

Yonkers Parking Authority  
APPROVED BUDGET  
F.Y. 2012



November 29, 2011  
Capital Budget Amended on March 27, 2012

**PHILIP A. AMICONE**  
Mayor

**WILLIAM T. REGAN**, Chairman

**Dr. BRIAN R. NICOLETTI**, Vice Chairman

**PATRICIA KISCHAK**, Member

**LOUIS NIGRELLO**, Secretary

**MICHAEL RAMONDELLI**, Member

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### PREPARED BY:

#### THE YONKERS PARKING AUTHORITY MANAGEMENT AND FINANCE DIVISION

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**YONKERS PARKING AUTHORITY**  
Established in 1964

**Date:** November 20, 2011

**To:** YPA Board of Directors

**From:** Joseph Dalli, Deputy Executive Director/CFO

**Re:** Budget Recommendation for 2012

Attached you will find the recommended Operating Budget for FY2011. At the special Audit Review meeting on May 31, 2011, the external auditing firm of O'Connor, Davies, Munns & Dobbins, LLP (ODMD), for a second year in a row, confirmed that the Authority's policies and operational changes implemented in early 2009 have resulted in additional surplus over the prior years. For the second year in a row, the Authority experienced considerable improvements generating an approximate eighteen (18%) percent growth overall, ending 2010 with a respectable surplus. In 2011, we have continued on the same path by following a fiscally conservative approach on expenditures to mitigate some of the losses the Authority experienced with the loss of Larkin Plaza. However, even with the necessary adjustments, the Authority has been able to continue to operate efficiently while still providing quality services to parkers throughout the City of Yonkers. For a third year in a row, although not as considerable as in the prior two years, the Authority is projecting a healthy surplus for the fiscal year ending on December 31, 2011.

We are now submitting a budget proposal for your consideration that has been jointly compiled by the Authority Finance Division with the inclusion of budget requests and recommendations from every Authority Division Head and input from the City of Yonkers Finance Department.

The Yonkers Parking Authority's FY2012 proposed Operating Budget reflects a conservative revenue projection, totaling \$4,258,314 (including an appropriation of \$69,200 from our reserve fund) and expenses totaling \$4,258,314. There are no major adjustments to the revenue figures from the prior year, keeping in mind that no fee adjustments are being proposed. While revenues have been calculated on a conservative end utilizing year-to-date figures for 2011 revenues and 2010 year end totals, expenditures have been increased to sufficiently cover our projected costs and some un-expected costs. With regard to the Buena Vista Garage's Operating Budget recommendations, we project an estimated annual deficit of \$270,402. This projection resulted from additional parking demands caused by the removal of the Larkin Plaza facility as anticipated last year. Revenue projection analysis has been conducted utilizing projected year end revenues for FY2011. Total revenues under the Buena Vista Garage budget are projected to total \$1,072,642 (includes a reimbursement amount from the City of Yonkers of \$270,402 as

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**Philip A. Amicone, Mayor**  
**William T. Regan, Chairman**

**Dr. Brian R. Nicoletti, Vice Chairman**  
**Louis Nigrello, Secretary**

**Patricia Kischak, Member**  
**Michael Ramondelli, Member**

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agreed under the management agreement for the facility) and expenditures totaling \$1,072,642. The expenditure increase is primarily due to increased personnel related costs as well as some capital costs relating to general maintenance due to ageing infrastructure. This year's budget includes funding for one personnel position that is currently vacant. While last year's budget had excluded the executive director's position, the 2012 budget reflects this position as a funded post. Once again, we caution repeatedly that the year ahead in 2012 will still be subject to the challenges of the economic environment.

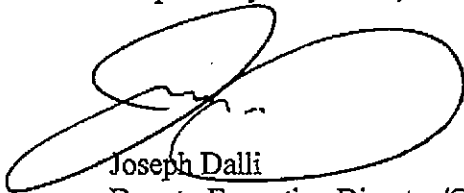
With regard to liabilities pertaining to the Lockwood Lot settlement, the final figure amounting to \$725,270.10 would signify an estimated annual debt liability of approximately \$52,000, after the \$200,000 which was paid in advance.

As the Authority continues to confront the challenge of maintaining costs at a minimum, it is noteworthy that combined non-personnel costs make up only 22% of the total budget, while the remaining 78% of budgeted costs are attributed to personnel salaries and benefits. In order to guarantee another successful year for the Authority, we must continue to apply the same approach, both operationally and fiscally. Authority staff will continue to work closely with the Board, to review progress and make decisions as necessary.

