

Department of Off-Street Parking

Comprehensive Annual Financial Report



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

Department of Off-Street Parking

Comprehensive Annual Financial Report

PREPARED BY THE FINANCE DEPARTMENT

Scott Simpson

Chief Financial Officer



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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Department of Off-Street Parking

Comprehensive Annual Financial Report

Introductory Section



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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Miami Parking Authority

Arthur Noriega, V.
Chief Executive Officer

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Miami, Florida 33132

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January 26, 2010

Honorable Mayor and Members
The City of Miami Commission.

Message from Management:

The Comprehensive Annual Financial Report (CAFR) of the Department of Off-Street Parking of the City of Miami, Florida (the City) d/b/a Miami Parking Authority (the Authority) for the fiscal year ended September 30, 2009 is herewith submitted. The financial statements were prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB) and audited by a firm of independent certified public accountants.

The management of the Authority is responsible for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures. The data is reported in a manner designed to present fairly the financial position and the results of operations of the Authority. We believe that all the information necessary to enable a reader to gain an understanding of the Authority's financial and operational activities is included.

These assertions are based on a comprehensive framework of internal accounting controls, which are an integral part of the Authority's accounting system and are designed to provide reasonable, but not absolute, assurance that assets are safeguarded from unauthorized use or disposition and that records used for preparing financial statements and maintaining asset accountability are reliable.

GAAP requires that management provides a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The Authority's MD&A can be found immediately following the report of the independent auditors. The remainder of this letter provides an overview of the Authority as well as local economic conditions and prospects for the future.

Profile of the Government

The Authority was created in 1955 by a Special Act of the Florida State Legislature. The Authority's enabling legislation was incorporated into the City's Charter in 1968. As a semi-autonomous agency of the City, the Authority receives no property tax support. During its 54-year history, the Authority has been supported solely by the revenue generated through its operation.

The Authority is governed by the five-member Off-Street Parking Board (the Board). The Board has the powers, duties, and responsibilities customarily vested in the board of directors of a private corporation and exercises supervisory control over the operations of the off-street and on-street parking facilities of the City. The Miami City Commission retains the final authority for the approval of the Authority's annual budget and rate structure, with the exception of leased and managed facilities, the confirmation of appointments to the Board, and the issuance of parking revenue bonds. As a component unit of the City, the financial statements of the Authority are incorporated as a discretely presented proprietary fund into the City's Comprehensive Annual Financial Report.

As of September 30, 2009, the Authority managed approximately 32,600 spaces, including 10 garages, 80 surface lots, and approximately 9,900 on-street spaces. The Authority provides parking for about 6 million vehicles annually.

The Authority operates facilities which it owns, as well as facilities owned by other governmental units, nonprofit entities, and public/private sector joint ventures. Non-Authority-owned facilities operated under management or lease agreements include:

- City of Miami
Knight Center Garage and Municipal Lot Nos. 1, 20, 57, 58, 59, 60, 67, 68, 70, 71, and 72 (2,951 spaces)
- Miami-Dade County
Garage I and Municipal Lot Nos. 18, 22, 23, 26, 34, 44, 45, 46, 48, and E (1,677 spaces)
- State of Florida
Municipal Lot Nos. 11-17, 28, 29, 30, 32, 33, 36-39, 42, 49-56, 73, and 76-78 (2,452 spaces)
- Martin Luther King Economic Development Corporation and R.J. Properties
Municipal Lot No. 7 (66 spaces)
- Grovites United To Survive (G.U.T.S.)
Municipal Lot No. 25 (35 spaces)
- Wind & Rain Corporation
Municipal Lot No. 80 (28 spaces)
- Jacob 1535 Properties
Municipal Lot. No. 74 (39 spaces)
- Flagler Development Company, LLC
Municipal Lot Nos. A, B, C and D (1,206 spaces)
- Public Health Trust
Park Plaza West Garage, Park Plaza East Garage, Highland Park Garage, Jackson Medical

Towers Garage, North Garage, Municipal Lot Nos. 0, 4, 5, 10 and Highland Park Pavilion Lot (7,175 spaces)

In addition to on-street and off-street parking operations, the Authority shares responsibility with the City of Miami Police Department for the ticketing and towing of illegally parked vehicles. The Authority also shares responsibility with Miami-Dade County for enforcement of parking regulations. Although the Authority participates in these enforcement and regulatory responsibilities, the Authority receives no parking fine revenue. All parking fine revenue generated within the City of Miami by the Authority is collected by the Miami-Dade County Clerk of the Circuit and County Courts, and is allocated to the City of Miami (67%) and Miami-Dade County (33%). During fiscal year 2009, Authority traffic management enforcement efforts generated approximately \$3.4 million in parking fine revenue for the City of Miami and approximately \$ 4.4 million for Miami-Dade County.

