



REPORT FOR ACTION

Toronto Parking Authority - 2024 August 31 Year-to-Date Financial Performance

Date: September 10, 2024

To: Audit and Risk Management Committee of the Board of Directors of Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: All

SUMMARY

Toronto Parking Authority's (TPA) net income for the eight months ended August 31st, 2024, was \$30.8 million, + \$11.2 million vs plan.

Total revenue was \$108.9 million, +\$5.3 million vs plan as parking revenue reached a post-pandemic high of 98.0 percent (versus 2019). Transactions trending at 84.2 percent vs 2019, comparable to plan and higher vs prior year. Costs were \$71.6 million, \$3.0 million lower than plan driven by favourability on municipal taxes and general and administration, partially offset by higher volume related expenses.

Financing income was \$3.2 million, +\$1.0 million vs plan due to higher interest rates and cash balance than plan. Finance income decreases when TPA uses cash to pay for capital deployments and quarterly income distribution.

Amortization of property and equipment was \$9.6 million, \$2.0 million lower than plan as assets were in service later than planned.

Forecasting full year net income as submitted in City 2025 budget submission is \$41.9 million, +\$9.2 million better than plan based on current trajectory and no unexpected adverse financial impacts.

TPA forecasting to deliver 94% of TPA led capital spend of adjusted 2024 Board approved budget. As of August 31, 2024, total capex tracking at 79.8% vs. Plan.

Available cash was \$64.2 million at end of August and will decrease as capital funded by TPA is deployed and income distribution is paid quarterly under the new income sharing framework.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors, Toronto Parking Authority, receive this report for information.

FINANCIAL IMPACT

There are no financial impacts from this report.

DECISION HISTORY

N/A

COMMENTS

Highlights:

Performance Tables

Table 1: 2024 August YTD Results

For the Eight Months Ending August 31, 2024							
\$000's	2024 Actual	2024 Budget	2023 Actuals	2024 Actual vs 2024 Budget		2024 Actual vs 2023 Actuals	
Off-Street revenue	57,898	56,497	55,402	1,401	2%	2,497	5%
On-Street revenue	40,951	36,886	32,145	4,064	11%	8,806	27%
Bike Share revenue	9,023	9,291	7,128	(268)	-3%	1,895	27%
Total parking & user revenue	107,872	102,674	94,675	5,198	5%	13,197	14%
Other Revenue	996	912	1,009	84	9%	(12)	-1%
Total Revenue	108,869	103,586	95,684	5,282	5%	13,185	14%
¹ Direct expenses - operating	(43,034)	(45,045)	(37,750)	2,010	4%	(5,284)	-14%
Contribution Margin	65,834	58,542	57,933	7,293	12%	7,901	14%
Contribution Margin %	60.5%	56.5%	60.5%	4.0%		-0.1%	
² Municipal property tax	(14,474)	(15,707)	(15,206)	1,233	8%	732	5%
³ Indirect Expenses	(14,120)	(13,840)	(11,872)	(280)	-2%	(2,249)	-19%
EBITDA	37,240	28,995	30,855	8,246	28%	6,385	21%
EBITDA %	34.2%	28.0%	32.2%	6.2%		2.0%	
Finance Income	3,162	2,177	3,944	985	45%	(783)	-20%
Amortization of property & equipment	(9,584)	(11,576)	(5,996)	1,992	17%	(3,588)	-60%
Net income	30,818	19,595	28,804	11,223	57%	2,014	7%

Highlights:

Net Income

Net income at \$30.8 million, + \$11.2 million vs plan, due to:

Revenue

Total revenue was \$108.9 million, +\$5.3 million vs plan driven mainly by price with comparable volume: Bike Share (\$0.2) million due to ridership mix.

Expenses

Total operating expense ⁽¹⁺²⁺³⁾ was \$71.6 million, \$3.0 million lower than plan, primarily due to favourability on municipal taxes and the prudent management of expenses.

Financing Income

Financing income was \$3.2 million, +1.0 million vs plan due to higher interest rates and cash balance than plan. Finance income will decrease as TPA pays for capital deployments and quarterly income distribution.

