

BHIT Public Staff Cross Exhibit 1
Taylor Calculations of Rate Impact - Parking

A-41 Sub 22

Line	Description	Amount	Note
	[A]	[B]	[C]
Comparison of Rate Base			
1	Parking Facilities Net Operating Income	\$1,945,049	Source = Exhibit KWO-3 Docket No. A-41 Sub 22 Page 1 of 1
2	Regulated Rate of Return	8.33%	Source = Taylor Testimony Table 1 at page 10
3	Inferred Rate Base	\$ 23,349,933	Line 1 / Line 2
4	Purchase Price of Parking	\$ 22,901,938	Source = Exhibit KWO-6 Docket No. A-41 Sub 22 Page 6 of 6
5	Delta	\$ 447,995	Line 3 - Line 4
Inferred Parking Revenue Requirement			
6	Purchase Price of Parking	\$ 22,901,938	Source = Exhibit KWO-6 Docket No. A-41 Sub 22 Page 6 of 6
7	Regulated Rate of Return	8.33%	Source = Taylor Testimony Table 1 at page 10
8	Inferred Net Income	\$ 1,907,731	Line 6 x Line 7
9	Less: Interest Expense	\$ 761,489	Line 6 x 50% x 6.65%
10	Income Subject to Tax	\$ 1,146,242	Line 8 - Line 9
11	Composite Income Tax Rate	22.98%	Source = Exhibit KWO-3 Docket No. A-41 Sub 22 Page 1 of 1
12	Income Taxes	\$ 341,901	(Line 10 / (1 - Line 11)) - Line 10
13	2021 Operating Expenses Excluding Income Taxes	\$ 1,490,493	Source = Exhibit KWO-4 Docket No. A-41 Sub 22 Page 11 of 22
14	Inferred Parking Revenue Requirement	\$ 3,740,125	Line 8 + Line 12 + Line 13
2021 Parking Revenues			
15	2021 Parking Revenues	\$ 3,976,447	Source = Exhibit KWO-4 Docket No. A-41 Sub 22 Page 11 of 22
16	SharpVue Purchase Price Inferred Rev. Req.	\$ 3,740,125	Line 14
17	Difference	\$ (236,322)	Line 16 - Line 15
18	Percent Difference	-5.94%	Line 17 / Line 16
Inferred Parking Revenues			
19	Inferred Parking Revenue Requirement	\$ 3,740,125	Line 14
20	Parking Exits	483,162	2021 Parking Exit Count provided by BHIL
21	Average Revenue per Exit *	\$ 7.74	Line 19 / Line 20
2021 Parking Revenues			
22	2021 Parking Revenues	\$ 3,976,447	Source = Exhibit KWO-4 Docket No. A-41 Sub 22 Page 11 of 22
23	Parking Exits	483,162	2021 Parking Exit Count provided by BHIL
24	Average Revenue per Exit *	\$ 8.23	Line 22 / Line 23
Original Cost to Mitchell Family Basis			
25	Original Cost Rate Base	\$3,958,975	Source = Exhibit KWO-3 Docket No. A-41 Sub 22 Page 1 of 1
26	Regulated Rate of Return	8.33%	Source = Taylor Testimony Table 1 at page 10
27	Inferred Net Income	\$ 329,783	Line 25 x Line 26
28	Less: Interest Expense	\$ 131,636	Line 25 x 50% x 6.65%
29	Income Subject to Tax	\$ 198,147	Line 27 - Line 28
30	Composite Income Tax Rate	22.98%	Source = Exhibit KWO-3 Docket No. A-41 Sub 22 Page 1 of 1
31	Income Taxes	\$ 59,103	(Line 29 / (1 - Line 30)) - Line 29
32	2021 Operating Expenses	\$ 1,490,493	Line 13
33	Inferred Parking Revenue Requirement	\$ 1,879,379	Line 27 + Line 31 + Line 32
34	Parking Exits	483,162	2021 Parking Exit Count provided by BHIL
35	Avg. Revenue per Exit with Original Rate Base *	\$ 3.89	Line 33 / Line 34
36	SharpVue Purchase Price Inferred Rev. Req.	\$ 3,740,125	Line 14
37	2021 Parking Revenues	\$ 3,976,447	Line 15
38	Original Cost to Mitchell Inferred Rev. Req.	\$ 1,879,379	Line 33
39	Difference	\$ (2,097,068)	Line 38 - Line 37
40	Percent Difference	-52.74%	Line 39 / Line 37

* Average revenue per exit cannot be equated to daily ticket price, as exits may span multiple days. It is used here as a rough measure for comparing the revenue impact of differing rate base valuations.