The Authority manages, under a separate management agreement, the operations of the International Place – Knight Center Garage for the City. Under the terms of the agreement, the Authority receives a management fee based on a percentage of gross revenue for this garage, which is recorded as revenue from management and administrative fees on the Authority's financial statements. Because all ownership rights and ultimate financial responsibility for these operations are held by the City, these operations are excluded from the Authority's reporting entity.

A unique nonparking-related responsibility of the Authority is the management of the historic 1,567-seat Gusman Center for the Performing Arts and the Olympia Office Building owned by the City of Miami. The Gusman Center and Olympia Building (G&O) complex was donated to the City of Miami in 1975 by its benefactor, Maurice Gusman, with the stipulation that the facility be managed by the Authority. The City of Miami traditionally has provided deficit funding, as necessary, to operate the facility. In 1994, the City of Miami selected a developer and entered into a lease agreement which provided for the redevelopment of the Olympia Building into 80 units of affordable housing. Construction of these units was completed in January 1997. This lease provides an income stream used to partially fund the complex. The operations of the G&O complex are separately accounted for by the City of Miami under the title of the G&O Special Revenue Fund, and are excluded from the Authority's reporting entity.

The Authority sponsors a defined benefit plan in which all full-time Authority employees participate. The pension plan is presented on the face of the Authority's financial statements as a fiduciary fund type. Additionally, required disclosures regarding the pension plan are presented in the notes to the financial statements.

During the past several years, the Authority has experienced rapid change both in terms of operational responsibilities and its role in the community development process. The Authority's traditional role of meeting the parking needs of the City of Miami has been expanded to include fostering an awareness of parking as an integral component of a balanced transportation system (public and vehicular) and the community development process.

The Authority's expanded role in community involvement is demonstrated in various parking-related projects geared toward neighborhood beautification and economic development, as well as continued participation on civic and governmental committees.

The Authority's continued role in community involvement is demonstrated as follows:

- The Authority continues its participation in neighborhood parking advisory committees which provide a vehicle for citizen participation in the Authority's decision-making process.
- The Board and Authority continue participating in civic and governmental committees to share resources and provide input on decisions which impact on the area's transportation needs and the City of Miami community development process.
- The Board and staff continue to support the Gusman Center for the Performing Arts. With the assistance of the Board and the Authority, approximately \$40,000 in capital improvement grants from Miami-Dade County was awarded to the theater for the 2008 – 2009 fiscal year.
- During 2009, the Authority continued its summer internship program for disadvantaged youth by awarding four high school students full-time summer internships. The students were mentored by staff and were able to experience job responsibilities, skills, and work ethics in a real-life environment.

Economic Condition and Outlook

The City of Miami encompasses 34.3 square miles of land and 19.5 square miles of water, and is the county seat of Miami-Dade County, which encompasses 2,000 square miles of Florida's southeastern region. Miami is situated at the mouth of the Miami River on the western shore of Biscayne Bay and is the main port of entry in Florida. Miami is the southernmost major city and seaport in the continental United States. The nearest foreign territory is the Bahamian Island of Bimini, 50 miles from the Miami coast. Miami has a subtropical-marine climate, characterized by long summers with abundant rainfall and mild, dry winters. The average temperature in the summer is 81.4 degrees Fahrenheit and 69.1 degrees Fahrenheit in the winter, with an average annual temperature of 75.3 degrees.

The economic base of Greater Miami has diversified in recent years, shifting from a reliance on the tourism industry to a combination of manufacturing, service industries, and international trade.

The City of Miami has a resident population in excess of 365,000 and a workforce within the City in excess of 150,000. Total motor vehicle registrations within the City and Miami-Dade County, taken as a whole, exceed 2 million. The Authority is charged with meeting the public parking needs within the City limits.

Most public sector parking programs use parking revenue to fund their operating budgets. Within the United States, more than 71% of municipal parking operations derive their operating budgets from parking revenue. The Authority also funds its operating budget, including debt service, from parking revenue. Revenue from parking ticket fines goes to the general fund of the City of Miami and Miami-Dade County governments.

	Industry (1)	Where the money comes from				
		Authority				
		2009	2008	2007	2006	2005
On-street meter revenue	20.1%	41.7%	37.4%	34.9%	34.7%	39.0%
Garage revenue	35.2	11.3	11.7	14.6	18.5	20.2
Lot revenue	13.4	31.6	31.0	31.5	34.5	33.9
Penalties and fines	14.0	—	—	—	—	—
Interest	2.4	1.7	5.4	8.7	6.8	1.0
Management and administrative fees	0.7	12.5	12.9	9.4	4.5	4.9
Parking taxes	0.8	—	—	—	—	—
Other, including towing revenue	13.4	1.2	1.6	0.9	1.0	1.0
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

(1) Source: *Benchmarking The Parking Profession*, published by the International Parking Institute (IPI), 1998.

