

FINANCIAL REPORT

Brian E. Seholm, Chief Financial Officer April 27, 2020 Board Meeting

- Chief Financial Officer's Reports
- •Financial Statements for March 2020



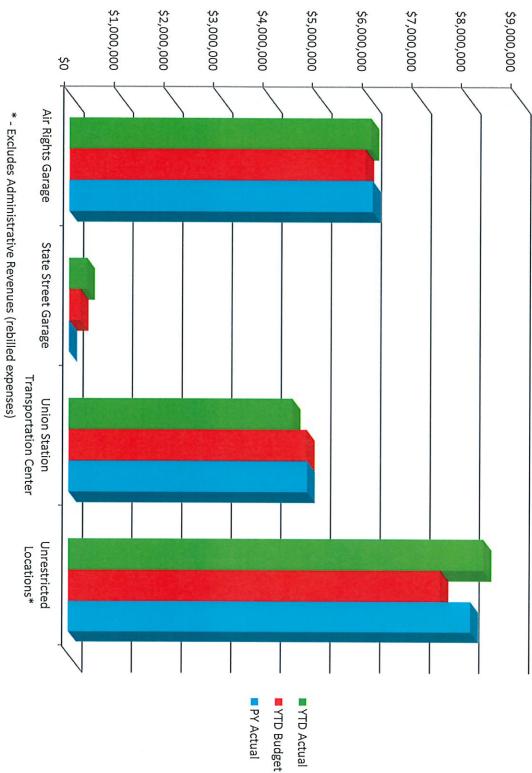
Chief Financial Officers Report

March 2020 Results

- Restricted/Unrestricted Revenues Overview
- Comparison Restricted/Unrestricted Location Budget to Actual
- Major Variance Points Extended for COVID-19
- Restricted/Unrestricted Revenue Per Space
- Transient Revenue by Week March and April
- COVID-19 Impacts
- Other



YTD Revenue - Budget to Actual March 2020





PNH - YTD Location Budget to Actual March 2020

		Year-to-Da	Year-to-Date per Space/Month	e/Month				FISCAL Y	AL YEAR-TO-DATE	ATE			
TACILITY IN THE PROPERTY OF TH	000000000000000000000000000000000000000	REV PER	REV PER NET EXP NET REV	VET REV	ACT NET	BDGT NET	REVENUE	ACT OPER B		EXPENSE	ACT NET	BDGT NET	NET INC
RESTRICTED						1100	(aa)/m/m/	1,010	1200	A TOTAL CONTRACTOR	I VOCINIE	I ACCIVIT	איזיי טיועטי
Air Rights Garage	2,552	264	100	164	6,074	5,966	108	2,301	2,500	199	3,773	3,466	307
State Street Garage	268	150	66	84	361	225	136	159	289	130	202	(64)	266
Union Station Garage	1,130	347	128	218	3,526	3,820	(294)	1,305	1.573	268	2.221	2.247	(26
Union Station Building	n/a				985	975	10	1,833	2,148	315	(848)	(1, 173)	32
Total Restricted					10,946	10,986	(40)	5,598	6,510	912	5,348	4,476	872
UNRESTRICTED													
Management Locations	n/a				10	10	0	O	00	2	4	2	
Crown Street Garage	708	312	207	105	1,987	1,932	55	1,318	1,571	253	669	361	30
Granite Square Garage	305	177	192	(15)	486	422	64	528	548	20	(42)	(126)	œ
Temple Medical Garage	386	287	168	119	996	859	137	583	661	78	413	198	215
Temple Street Garage	1,247	232	130	101	2,600	2,415	185	1,462	1,595	133	1,138	820	318
Orange & Elm Lot	35	276	121	156	87	85	2	38	48	10	49	37	-
Orchard & Sherman Lot	460	127	35	92	524	524	0	144	196	52	380	328	Sī.
Residential Lots	249	65	41	24	146	153	9	92	94	2	54	59	
Sherman & Tyler Lot	470	127	25	102	537	179	358	106	33	(73)	431	146	28
State/Fair and State/Chapel Lots	165	90	65	25	133	109	24	96	98	2	37	=	2
State & George Lot	490	81	44	37	356	300	56	193	192	3	163	108	Ş
State Street Lots	220	74	63	12	147	129	18	124	147	23	23	(18)	41
State & Trumbull Lot	75	86	34	52	58	63	(5)	23	23	0	35	40	()
State & Wall Lot	127	123	36	87	141	149	(8)	41	34	9	100	115	(15
Tower Lane Lot	100	_	_	1	_	_	0	_	_	0	0	0	0
Under Air Rights Lot	184	115	51	63	190	198	(8)	85	113	28	105	œ	20
Total Unrestricted					8,399	7,528	871	4,840	5,362	522	3,559	2,166	1,393
Administration	n/a				1,818	1,990	(172)	1,668	1,835	167	150	155	(5
Total NHPA	9,171				21,163	20,504	659	12,106	13,707	1,601	9,057	6,797	2,260



