

## Commuter Parking Fund Cash Flow

The commuter fund balance was projected over the next 10 years for each of the two rate options. For both rate options, staff looked at a higher and lower parking lot utilization scenario. Additionally, staff evaluated what the impact would be on the fund of offering a discounted weekly and monthly bundle.

Currently, overall occupancy is at 47%, future occupancy was estimated. The other variable is the share of commuters who will purchase daily, weekly, or monthly passes. For the purposes of this projection, shares were assumed at 60% for daily, 10% for weekly, and 30% for monthly. These reflect the shares of the types of Metra passes used by riders. For all options and scenarios, a rate increase in Year 5, 2028, was assumed.

### \$2 and \$5 Higher Occupancy

**Table 1. \$2 and \$5 Rates, Higher Occupancy, No Discount**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Occupancy	50%	55%	60%	65%	70%	75%	80%	85%	90%	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,440,464	\$599,634	\$71,404	-\$495,407	-\$348,292	-\$103,457	\$236,552	\$669,093
Projected Revenues	\$1,097,882	\$1,296,847	\$1,421,966	\$1,547,144	\$1,672,382	\$2,431,708	\$2,602,360	\$2,773,078	\$2,943,864	\$3,114,721
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,440,464</b>	<b>\$599,634</b>	<b>\$71,404</b>	<b>-\$495,407</b>	<b>-\$348,292</b>	<b>-\$103,457</b>	<b>\$236,552</b>	<b>\$669,093</b>	<b>\$1,191,421</b>

**Table 2. \$2 and \$5 Rates, Higher Occupancy, Weekly/Monthly Discount**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Occupancy	50%	55%	60%	65%	70%	75%	80%	85%	90%	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,397,357	\$509,109	-\$70,849	-\$693,699	-\$629,124	-\$472,725	-\$227,048	\$105,265
Projected Revenues	\$1,097,882	\$1,253,740	\$1,374,548	\$1,495,415	\$1,616,343	\$2,349,167	\$2,513,924	\$2,678,746	\$2,843,637	\$3,008,597
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,397,357</b>	<b>\$509,109</b>	<b>-\$70,849</b>	<b>-\$693,699</b>	<b>-\$629,124</b>	<b>-\$472,725</b>	<b>-\$227,048</b>	<b>\$105,265</b>	<b>\$521,469</b>

## \$2 and \$5 Lower Occupancy

**Table 3. \$2 and \$5 Rates, Lower Occupancy, No Discount**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
<b>Occupancy</b>		<b>45%</b>	<b>48%</b>	<b>50%</b>	<b>53%</b>	<b>55%</b>	<b>60%</b>	<b>65%</b>	<b>70%</b>	<b>75%</b>
	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,317,301	\$304,044	-\$470,511	-\$1,332,912	-\$1,691,147	-\$1,951,662	-\$2,117,003	-\$2,189,812
Projected Revenues	\$1,097,882	\$1,173,684	\$1,249,538	\$1,300,819	\$1,376,792	\$1,926,358	\$2,097,010	\$2,267,728	\$2,438,514	\$2,609,371
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,317,301</b>	<b>\$304,044</b>	<b>-\$470,511</b>	<b>-\$1,332,912</b>	<b>-\$1,691,147</b>	<b>-\$1,951,662</b>	<b>-\$2,117,003</b>	<b>-\$2,189,812</b>	<b>-\$2,172,834</b>

**Table 4. \$2 and \$5 Rates, Lower Occupancy, Weekly/Monthly Discount**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
<b>Occupancy</b>		<b>45%</b>	<b>48%</b>	<b>50%</b>	<b>53%</b>	<b>55%</b>	<b>60%</b>	<b>65%</b>	<b>70%</b>	<b>75%</b>
	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,278,505	\$223,865	-\$593,797	-\$1,501,891	-\$1,924,979	-\$2,256,243	-\$2,498,229	-\$2,653,579
Projected Revenues	\$1,097,882	\$1,134,888	\$1,208,156	\$1,257,712	\$1,331,099	\$1,861,504	\$2,026,261	\$2,191,083	\$2,355,974	\$2,520,935
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,278,505</b>	<b>\$223,865</b>	<b>-\$593,797</b>	<b>-\$1,501,891</b>	<b>-\$1,924,979</b>	<b>-\$2,256,243</b>	<b>-\$2,498,229</b>	<b>-\$2,653,579</b>	<b>-\$2,725,037</b>