In the United States and Canada, the average municipal operations include 12 surface lots and two garages. The Authority's operation includes 80 surface lots and ten garages. Within the United States, municipal parking operations average 9,500 spaces in the Northeast, 5,000 in the Southeast, 4,200 in the Midwest, and more than 11,000 on the West Coast. The average number of municipal on-street parking spaces ranged from 750 within cities with populations under 50,000 to more than 22,800 within cities with populations of over 1 million. The Authority manages approximately 9,900 on-street parking spaces within the City of Miami.

The following is a summary of municipal on-street and off-street parking spaces with related population sizes:

City size (1)	Total spaces (1)
0 to 100,000	2,500
100,000 to 200,000	5,000
250,000 to 500,000	7,800
500,000 to 1 million	20,800
+ 1 million	22,800
The Authority	32,600

The following is a summary of municipal parking expenses nationwide compared to the Authority:

	<u>Industry (1)</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Returned to government	1.7%	8.6%	5.0%	12.3%	13.2%	14.7%
Interest expense	19.2	4.4	7.8	11.4	9.9	3.8
Contract service, rentals, and other	14.8	34.5	23.7	20.3	22.9	21.9
Utilities and insurance	6.6	6.2	9.2	9.4	7.2	9.8
Maintenance and repairs	21.9	4.9	7.3	5.3	6.6	5.2
Personnel	35.8	41.4	47.0	41.3	40.2	44.6
	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

(1) Source: *Benchmarking The Parking Profession*, published by the International Parking Institute (IPI), 1998.

Operational Highlights

Operation accomplishments during the 2008 - 2009 fiscal year for the Authority included the following:

- The Authority continued to provide parking management services for the Public Health Trust (“PHT”) for their 7,000 parking spaces on the Jackson medical campus. In this capacity, MPA stewarded over \$10 million in much needed revenue for the County’s public hospital. The Authority completed the installation of \$2 million in new revenue control equipment for PHT. This technology transformed the operation into a State-of-the-Art automated operation.
- The Authority continued other public-private partnerships with companies like Flagler Development and the Gesu Church which allow MPA to further meet public parking needs for the downtown area.
- Miami Parking Authority began the process of automating all of the Authority owned attendant locations. The Cultural Center Garage, Lot #33 and Lot #43 all received equipment upgrades. This process will solidify stringent cash controls and provide efficiencies that will be realized for years to come.
- Furthering our commitment to balance the parking needs of the broad public, MPA implemented several programs targeted to specific user groups such as merchants and residents. These programs provide customized benefits to both users while assuring the various parking needs of both are met.
- MPA upgraded its vehicle fleet to include extremely fuel efficient SMART cars. With the purchase of seven SMART cars driven by our enforcement officers, we significantly reduced emissions from MPA’s most frequently driven cars.
- MPA implemented a special parking program for fuel efficient vehicles. This program provides reserved parking spaces and discounted monthly parking for the most fuel efficient vehicles.

Financial Highlights

The following is a summary of financial highlights of the Authority for the fiscal years ended September 30, 2005 through 2009 (amounts in dollars, except debt service ratio):

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Total revenue including interest	\$ 14,573,955	17,856,509	22,764,627	24,377,329	24,557,963
Operating expenses before depreciation and amortization	(10,449,620)	(11,679,111)	(14,716,792)	(17,245,233)	(17,838,937)
Depreciation and amortization	(1,699,218)	(2,362,431)	(2,439,843)	(2,500,475)	(2,545,454)
Interest expense ^(a)	(490,587)	(1,503,411)	(2,195,760)	(1,551,110)	(1,024,037)
Nonoperating income (expenses) ^(b)	<u>(30,188)</u>	<u>1,021,135</u>	<u>29,404</u>	<u>(54,162)</u>	<u>519</u>
Net income before operating transfers and contributed capital	<u>\$ 1,904,342</u>	<u>3,332,691</u>	<u>3,441,636</u>	<u>3,026,349</u>	<u>3,150,054</u>
Debt service coverage ratio (see Exhibit 2)	3.40	2.75	2.71	3.03	3.61
Property, plant, and equipment, net	\$ 34,056,644	38,470,390	39,723,777	49,248,016	74,801,511
Bonds payable, net of current portion and unamortized discount/premium	\$ 9,132,566	49,060,703	48,282,291	47,694,210	46,853,854
Amount available in restricted reserve accounts, net	\$ 1,158,563	37,108,394	32,980,107	25,052,566	4,644,348
Number of parking spaces (see Exhibit 5)	17,826	20,208	31,651	31,927	32,606
Average revenue per space (see Exhibit 6)	823.33	830.91	816.66	820.93	855.23

(a) Interest expense includes amortization of bond discounts/premiums and is net of interest capitalized during the year.