NHPA Major Variances - March 2020

AIR RIGHTS				
Monthly Rev	446,415	432,675	13,740	Yale U monthlies over 618 = \$6300. YNHH night cards up 25% to budget.
Transient Rev	144,595	212,585	(67,990)	Volume down 40% from last year, mainly due to the COVID-19 pandemic (started mid-month).
Validations Rev	12,649	18,779	(6,130)	Volume down 39% from last year, mainly due to the COVID-19 pandemic (started mid-month).
Cashiers-ST	19,585	15,443	(4,142)	Regular wages paid to employees not working due to COVID-19, in addition to time-and-a-half rates to those who work
Benefits	28,870	34,083	5,213	Sick, vacation, S/T disability and LTD down. No need to use PTO with regular wages being paid due to COVID-19
Repairs & Maint	5,920	212,345	6,425	Reduced activity due to COVID-19.
Bank Fees	8,624	12,900	4,276	Credit card fees down (lower activity).
STATE STREET GARAGE				, (Line)
Monthly Rev	31,491	23,410	8,082	8,082 More standard and commercial monthlies than budgeted.
UNION STATION BUILDING				
Managers-ST	6,219	3,935	(2,284)	Regular wages paid to employees not working due to COVID-19, in addition to time-and-a-half rates to those who work
Maint-ST	27,314	22,169	(5,145)	Regular wages paid to employees not working due to COVID-19, in addition to time-and-a-half rates to those who work
Security-ST	25,405	19,007	(6,398)	Regular wages paid to employees not working due to COVID-19, in addition to time-and-a-half rates to those who work.
Benefits	39,977	46,560		Vacation, S/T disability and LTD down. No need to use PTO with regular wares being national region of the to COVID-19 work.
Pro Services	8,949	2,162		Various projects with Tumer participation not in budget (condition survey underground passageway tile renairs and West and real reports)
Repairs & Maint	8,410	12,826		Reduced activity due to COVID-19.
Supplies	11,424	7,730		USB 100th Anniversary commemorative coins and luggage tags not in budget (\$5150)
UNION STATION GARAGE				
Transient Rev	122,857	392,400	(269,543)	Volume down 70% from last year, mainly due to the COVID-19 pandemic (started mid-month).
Managers-ST	8,741	6,540	(2,201)	Regular wages paid to employees not working due to COVID-19, in addition to time-and-a-half rates to those who work.
Benefits	27,291	33,089		Sick, vacation, S/T disability and LTD down. No need to use PTO with regular wages being paid due to COVID-19.
ADMIN				
Benefits	42,333	51,122	8,789	S/T disability down and L/T disability down significantly due to new insurer. Actual medical insur increase less than budgeted
CROWN STREET				
Monthly Rev	126,920	132,502	(5,582)	Achillion Pharmaceuticals cancelled their 33 permits on Feb 14, (\$4785),
Transient Rev	40,130	80,068		Volume down 52% from last year, mainly due to the COVID-19 pandemic (started mid-month).
Cashiers-ST	9,053	12,155		Actual has been under budget all year. Reduced further in March because no hours worked after COVID-19 shutdown
Benefits	32,802	41,454		S/T disability, LTD, health insurance, sick and vacation down.
Pro Services	2,500	11,838		Legal down \$8400.
GRANITE SQUARE				
Monthly Rev	52,802	44,489	8,313	Judicial Dept rate increased, not in budget (\$6200).
TEMPLE MEDICAL				
Monthly Rev	82,558	66,677	15,882	Volume up and Fusco min not budgeted (\$12,300).
Transient Rev	9,653	18,394		Volume down 45% from last year, mainly due to the COVID-19 pandemic (started mid-month).
Validations Rev	2,476	8,690		Volume down 75% from last year, mainly due to the COVID-19 pandemic (started mid-month).
Benefits	14,751	19,169		Sick, vacation, S/T disability and LTD down.
TEMPLE STREET				
Monthly Rev	197,487	180,987	16,501	Volume up and Fusco min not budgeted (\$11,500).
	28,200	72,156		Volume down 58% from last year, mainly due to the COVID-19 pandemic (started mid-month)
Transient Rev	7,437	16,370		Volume down 60% from last year, mainly due to the COVID-19 pandemic (started mid-month)
Transient Rev Validations Rev	33.186	40,486		Sick, vacation, S/T disability and LTD down.
Transient Rev Validations Rev Benefits	00,100			