Enclosed you will find a copy of the proposed combined budget for FY2012, followed by separate proposed Operational Budget breakdowns for the Yonkers Parking Authority and the Buena Vista Garage. We have also included a comparative figure breakdown of actual budget figures for FY2009 and FY2010, as well as a projected year-end financial breakdown for the current year based on year-to-date figures for FY2011.

I would like to take this opportunity to thank the Board of Directors and the Audit Committee, as well as the Authority's staff for their vital roles in the progression of our financial improvements and budget proposals for FY2012.

Respectfully Submitted,



Joseph Dalli  
Deputy Executive Director/CFO



COMBINED  
YONKERS PARKING AUTHORITY  
&  
BUENA VISTA GARAGE  
APPROVED BUDGET  
F.Y. 2012

# Yonkers Parking Authority & Buena Vista Combined

## Budget Request

**APPROVED BUDGET FISCAL YEAR 2012**

### REVENUES

F.Y. 2012 Projected

REVENUES	YPA	BVG	TOTAL
METER COLLECTIONS	2,470,794		2,470,794
RENT RECEIPTS	197,320	51,240	248,560
PERMIT FEES	1,075,000	500,000	1,575,000
MULTI-SPACE METERS	313,000	250,000	563,000
INTEREST INCOME	11,000		11,000
OVERTIME NOTICES	97,000		97,000
MISC. REVENUE	25,000	1,000	26,000
NON-OPERATING (Reimbursements/Appropriations)	69,200	270,402	339,602
<b>TOTAL REVENUES</b>	<b>\$4,258,314</b>	<b>\$1,072,642</b>	<b>\$5,330,956</b>

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**GRAND TOTAL IN REVENUES: \$4,258,314 \$1,072,642 \$5,330,956**

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### EXPENDITURES

F.Y. 2012 Proposed

SALARIES	NOTES	YPA	BVG	TOTAL
101 MGMT		458,792	100,222	559,014
102 UNION		1,492,704	449,658	1,942,362
103 PART TIME		-	-	-
OVERTIME		50,000	10,000	60,000
<b>TOTAL SALARIES</b>		<b>\$2,001,496</b>	<b>\$559,880</b>	<b>\$2,561,375</b>

### BENEFITS

RETIREMENT	334,250	93,500	427,750
HEALTH & LIFE	621,474	155,919	777,393
DENTAL & OPTICAL	42,800	13,380	56,179
FICA	153,114	42,831	195,945
UNEM & WORK COMP	67,851	18,980	86,831
<b>TOTAL BENEFITS</b>	<b>\$1,219,489</b>	<b>\$324,609</b>	<b>\$1,544,098</b>
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>\$3,220,985</b>	<b>\$884,489</b>	<b>\$4,105,474</b>

# Yonkers Parking Authority & Buena Vista Combined

## Budget Request

**APPROVED BUDGET FISCAL YEAR 2012**

300'S TECH MAINT.	YPA	BVG	TOTAL
303 CONST SUPPLY	3,600	200	3,800
304 MISC SUPPLIES	50,000	5,000	55,000
305 SIGNS & LUMBER	1,400	500	1,900
307 AUTO SUPPLIES	4,000		4,000
308 AUTO REPAIR	30,000		30,000
312 HARDWARE	600		600
361 FUEL	32,000		32,000
367 EQUIP & SUPPLY	25,000	2,000	27,000
368 STEEL & IRON	2,000		2,000
370 EQUIP RENTAL	5,500		5,500
<b>TOTAL 300'S</b>	<b>\$154,100</b>	<b>\$7,700</b>	<b>\$161,800</b>

### 400'S OPER. COSTS

401 INSURANCE	91,000	0	91,000
402 TELEPHONE	31,000	0	31,000
403 PRINTING	1,000	0	1,000
404 LIGHT & POWER	110,000	63,000	173,000
405 POSTAGE	2,000	0	2,000
406 OFFICE EXPENSES	12,000	500	12,500
410 BANK CHARGES	20,000	3,500	23,500
413 PROF FEES	65,000	0	65,000
414 ELEVATOR SVC	10,000	8,500	18,500
416 ADVERTISING	0	0	0
417 UNIFORMS	7,000	2,800	9,800
418 WATER	1,600	0	1,600
421 SPACE RENTAL	22,800	0	22,800
423 MEAL ALLOWANCE	1,000	250	1,250
436 TUITION	4,000	0	4,000
440 SERVICE AGREEMENTS	50,000	37,000	87,000
471 PUBLICITY	300	0	300
490 MAJOR REPAIRS	20,000	25,000	45,000
499 DUES/MEMBERS	1,500	0	1,500
<b>TOTAL 400'S</b>	<b>\$450,200</b>	<b>\$140,550</b>	<b>\$590,750</b>