(b) Nonoperating income/expenses include gains and losses on disposal of fixed assets, and valuation changes due to valuing investments at fair market value. It excludes any optional transfers of excess revenue made to the City.

During 2004 – 2005, the Authority negotiated a \$3 million 20-year, zero interest rate loan from the City of Miami to be used to help finance the Goodwill Garage. As of September 30, 2007, the Authority had drawn \$3.0 million on the loan and had made repayments of \$.3 million.

During 2005 – 2006, the Authority completed the issuance of \$40.7 million of Parking System Revenue Bonds for various capital projects including the redevelopment of the Court House Garage with a synthetic fixed rate of 4.48%.

During 2006 – 2007, the Authority purchased additional PAD inventory for approximately \$1.7 million.

During 2007 – 2008, the Authority made substantial progress in the redevelopment of the Courthouse Center Garage by signing a \$34.3 million construction contract with a developer and beginning construction on the project.

During 2008 – 2009, the Authority successfully completed the majority of the redevelopment work for the Courthouse Center Garage. The garage was opened for business in January 2010.

Effective with the 1998 – 1999 fiscal year, the Authority signed a five-year agreement with the City of Miami, whereby the Authority agrees to transfer all its operating revenue in excess of operating expenses, debt service payments, replacement and renewal capital requirements, and working capital requirements to the City. The transfer of excess revenue for the last year of the agreement fiscal year 2003 – 2004 totaled \$1.5 million.

Starting with fiscal year 2005 – 2006 transfers of excess revenue to the City are guided by language in the 1998 bond ordinance, Section 509 which states that after satisfying all required transfers to the revenue, interest, principal, sinking fund, and renewal and replacement accounts, “The Department, at its option, may apply any amounts remaining in the General Reserve Account” for various purposes including transfer to the City. For fiscal year 2008 – 2009, the Department has recorded transfers to the City totaling approximately \$2.0 million.

Prospects for the Future

The Authority has been very active in evaluating parking demand and anticipating future parking needs in the various areas within the City. The projects include:

- The Authority continues to monitor potential projects in the Downtown, the Design District and other areas that may support additional parking inventory.
- The Authority will continue to upgrade revenue control equipment and transform our attendant locations into State-of-the-Art pay-on-foot facilities.
- MPA is currently developing several potential joint venture arrangements that will better provide for the public parking needs of the community.

Budgetary Controls

The Board reviews and approves an annual operational budget which includes the detail of anticipated revenue and expenses for each facility and specific areas of responsibility. Once approved by the Board, the budget is submitted to the Miami City Commission for ratification at a public hearing.

As part of the budget review process, two reports are submitted to the Board. These include: 1) a monthly and year-to-date statement of revenue and expenses designed to show actual financial performance vs. budget and prior year’s actual results, and 2) a five-year strategic plan which provides, among other things, estimates and projections of future capital projects, changes to operations and financial performance. Based on a review of these reports, the Board determines if the overall Authority financial performance justifies proceeding with capital projects in their established priority order.

To help ensure that the financial stability of the Authority is maintained throughout the implementation of the capital program, the Board uses the above budget review process in its capital implementation authorization process. In this process, financial resources available for the capital program and income availability for debt service are monitored on a regular basis. The expected revenue level must be achieved before additional spending for new projects is authorized.

Accounting Systems and Internal Control

The Authority follows U.S. generally accepted accounting principles (GAAP) applicable to governmental units. The accounting records are maintained on an accrual basis.

The Authority utilizes a custom-designed computerized garage revenue control system which significantly improves accuracy of daily audits of garage operations. The system, by the use of a magnetic stripe reader, automatically enters and records all ticket transaction information into the computer to enhance the internal accounting controls of the Authority.

Management of the Authority is responsible for establishing and maintaining an internal control structure designed to help ensure that the assets of the Authority are protected from loss, theft or misuse and to help ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure has been designed to provide reasonable, but not absolute, assurance regarding safeguarding of assets against loss from unauthorized use or disposition and the reliability of financial records for preparing financial statements and maintaining accountability. The concept of reasonable assurance recognizes that the cost of control should not exceed the benefits likely to be derived and that the evaluation of costs and benefits requires estimates and judgment by management. All internal control evaluations occur within the above framework.

Debt Administration

The bond indenture requires the Authority to establish parking rates that are adequate to cover all operational costs and to maintain a 1.50 debt-service coverage ratio.

