275,201	
Performance Based Asset Management Fee	-	72,936	76,583		72,936	76,583	
Performance Based Parking Management Fee	-	60,780	63,819		60,780	63,819	
PEDEA	-	75,000	75,000		75,000	75,000	
Subordinated Expenses	3,000,000	3,209,112	3,732,285		3,209,112	3,732,285	
SURPLUS CASH FLOWS TO CAPITAL RESERVE	-	361,696	356,846	est 2017 surplus available	57,793	(486,836)	
Holdback Release	-	613,650	est 2016 surplus available		613,650		
Total 2018 cash to Capital Reserve	-	975,346			671,443		
Capital Reserve							
BEGINNING BALANCE	4,763,883	3,817,018	3,528,092		3,817,018	3,224,189	
Deposit of Surplus CF	-	975,346	356,846		671,443	-	
Interest Earnings @ 1%/yr	47,308	40,613	34,669		40,613	34,669	
Actual/ Projected Capital Expenditures	994,173	1,304,885	1,090,723		1,304,885	1,090,723	
ENDING BALANCE	3,817,018	3,528,092	2,828,885		3,224,189	2,168,135	
Measured Capital Reserve Requirement	3,786,765	3,792,180	4,072,805		3,792,180	4,072,805	
current indenture definition							
Over/(Under) MCR	30,254	(264,088)	(1,243,920)	Yellow shade equals covenant failure	(567,991)	(1,904,669)	