# Yonkers Parking Authority & Buena Vista Combined

## Budget Request

### APPROVED BUDGET FISCAL YEAR 2012

CAPITAL**	YPA	BVG	TOTAL
201 CAPITAL CONSTRUCTION	200,000	30,000	\$230,000
220 OFFICE EQUIPMENT	1,000	5,000	\$6,000
230 MOTOR VEHICLES	88,000	0	\$88,000
240 HWY & ST EQUIPMENT	74,000	0	\$74,000
250 OTHER	280,000	3,000	\$283,000
<b>TOTAL CAPITAL</b>	<b>\$643,000</b>	<b>\$38,000</b>	<b>\$681,000</b>

#### TAXES

METROPOLITAN COMMUTER TRANSPORTATION MOBILITY T	6,805	1,904	\$8,709
<b>TOTAL TAX</b>	<b>\$6,805</b>	<b>\$1,904</b>	<b>\$8,709</b>

#### DEBT SERVICES

REVENUE BONDS, SERIES 1999A	238,224		\$238,224
310 SMRR LIABILITY/COY BOND	52,000		\$52,000
<b>TOTAL DEBT</b>	<b>\$290,224</b>	<b>\$0</b>	<b>\$290,224</b>

F.Y. 2012 Proposed

	***YPA	BVG	TOTAL
<b>GRAND TOTAL IN EXPENDITURES:</b>	<b>\$4,765,314</b>	<b>\$1,072,642</b>	<b>\$5,837,956</b>
<b>Bal. Excl. Capital Costs &amp; Appropriations:</b>	<b>\$66,800</b>	<b>\$38,000</b>	<b>\$173,999</b>
<b>Including Capital Costs:</b>	<b>-\$507,000</b>	<b>(\$0)</b>	<b>(\$507,001)</b>

\*\*\*\*In accordance with a new Yonkers Parking Authority Policy, Capital Expenditures will be funded through the Authority's rolling fund balance.





YONKERS PARKING AUTHORITY  
APPROVED BUDGET  
F.Y. 2012

**Yonkers Parking Authority**  
**Budget Request**  
**APPROVED BUDGET FISCAL YEAR 2012**

**REVENUES**

F.Y. 2012 Projected

REVENUES	F.Y. 2009 Actual	F.Y. 2010 Actual	F.Y. 2011 Actual	F.Y. 2012 Approved
METER COLLECTIONS	2,209,976	2,287,271	2,491,389	2,470,794
RENT RECEIPTS	247,337	305,781	245,888	197,320
PERMIT FEES	951,257	1,021,773	969,450	1,075,000
MULTI-SPACE METERS	712,444	756,494	308,090	313,000
INTEREST INCOME	4,332	7,819	11,866	11,000
OVERTIME NOTICES	86,175	109,845	84,765	97,000
MISC. REVENUE	27,583	151,912	29,733	25,000
NON-OPERATING (Appropriation from Investment Fund)				69,200
<b>TOTAL REVENUES</b>	<b>\$4,239,104</b>	<b>\$4,640,895</b>	<b>\$4,141,181</b>	<b>\$4,258,314</b>

**\$4,239,104    \$4,640,895    \$4,141,181    \$4,258,314**

**EXPENDITURES**

F.Y. 2012 Approved

SALARIES	F.Y. 2009 Actual	F.Y. 2010 Actual	F.Y. 2011 Projected	F.Y. 2012 Approved
101 MGMT	440,683	338,058	404,985	458,792
102 UNION	1,516,253	1,434,846	1,435,838	1,492,704
103 PART TIME	7,200			
OVERTIME	58,751	28,547	31,917	50,000
<b>TOTAL SALARIES</b>	<b>\$2,022,887</b>	<b>\$1,801,451</b>	<b>\$1,872,740</b>	<b>\$2,001,496</b>