On November 23, 1998, the Authority issued \$13.5 million of 1998 Series Parking System Revenue Refunding Bonds, with an average interest rate of 4.68%. Approximately \$2.4 million of the proceeds, together with \$.7 million of 1992 Series debt reserve and sinking funds, were used to advance refund \$2.9 million of outstanding 1992 Series parking revenue bonds with an average interest rate of 6.4%. These funds were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments of the 1992 Series bonds. As a result, the 1992 Series bonds are considered to be defeased, and the liability for these bonds has been removed from the financial statements.

In addition, approximately \$10.7 million of the proceeds were used to establish a 1998 project account to fund future capital projects.

On November 23, 1998, the Authority utilized \$9.9 million of unrestricted cash and \$1.8 million of 1993 Series debt reserve and sinking funds to defease \$11.1 million of outstanding 1993 Series bonds with an average interest rate of 5.25%. The funds used to defease the 1993 Series bonds have been deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on these bonds and, accordingly, said bonds are considered as defeased, and all liabilities associated with those bonds have been removed from the financial statements.

The 1998 bonds were rated A- and A3 by Standard and Poor's Corporation and Moody's Investors Services, respectively.

During 2005 – 2006, the Authority issued \$40.7 million of Parking System Revenue Bonds for various capital projects including the redevelopment of the Court House Garage with a synthetic fixed rate of 4.48% (the "Series 2006 Bonds"). Additionally during 2005 – 2006 the Authority

requested the final draw of the \$3.0 million, 20-year, zero interest, subordinated loan from the City of Miami. The balance outstanding on the City loan was \$2.6 million as of September 30, 2008.

During fiscal year 2007 – 2008, the Authority issued \$41.0 million of Parking System Revenue Refunding bonds for the purpose of fully redeeming and refunding the Series 2006 Bonds and paying certain costs of issuance.

During 2008 – 2009, all bond covenants related to debt service (such as, ratios of net income to debt service and sinking funds) were met. Comparative information for previous years is presented in the statistical section of this report in Exhibit 3. See footnote 5 on the accompanying financial statements for more detailed information on long-term debt.

Risk Management

The Authority has obtained conventional commercial insurance coverage against customary risks of losses. In addition, the Authority manages risk through various employee education, inspection and prevention programs.

Independent Audit

The Authority's bond indenture and the Florida Statutes require an annual independent audit of the financial statements. This was accomplished in the current fiscal year by McGladrey and Pullen, LLP (M&P), independent certified public accountants. The independent auditors' report of M&P is included in the financial section of this report.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting for the 23rd consecutive year to the Authority for its component unit financial report for the fiscal year ended September 30, 2008.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report whose contents conform to program standards. Such reports must satisfy both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The Authority believes that its current Comprehensive Annual Financial Report continues to conform to Certificate of Achievement Program requirements and it is being submitted to the GFOA to determine its eligibility for another certificate.

Acknowledgments

We would like to thank the members of the Off-Street Parking Board for guidance and support in the monitoring of the financial affairs of the Authority in a progressive and responsible manner. Through the efforts of the Off-Street Parking Board, the City Commission, City of Miami Authority and agencies, and the Authority staff, the achievements described in this report have become a reality. We also wish to express our appreciation to the members of the Authority staff who contribute specifically to the preparation of this report.

Respectfully submitted,

Jami Reyes
Chairperson of the Board

Arthur Noriega, V
Chief Executive Officer

Scott Simpson, CPA, CPFO
Chief Financial Officer

Principal Officials

City of Miami Commission

Tomás Regalado
Mayor

Frank Carollo
Vice Chair Person

Marc Sarnoff
Chair Person

Francis Suarez
Commissioner

Pedro G. Fernandez
City Manager

Wilfredo Gort
Commissioner

Off-Street Parking Board of Directors

Jami Reyes, Chairperson
President
Jami Reyes & Co.

Arthur H. Hertz
Chief Executive
Wometco Enterprises, Inc.

Tom Jelke
President and CEO
T. Jelke Solutions

Marlon Hill
Attorney at Law
Chairman of the Finance Committee

Stephen Nostrand
Executive Vice President
Colliers Abood Wood-Fay

Director Emeritus

Arnold Rubin
Director Emeritus, President
HUB Authority Stores (Retired)