### \$3 Flat Rate Higher Occupancy

**Table 5. \$3 Rate, Higher Occupancy, No Discount**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Occupancy		50%	55%	60%	65%	70%	75%	80%	85%	90%
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,567,464	\$866,334	\$490,504	\$88,793	\$413,708	\$849,043	\$1,392,252	\$2,040,693
Projected Revenues	\$1,097,882	\$1,423,847	\$1,561,666	\$1,699,544	\$1,837,482	\$2,609,508	\$2,792,860	\$2,976,278	\$3,159,764	\$3,343,321
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,567,464</b>	<b>\$866,334</b>	<b>\$490,504</b>	<b>\$88,793</b>	<b>\$413,708</b>	<b>\$849,043</b>	<b>\$1,392,252</b>	<b>\$2,040,693</b>	<b>\$2,791,621</b>

**Table 6. \$3 Rate, Higher Occupancy, Weekly/Monthly Discount**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Occupancy		50%	55%	60%	65%	70%	75%	80%	85%	90%
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,519,912	\$766,475	\$333,583	-\$129,946	\$106,206	\$446,437	\$888,202	\$1,428,859
Projected Revenues	\$1,097,882	\$1,376,295	\$1,509,359	\$1,642,481	\$1,775,665	\$2,520,744	\$2,697,756	\$2,874,834	\$3,051,980	\$3,229,196
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,519,912</b>	<b>\$766,475</b>	<b>\$333,583</b>	<b>-\$129,946</b>	<b>\$106,206</b>	<b>\$446,437</b>	<b>\$888,202</b>	<b>\$1,428,859</b>	<b>\$2,065,662</b>

### \$3 Flat Rate Lower Occupancy

Table 7. \$3 Rate, Lower Occupancy, No Discount

Occupancy	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
		45%	48%	50%	53%	55%	60%	65%	70%	75%
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,431,601	\$540,264	-\$107,291	-\$835,072	-\$1,053,607	-\$1,161,722	-\$1,161,963	-\$1,056,972
Projected Revenues	\$1,097,882	\$1,287,984	\$1,371,458	\$1,427,819	\$1,511,412	\$2,066,058	\$2,249,410	\$2,432,828	\$2,616,314	\$2,799,871
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,431,601</b>	<b>\$540,264</b>	<b>-\$107,291</b>	<b>-\$835,072</b>	<b>-\$1,053,607</b>	<b>-\$1,161,722</b>	<b>-\$1,161,963</b>	<b>-\$1,056,972</b>	<b>-\$849,494</b>

Table 8. \$3 Rate, Lower Occupancy, Weekly/Monthly Discount

Occupancy	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
		45%	48%	50%	53%	55%	60%	65%	70%	75%
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Starting Cash Balance	\$2,415,386	\$2,159,836	\$1,388,804	\$451,817	-\$243,289	-\$1,021,476	-\$1,309,753	-\$1,493,951	-\$1,576,615	-\$1,560,388
Projected Revenues	\$1,097,882	\$1,245,187	\$1,325,809	\$1,380,267	\$1,461,007	\$1,996,315	\$2,173,327	\$2,350,405	\$2,527,551	\$2,704,767
Projected Expenses	\$1,852,602	\$2,016,219	\$2,262,796	\$2,075,373	\$2,239,193	\$2,284,592	\$2,357,525	\$2,433,069	\$2,511,324	\$2,592,393
<b>Ending Cash Balance</b>	<b>\$2,159,836</b>	<b>\$1,388,804</b>	<b>\$451,817</b>	<b>-\$243,289</b>	<b>-\$1,021,476</b>	<b>-\$1,309,753</b>	<b>-\$1,493,951</b>	<b>-\$1,576,615</b>	<b>-\$1,560,388</b>	<b>-\$1,448,014</b>