**BENEFITS**

RETIREMENT	99,622	203,541	271,687	334,250
HEALTH & LIFE	450,223	417,080	552,482	621,474
DENTAL & OPTICAL	36,100	35,975	43,169	42,800
FICA	158,215	136,432	143,876	153,114
UNEM & WORK COMP	51,013	38,286	11,573	67,851
<b>TOTAL BENEFITS</b>	<b>\$795,173</b>	<b>\$831,314</b>	<b>\$1,022,787</b>	<b>\$1,219,489</b>
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>\$2,818,060</b>	<b>\$2,632,765</b>	<b>\$2,895,527</b>	<b>\$3,220,985</b>

**Yonkers Parking Authority**  
**Budget Request**  
**APPROVED BUDGET FISCAL YEAR 2012**

<b>300'S TECH MAINT.</b>	<b>F.Y. 2009 Actual</b>	<b>F.Y. 2010 Actual</b>	<b>F.Y. 2011 Projected</b>	<b>F.Y. 2012 Approved</b>
303 CONST SUPPLY	2,368	3,578	2,361	3,600
304 MISC SUPPLIES	18,154	49,168	(813)	50,000
305 SIGNS & LUMBER	3,206	1,365	6,160	1,400
307 AUTO SUPPLIES	16,834	4,808	6,635	4,000
308 AUTO REPAIR	21,469	37,448	32,132	30,000
312 HARDWARE	129	428	495	600
361 FUEL	25,601	31,579	21,244	32,000
367 EQUIP & SUPPLY	10,716	28,632	28,802	25,000
368 STEEL & IRON	1,564	1,564	1,764	2,000
370 EQUIP RENTAL	8,357	4,627	5,795	5,500
<b>TOTAL 300'S</b>	<b>\$108,398</b>	<b>\$163,197</b>	<b>\$104,575</b>	<b>\$154,100</b>

**400'S OPER. COSTS**

401 INSURANCE	90,226	68,079	90,629	91,000
402 TELEPHONE	37,322	34,494	28,593	31,000
403 PRINTING	4,062	169	835	1,000
404 LIGHT & POWER	113,259	113,021	99,473	110,000
405 POSTAGE	3,617	2,488	1,897	2,000
406 OFFICE EXPENSES	16,492	12,880	14,012	12,000
410 BANK & CREDIT PROCESSING	8,291	26,339	16,416	20,000
413 PROF FEES	42,792	68,258	25,295	65,000
414 ELEVATOR SVC	3,917	9,698	4,082	10,000
416 ADVERTISING	2,993		500	
417 UNIFORMS	11,673	6,560	6,920	7,000
418 WATER	1,364	1,895	1,366	1,600
421 SPACE RENTAL	21,750	22,800	22,800	22,800
423 MEAL ALLOWANCE	550	660	650	1,000
436 TUITION	10,987	5,826	3,770	4,000
440 SERVICE AGREEMENTS	59,289	64,554	45,802	50,000
471 PUBLICITY	133		76	300
490 MAJOR REPAIRS	46,767	11,303	34,830	20,000
499 DUES/MEMBERS	2,157	26	841	1,500
INTEREST	144,014	138,803	135,635	
7820 MISC EXPENSE	6,291	487	174	
<b>TOTAL 400'S</b>	<b>\$627,946</b>	<b>\$588,340</b>	<b>\$534,596</b>	<b>\$450,200</b>