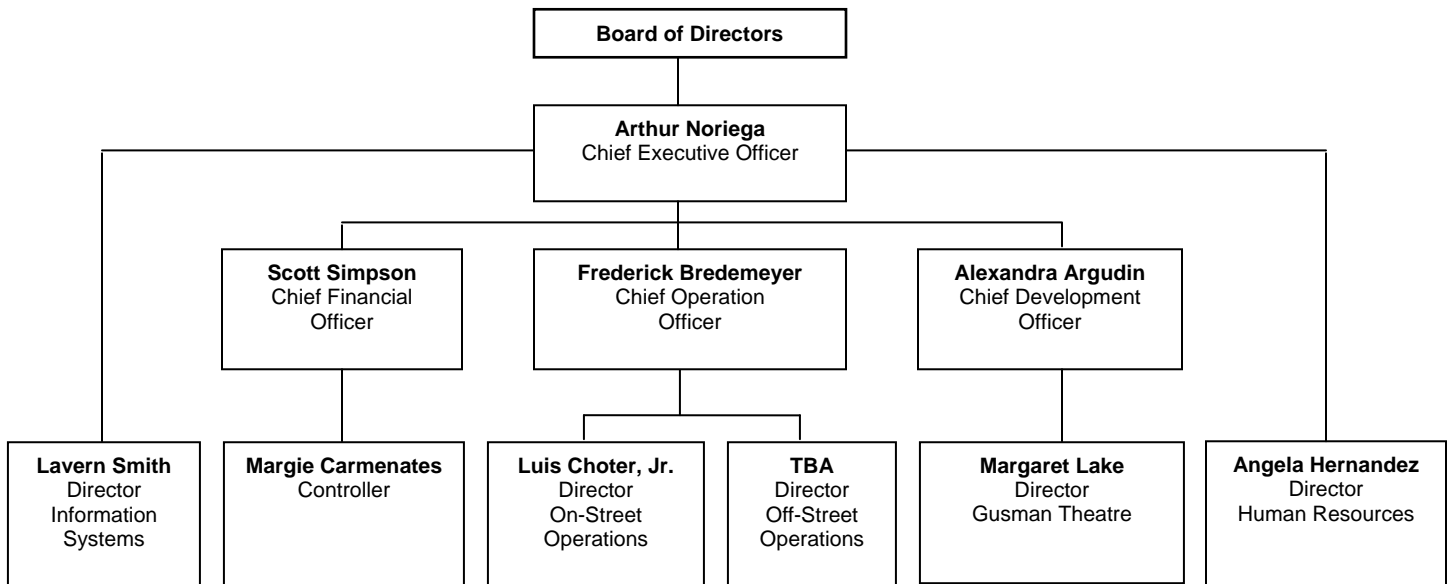
Miami Parking Authority Executive Staff

Arthur Noriega, V, Chief Executive Officer
Scott Simpson, CPA, Chief Financial Officer

Authority Auditors

McGladrey & Pullen, LLP

Miami Parking Authority Senior Administration Organizational Chart



Certificate of Achievement for Excellence in Financial Reporting

Presented to

Department of Off-Street
Parking of the City of Miami
Florida

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
September 30, 2008

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



A stylized, handwritten signature in black ink.

President

A handwritten signature in black ink that reads "Jeffrey R. Emer".

Executive Director

Department of Off-Street Parking

Comprehensive Annual Financial Report

Financial Section



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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Department of Off-Street Parking

Comprehensive Annual Financial Report

Financial Statements



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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McGladrey & Pullen

Certified Public Accountants

Independent Auditor's Report

To the Chairman and Members of the Board
Department of Off-Street Parking
of the City of Miami, Florida

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of the Department of Off-Street Parking of the City of Miami, Florida, a component unit of the City of Miami, Florida d/b/a Miami Parking Authority (the "Authority"), as of and for the years ended September 30, 2009 and 2008, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audits. We did not audit the financial statements of the aggregate remaining fund information. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate remaining fund information, is based on the report of the other auditors.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits and the report of the other auditors provide a reasonable basis for our opinions.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to previously present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund information of the Authority as of September 30, 2009 and 2008, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued a report dated January 26, 2010, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The management's discussion and analysis, and the schedules of funding progress are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We and the other auditors have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying introductory section, the supplemental schedule and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplemental schedule has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

McGladrey & Pullen, LLP

Miami-Dade, Florida
January 26, 2010

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis (Unaudited)

The Management's Discussion and Analysis of the Department of Off-Street Parking of the City of Miami, Florida (the "City"), a component unit of the City, d/b/a Miami Parking Authority (the "Authority") is designed to: (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity and (c) identify changes in the Authority's financial position.

Using These Financial Statements

These financial statements have been prepared using the requirements stipulated by the Governmental Accounting Standards Board, Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* ("GASB 34"). Under GASB 34, the Authority is considered a special purpose government engaged as a business-type activity. As such, the Authority uses the economic resources measurement focus and accrual basis of accounting.

The following financial statements are presented:

The statement of net assets presents the financial position of the Authority as of a specific date. It provides information about the nature and amounts of resources (assets), obligations (liabilities) and net assets.