Amortization of property

Amortization of property and equipment was \$9.6 million; \$2.0 million lower than plan as assets were in service later than planned.

Off-Street YTD Results:

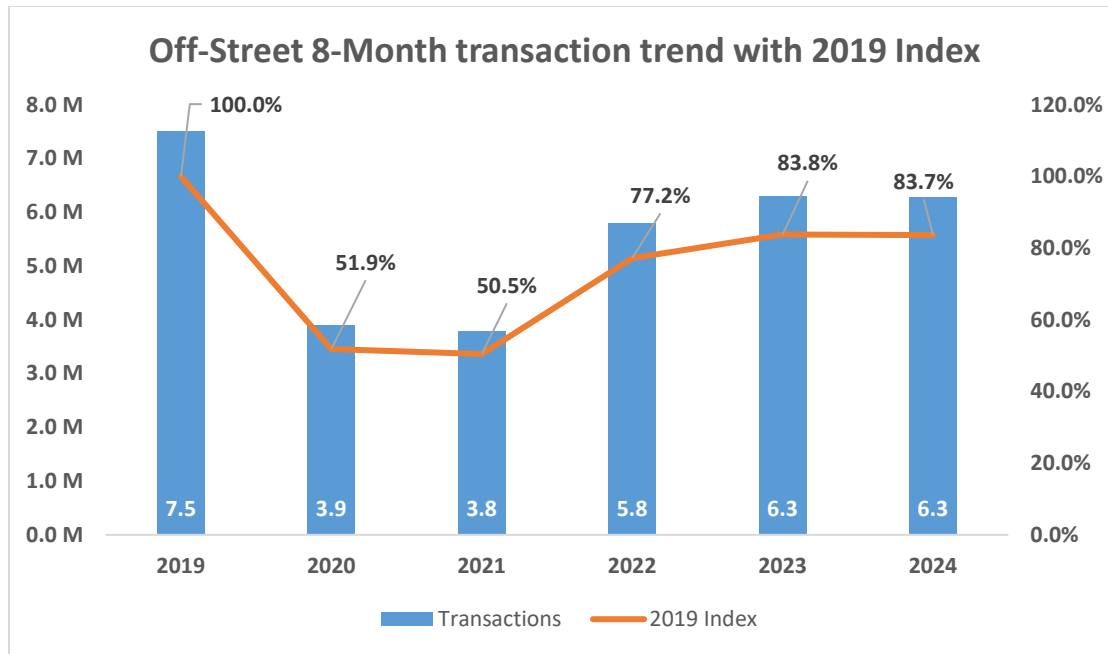
Table 2: 2024 Off-Street August YTD Results

For the Eight Months Ending August 31, 2024

\$000's	2024 Actual	2024 Budget	2023 Actuals	2024 Actual vs 2024 Budget		2024 Actual vs 2023 Actuals	
Off-Street parking revenue	57,898	56,497	55,402	1,401	2%	2,497	5%
Other Revenue	996	912	1,009	84	9%	(12)	-1%
Total Revenue	58,895	57,409	56,410	1,486	3%	2,484	4%
Direct expenses - operating	(24,637)	(26,044)	(22,324)	1,407	5%	(2,314)	-10%
Contribution Margin	34,257	31,365	34,086	2,892	9%	171	1%
Contribution Margin %	58.2%	54.6%	60.4%	3.5%		-2.3%	

Off-Street contribution margin was \$34.3 million, +\$2.9 million vs plan driven primarily from price impact of \$1.4 million while achieving comparable volume impact to planned rate changes.