**Yonkers Parking Authority**  
**Budget Request**  
**APPROVED BUDGET FISCAL YEAR 2012**

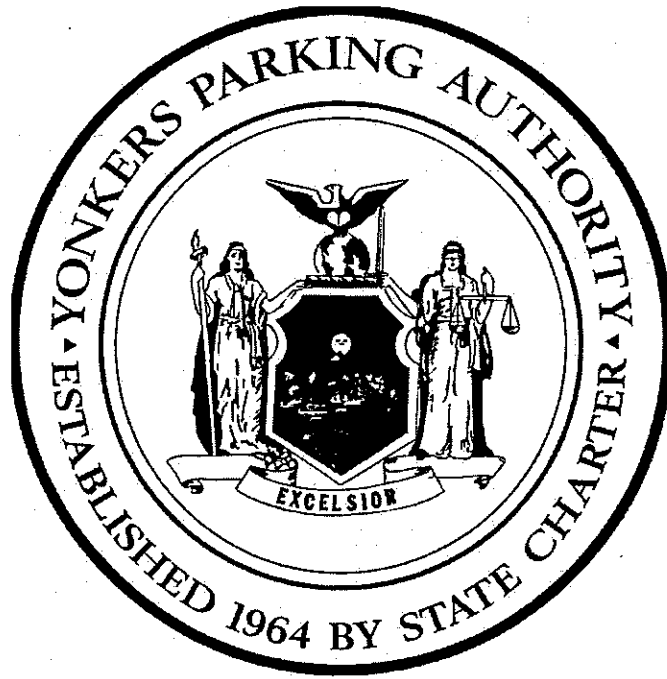
<b>CAPITAL**</b>	<b>F.Y. 2009 Actual</b>	<b>F.Y. 2010 Actual</b>	<b>F.Y. 2011 Projected</b>	<b>F.Y. 2012 Proposed</b>
201 CAPITAL CONSTRUCTION	9,860	105,000	170,000	200,000
220 OFFICE EQUIPMENT	2,099		1,000	1,000
230 MOTOR VEHICLES		54,176	25,000	88,000
240 HWY & ST EQUIPMENT	30,048	15,587	2,840	74,000
250 OTHER	20,828	18,737	174	280,000
<b>TOTAL</b>	<b>\$62,835</b>	<b>\$193,500</b>	<b>\$199,014</b>	<b>\$643,000</b>

<b>TAXES</b>	<b>F.Y. 2009 Actual</b>	<b>F.Y. 2010 Actual</b>	<b>F.Y. 2011 Projected</b>	<b>F.Y. 2012 Proposed</b>
METROPOLITAN COMMUTER TRA	5,616	6,301	\$6,328	\$6,805
<b>TOTAL</b>	<b>\$5,616</b>	<b>\$6,301</b>	<b>\$6,328</b>	<b>\$6,805</b>

**DEBT SERVICES**

REVENUE BONDS, SERIES 1999A	241,092	238,800	238,225	238,224
310 SMRR LIABILITY/COY BOND	0	200,000	0	52,000
<b>TOTAL</b>	<b>\$241,092</b>	<b>\$438,800</b>	<b>\$238,225</b>	<b>\$290,224</b>

	<b>F.Y. 2009 Actual</b>	<b>F.Y. 2010 Actual</b>	<b>F.Y. 2011 Projected</b>	<b>F.Y. 2012 Proposed</b>
	<b>\$3,863,947</b>	<b>\$4,022,903</b>	<b>\$3,978,265</b>	<b>\$4,765,314</b>
	<b>\$437,992</b>	<b>\$811,492</b>	<b>\$361,930</b>	<b>\$66,800</b>
	<b>\$375,157</b>	<b>\$617,992</b>	<b>\$162,916</b>	<b>(\$507,000)</b>



**BUENA VISTA GARAGE**  
APPROVED BUDGET  
F.Y. 2012

**Buena Vista Garage**  
**Budget Request**  
**APPROVED BUDGET FISCAL YEAR 2012**

**REVENUES**

F.Y. 2012 Projected

REVENUES	F.Y. 2009 Actual	F.Y. 2010 Actual	F.Y. 2011 Projected	F.Y. 2012 Approved
METER COLLECTIONS				
RENT RECEIPTS		9,222	39,026	51,240
PERMIT FEES	448,222	479,541	452,833	500,000
MULTI-SPACE METERS	134,859	144,870	247,071	250,000
INTEREST INCOME				
OVERTIME NOTICES				
MISC. REVENUE		4,666	0	1,000
NON-OPERATING (Reimbursements from the City)	426,238	339,184	125,154	270,402
<b>TOTAL REVENUES</b>	<b>\$1,009,319</b>	<b>\$977,483</b>	<b>\$864,084</b>	<b>\$1,072,642</b>

**GRAND TOTAL IN REVENUES: \$1,009,319    \$977,483    \$864,084    \$1,072,642**

**EXPENDITURES**

F.Y. 2012 Approved

SALARIES	NOTES	F.Y. 2009 Actual	F.Y. 2010 Actual	F.Y. 2011 Projected	F.Y. 2012 Approved
101 MGMT		125,046	68,077	91,588	100,222
102 UNION		468,202	497,921	389,842	449,658
103 PART TIME		2,358			
OVERTIME		38,923	11,773	12,570	10,000
<b>TOTAL SALARIES</b>		<b>\$634,529</b>	<b>\$577,771</b>	<b>\$494,000</b>	<b>\$559,880</b>