The statement of revenue, expenses and changes in fund net assets present changes in net assets (revenue and expenses) over the course of the year. The change in net assets may be useful in assessing whether the Authority's financial position improved or deteriorated for the year. This statement measures the Authority's profitability and success in funding its expenses through user charges.

The statement of cash flows presents the cash activities of the Authority segregated by four major cash flow categories: operating activities, noncapital financing activities, capital and related financing activities and investing activities. This statement may be useful in determining changes in the liquidity of the Authority and in understanding how cash and cash equivalents were used during the year.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis (Unaudited)

Financial Highlights

A summary of the Authority's net assets and changes in net assets is presented below together with pertinent comments and information:

	Summary of Net Assets		
	September 30,		
	2009	2008	2007
	(In thousands)		
Current and other assets	\$ 14,506	\$ 38,523	\$ 43,959
Capital assets, net	74,802	49,248	39,724
Total assets	89,308	87,771	83,683
Current and other liabilities	11,219	9,832	7,032
Long-term debt outstanding	49,104	50,094	50,832
Total liabilities	60,323	59,926	57,864
Net assets:			
Invested in capital assets, net of related debt	27,191	23,328	21,259
Restricted for capital projects	408	358	301
Unrestricted	1,386	4,159	4,259
Total net assets	\$ 28,985	\$ 27,845	\$ 25,819

During fiscal year 2008-2009, current and other assets decreased by \$24,017,000. Restricted and unrestricted cash and cash equivalents decreased by \$26,640,000, primarily due to the use of funds for capital projects. Restricted investments increased by \$2,232,000 primarily due to the Authority purchasing U.S. Treasury securities to fund the collateral requirement for the swap related to the 2008 bonds. Capital assets increased by \$25,554,000, primarily due to the construction of the Courthouse Center Garage.

During fiscal year 2007-2008, current and other assets decreased by \$5,436,000. Cash and unrestricted investments decreased by \$5,262,000, primarily due to the use of funds for capital projects. Capital assets increased by \$9,524,000, primarily due to the construction of the Courthouse Center Garage.

During fiscal year 2008-2009, current and other liabilities increased by \$1,387,000 primarily due to an increase in liabilities associated with the construction of capital projects, as well as an increase in the amount to be distributed to the City. Long-term debt decreased by \$990,000 due to principal payments made on the 1998 bonds and on the City of Miami loan. Unrestricted net assets decreased by \$2,773,000 primarily due to the use of unrestricted cash to pay for capital expenditures, partially offset by an increase in the current year's income, before depreciation and amortization.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis (Unaudited)

During fiscal year 2007-2008, current and other liabilities increased by \$2,800,000 primarily due to an increase in liabilities associated with the construction of capital projects, as well as an increase in the amount to be distributed to the City. Long-term debt decreased by \$738,000 due to principal payments made on the 1998 bonds and on the City of Miami loan. Unrestricted net assets decreased by \$100,000 primarily due to the use of unrestricted cash to pay for capital expenditures, partially offset by an increase in the current year's income, before depreciation and amortization.

	Changes in Net Assets		
	Years Ended September 30,		
	2009	2008	2007
	(In thousands)		
Revenue:			
Charges for parking services	\$ 20,771	\$ 19,514	\$ 18,445
Management and administrative fees	1,290	1,474	1,024
Miscellaneous other income	317	362	243
Investment income	411	1,313	1,976
Total revenue	22,789	22,663	21,688
Expenses:			
Labor costs	7,928	7,650	6,857
Other operating expenses	8,142	7,936	6,754
Depreciation and amortization	2,545	2,500	2,439
Interest	1,024	1,551	2,196
Total expenses	19,639	19,637	18,246
Excess before payments to primary government	3,150	3,026	3,442
Payments to primary government	(2,010)	(1,000)	(2,376)
Change in net assets	1,140	2,026	1,066
Total net assets, beginning of the year	27,845	25,819	24,753
Total net assets, end of the year	\$ 28,985	\$ 27,845	\$ 25,819

**Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)**

Management's Discussion and Analysis (Unaudited)

Revenue

For the year ended September 30, 2009, parking revenue increased by \$1,257,000 or 6% from 2008. Garage revenue decreased by \$94,000 or 3% from 2008, primarily due to the demolition of Municipal Garage No. 1 in the early part of the prior year to make way for the construction of the new Courthouse Center Garage. Revenues for Municipal Garage No. 1 were \$129,000 in the prior year. Parking lot revenue increased \$219,000 or 3% from 2008 reflecting newer lots being on line for the entire year. On-street meter revenue increased \$1,133,000 or 12% from 2008 due primarily to the installation and upgrading of PAD's, and the installation of new meters in specific areas.