nd Vear-to-Vear March 2020

Revenue Per Space Trend and Year-to-Year March 2020

		MAR 2020	20	FEB 2020)20	JAN 2020	20	YTD MAR 2020	₹ 2020
		2020	2019	2020	2019	2020	2019	2020	2019
FACILITY	SPACES	RPS	RPS	RPS	RPS	RPS	RPS	RPS	RPS
RESTRICTED									
Air Rights Garage	2,552	238	292	272	264	273	262	264	266
State Street Garage	268	138	iii	190	1	149		150	
Union Station Garage	1,130	145	389	357	336	363	358	347	378
UNRESTRICTED									
Crown Street Garage	708	244	319	312	323	299	280	312	314
Granite Square Garage	305	177	157	177	154	177	154	177	160
Temple Medical Garage	371	259	315	291	259	310	291	298	277
Temple Street Garage - X Gateway	635	263	367	331	312	336	315	342	337
Temple Street Garage - Gateway	600	120	120	120	120	120	120	120	120
Orange & Elm Lot	35	200	314	286	257	286	314	276	289
Orchard & Sherman Lot	460	126	124	126	124	126	124	127	124
Residential Lots	249	56	72	64	72	2	68	65	71
Sherman & Tyler	472	127	125	127	125	127	125	127	125
State/Fair and State/Chapel Lots	165	79	91	97	85	91	91	90	92
State Street Lots	145	97	55	103	55	117	55	113	59
State & Trumbull Lot	75	40	107	53	107	40	107	86	93
State & Wall Lot	127	110	134	118	134	118	118	123	129
Tower Lane Lot	100	1	70	1	70	r	70	_	71
Under Air Rights Lot	184	114	114	114	114	114	120	115	116



Transient Revenue by Week March 1st - April 18th 2020

	10	811	₹	\$ 97,132	783	\$ ·	685	\$	7,067 \$	\$	\$ 31,716		56,	otal \$	Unrestricted Total \$
1.924 Ś -	1.924 \$ - \$	1.924 Ś	1,924	S	ı	S	1	s	48	S	913	ω \$	963	₩.	Or/George
1,307 \$ -	1,307 \$ - \$	1,307 \$	1,307	-ζ>-		₩	2	ş	196	1 \$	441	ş	669	45-	GSQ
949 \$ 1	949 \$ 1 \$	949 \$	949	\$	Ь	↔	ω	s	53	7 \$	467	\$	425	45	Whalley/Blake
1,038 \$ 5	\$,038 \$,038	\$ 1		↔	38	·s	64	Ş	393	\$	543	10-	ST/Mechanic
1,899 \$ 7	899 \$ 7 \$	\$ 668	899	\$ 1,	75	\$	104	\$	187	\$	630	\$	903	40-	ST/Fair
6,877 \$ 57	Ş	877 \$	877	\$ 6,	92	\$	168	s	1,092	٥ ج	2,690	\$	2,835	10	O/Elm
10,266 \$ -	266 \$ - \$	266 \$	266	\$ 10,	ı	₩.	13	₹.	981	1 ×	3,991	\$	5,280	10-	TMG
42,804 \$ 255	\$,804 \$,804	\$ 42	159	↔	ω	s	1,776	4 \$	12,814	2 \$	28,052	10-	CSG
30,069 \$ 485	\$),069 \$),069	\$ 30	456	\$	354	₹.	2,671	7 \$	9,377	1 \$	17,211	10	TSG
															UNRESTRICTED
2,535 \$ 26	-√-		,535	\$ 2	17	√	128	~	242	\$2 \$	932	6 2	1,216	.	SSG Ony
						h.		-		_	3) }			
184,956 \$ 15,776			1,956	\$ 184	10,806	\$ 1	16,322	\$	32,683	35 \$	59,185	\$	65,960	10	ARG Only
										_					
\$ 130,640 \$ 452		0,640 \$	0,640	\$ 130	304	.	326	\$	77,304 \$ 47,452 \$ 5,254	2 \$	47,45	4 \$	77,30	10	USG Only
otal 4/1 - 4/4	-	-	ora	IVIACCD I	TC/C.	- C7 /C	07/5-7	2/2	2/0-0/14 1/C-C1/C 0/C-2/2 0/C 1/C-0/C	,	T/C-0/		1/c-T/c		



PNH Board Meeting — April 27, 2020

- Tickets by location Downtown Garages.
- impacted. Continuing costs of approximately \$10.4K approximately \$47.8K over the first 4.5 weeks since COVID-19 Impacts to employee costs – current state is per week
- NHPA Gates up March 21st-25th, estimated Unrestricted Transient Revenue loss of \$1,464 during this period
- ChargePoint Charging Stations Upgrade to increase public visibility
- FY2021 Budget Planning, delays and uncertainty as to nonessential business reopening date(s).