**BENEFITS**

RETIREMENT		42,880	65,808	69,637	93,500
HEALTH & LIFE		127,200	128,432	117,063	155,919
DENTAL & OPTICAL		16,444	16,488	11,637	13,380
FICA		49,144	44,751	36,781	42,831
UNEM & WORK COMP		21,778	19,831	16,299	18,980
<b>TOTAL BENEFITS</b>		<b>\$257,446</b>	<b>\$275,310</b>	<b>\$251,417</b>	<b>\$324,609</b>
<b>TOTAL SALARIES &amp; BENEFITS</b>		<b>\$891,975</b>	<b>\$853,081</b>	<b>\$745,417</b>	<b>\$884,489</b>

**Buena Vista Garage**  
**Budget Request**  
**APPROVED BUDGET FISCAL YEAR 2012**

<b>300'S TECH MAINT.</b>	<b>F.Y. 2009 Actual</b>	<b>F.Y. 2010 Actual</b>	<b>F.Y. 2011 Projected</b>	<b>F.Y. 2012 Approved</b>
303 CONST SUPPLY		63	1,680	200
304 MISC SUPPLIES	0		0	5,000
305 SIGNS & LUMBER	11			500
307 AUTO SUPPLIES				
308 AUTO REPAIR				
312 HARDWARE				
361 FUEL				
367 EQUIP & SUPPLY	207	116	555	2,000
368 STEEL & IRON				
370 EQUIP RENTAL				
<b>TOTAL 300'S</b>	<b>\$218</b>	<b>\$179</b>	<b>\$2,235</b>	<b>\$7,700</b>

**400'S OPER. COSTS**

401 INSURANCE				
402 TELEPHONE				
403 PRINTING		319		
404 LIGHT & POWER	58,887	62,486	52,460	63,000
405 POSTAGE				
406 OFFICE EXPENSES	400	718	0	500
410 BANK & CREDIT CARD FEES	8,743	10,847	1,659	3,500
413 PROF FEES				
414 ELEVATOR SVC	9,352	8,250	8,486	8,500
416 ADVERTISING				
417 UNIFORMS	4,929	2,950	2,906	2,800
418 WATER				
421 SPACE RENTAL				
423 MEAL ALLOWANCE		10	90	250
436 TUITION				
440 SERVICE AGREEMENTS	18,874	33,290	36,342	37,000
471 PUBLICITY				
490 MAJOR REPAIRS	3,553	235	4,865	25,000
499 DUES/MEMBERS				
<b>TOTAL 400'S</b>	<b>\$104,738</b>	<b>\$119,105</b>	<b>\$106,808</b>	<b>\$140,550</b>

**Buena Vista Garage**  
**Budget Request**  
**APPROVED BUDGET FISCAL YEAR 2012**

<b>CAPITAL</b>	F.Y. 2009 Actual	F.Y. 2010 Actual	F.Y. 2011 Projected	F.Y. 2012 Approved
201 CAPITAL CONSTRUCTION				30,000
220 OFFICE EQUIPMENT	525		15,322	5,000
230 MOTOR VEHICLES				
240 HWY & ST EQUIPMENT				
250 OTHER				3,000
<b>TOTAL</b>	<b>\$525</b>	<b>\$0</b>	<b>\$15,322</b>	<b>\$38,000</b>

<b>TAXES</b>	F.Y. 2009 Actual	F.Y. 2010 Projected	F.Y. 2011 Proposed	F.Y. 2011 Proposed
METROPOLITAN COMMUTER TRANSPORTATION MC	1,762	1,841	1,617	1,904
<b>TOTAL TAXES</b>	<b>\$1,762</b>	<b>\$1,841</b>	<b>\$1,617</b>	<b>\$1,904</b>

**DEBT SERVICES**

REVENUE BONDS, SERIES 1999A				
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

	F.Y. 2009 Actual	F.Y. 2010 Actual	F.Y. 2011 Projected	F.Y. 2012 Approved
<b>GRAND TOTAL IN EXPENDITURES:</b>	<b>\$999,218</b>	<b>\$974,206</b>	<b>\$871,399</b>	<b>\$1,072,642</b>
<b>PROJECTED BALANCE:</b>	<b>\$10,101</b>	<b>\$3,277</b>	<b>(\$7,315)</b>	<b>(\$0)</b>



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