Off-Street Transaction Trend:



On-Street YTD Results:

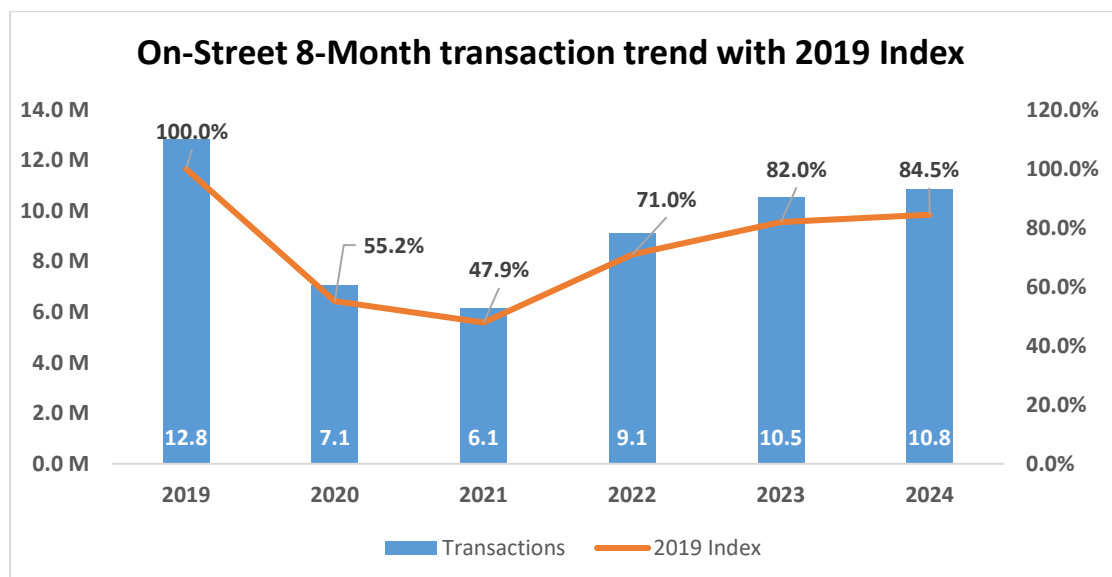
Table 3: 2024 On-Street August YTD Results

For the Eight Months Ending August 31, 2024

\$000's	2024 Actual	2024 Budget	2023 Actuals	2024 Actual vs 2024 Budget	2024 Actual vs 2023 Actuals
On-Street parking revenue	40,951	36,886	32,145	4,064	11%
Direct expenses - operating	(7,987)	(8,271)	(6,321)	284	3%
Contribution Margin	32,964	28,616	25,824	4,348	15%
Contribution Margin %	80.5%	77.6%	80.3%	2.9%	0.2%

On-Street contribution margin was \$33.0 million; +\$4.3 million vs plan driven by \$4.1 million from price impact and comparable planned volumes.

On-Street Transactions Trend:



Combined EV YTD Results:

Table 4: Combined EV August YTD Results

For the Eight Months Ending August 31, 2024
Combined

\$000's	EV	Off-Street	On-Street
Charging Revenue	319	209	110
Associated Parking Revenue	331	310	21
Total Revenue	650	519	131
Direct expenses - operating	(404)	(308)	(95)
	-		
Contribution	247	211	36
Contribution Margin %	37.9%	40.6%	27.5%

Total EV contribution margin was \$0.2 million with associated margin of 40.6%.

Revenue was \$0.7 million associated with charging and associated parking revenue. Off-Street EV benefited from associated parking revenue. Majority of On-Street EV charging locations do not have associated parking fees.

Expenses was \$0.4 million supporting variable and fixed cost. Off-street higher primarily due to investments in warranty on assets.

Year to date EV charging sessions was sixty thousand, + twenty thousand vs plan.

Bike Share YTD Results:

Table 5: 2024 Bike Share August YTD Results

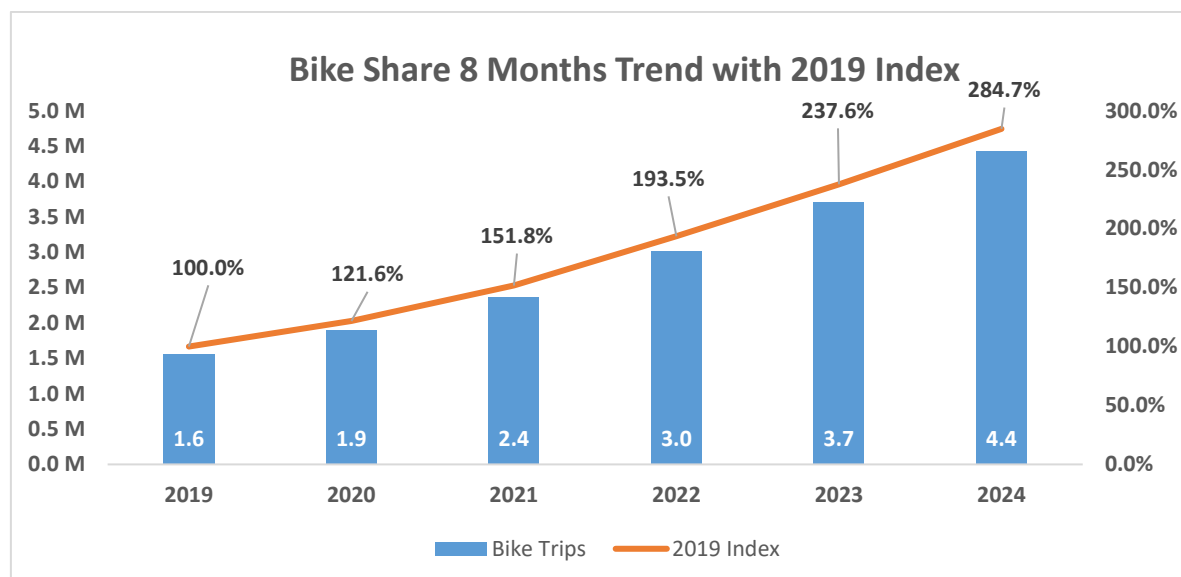
For the Eight Months Ending August 31, 2024

\$000's	2024 Actual	2024 Budget	2023 Actuals	2024 Actual vs 2024 Budget		2024 Actual vs 2023 Actuals	
Total Revenue	9,023	9,291	7,128	(268)	-3%	1,895	27%
Direct expenses - operating	(10,410)	(10,730)	(9,106)	320	3%	(1,304)	-14%
Contribution Margin	(1,387)	(1,439)	(1,978)	52	4%	591	30%
Contribution Margin %	-15.4%	-15.5%	-27.7%	0.1%		12.4%	

Year to date Ridership of \$4.4 million +0.7 million vs prior year; +0.3 million vs plan. On track for another record ridership year.

Bike Share contribution margin loss was \$1.4 million; comparable to Plan and influenced by ridership mix.

Bike Share Ridership Trend:



Ridership is forecasted to achieve 6.4 million trips by end of 2024.

Capital Spend YTD Results:

Table 6: 2024 Capital Spend August YTD Results

For the Eight Months Ending August 31st, 2024

\$000's	2024 Revised Capital Budget	Actuals	Committed	Spent & Committed	% Spent and Committed
Acquisition	20,102	158	19,790	19,948	99.2%
EV On-Street	2,108	724	199	923	43.8%
Health and Safety	1,201	121	102	224	18.6%
City Led	23,411	1,004	20,092	21,095	90.1%
Acquisition Outfit	3,500	42	228	270	7.7%
Bike Share	3,647	4,603	903	5,505	151.0%
EV Off-Street	4,807	969	2,786	3,755	78.1%
Service Improvements and Growth	15,299	690	5,373	6,063	39.6%
State of Good Repair	20,656	10,516	9,679	20,194	97.8%
Health and Safety	10	29	-	29	-
TPA Led	47,919	16,848	18,968	35,817	74.7%
Grand Total	71,330	17,852	39,060	56,912	79.8%

As of August 31st, 2024, capital spend was \$17.9 million mainly spent on:

- \$10.5 million; State of good repair for Car Park 43 (2 Church), Car Park 68 (30 St. Andrew) and Car Park 58 (9 Bedford).
- \$4.6 million Bike Share for station install's, e-docks and rebalancing of bike fleet.

TPA forecasting to deliver 94% of TPA led capital spend of adjusted 2024 Board approved budget. As of August 31, 2024, total capex tracking at 79.8% vs. Plan.

CONTACT

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SIGNATURE

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Toronto Parking Authority