Investment income decreased by \$902,000 in 2009 as compared to 2008 primarily as a result of a decrease in rates as well as carrying lower investment balances during the current year due to the use of these funds for the construction of the Courthouse Center Garage.

For the year ended September 30, 2008, parking revenue increased by \$1,069,000 or 6% from 2007. Garage revenue decreased by \$470,000 or 14% from 2007, primarily due to the demolition of Municipal Garage No. 1 in the early part of the current year to make way for the construction of the new Courthouse Center Garage. Revenues for Municipal Garage No. 1 decreased by \$465,000 as compared to the prior year. Parking lot revenue increased \$386,000 or 5% from 2007 reflecting newer lots being on line for the entire year and the effect of the rate increase. On-street meter revenue increased \$1,153,000 or 15% from 2007 due primarily to the installation and upgrading of PAD's, and the installation of new meters in specific areas. Management and administrative fees increased by \$450,000 or 43% from 2007 primarily due to management fees received from Miami-Dade County Transit for enforcing parking regulations at their facilities during fiscal 2008.

Investment income decreased by \$663,000 in 2008 as compared to 2007 primarily as a result of a decrease in rates as well as carrying lower investment balances during the current year due to the use of these funds to begin construction of the Courthouse Center Garage.

Expenses

For the year ended September 30, 2009, operating expenses before depreciation and amortization increased by \$485,000 or 3% from the prior year. Labor costs increased by \$278,000 primarily due to salary rate increases. Other operating expenses increased by \$207,000 or 3% from the prior year. Property rentals and assessments increased \$434,000 or 26% as compared to 2008 due primarily to increases in revenue sharing that resulted from the Authority having an increased number of revenue sharing lots in the current year. Repairs and maintenance decreased by \$299,000 or 21% mainly due to painting and light retrofitting work performed in Municipal Garage No. 3 in the prior year. Insurance expense decreased by \$425,000 or 35% from prior year primarily as a result of obtaining competitive pricing on commercial insurance policies. Legal and professional fees increased by \$355,000 primarily due to expenses that were previously capitalized for construction projects that did not come to fruition.

For the year ended September 30, 2008, operating expenses before depreciation and amortization increased by \$1,975,000 or 15% from the prior year. Labor costs increased by \$793,000 primarily due to salary rate increases as well as new hires during fiscal 2008. Other operating expenses increased by \$1,182,000 or 18% from the prior year. Property rentals and assessments increased \$425,000 or 34% as compared to 2007 due primarily to increases in

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis (Unaudited)

revenue sharing that resulted from the Authority having an increased number of revenue sharing lots in the current year. Repairs and maintenance increased by \$429,000 mainly due to painting and light retrofitting work performed in Municipal Garage No. 3. Security increased by \$136,000 primarily due to an increased number of contract security hours.

Capital Assets

The following is a summary of the Authority's capital assets:

Schedule of Capital Assets			
September 30,			
	2009	2008	2007
(In thousands)			
Land	\$ 14,152	\$ 14,152	\$ 14,152
Buildings and structures	27,908	27,896	29,229
Leasehold improvements	10,089	9,924	8,835
Furniture and equipment	17,046	16,135	14,895
Construction in progress	40,430	13,428	3,794
Total gross capital assets	109,625	81,535	70,905
Less accumulated depreciation	(34,823)	(32,287)	(31,181)
Net capital assets	\$ 74,802	\$ 49,248	\$ 39,724

During fiscal year 2008-2009, capital assets additions totaling \$28,294,361 were made. Major acquisitions during the year were as follows:

Years ended September 30,			
	2009	2008	2007
(In thousands)			
Buildings and structures	\$ 12	\$ 155	\$ -
Equipment	902	1,346	2,540
Construction in progress, net of transfers	27,206	9,699	1,089
Other capital assets	174	1,109	54
Total	\$ 28,294	\$ 12,309	\$ 3,683

See Note 4 to the financial statements for more information on capital assets.

Management's Discussion and Analysis

Debt

Schedule of Long-Term Debt			
September 30,			
	2009	2008	2007
	(In thousands)		
Current portion of total debt	\$ 985	\$ 950	\$ 920
Long-term portion of total debt	49,125	50,110	50,765

The Authority did not issue any new debt during fiscal year 2009. On August 28, 2008, the Authority issued \$37,070,000 of tax-exempt variable rate revenue refunding bonds and \$3,880,000 of taxable variable rate revenue refunding bonds ("Series 2008 revenue bonds"). The proceeds of these bonds were used to fully redeem and refund the Series 2006 bonds and to pay certain costs of issuance. The Series 2008 revenue bonds have an underlying rating of "Aaa" from Moody's Investors Service, Inc. The Authority did not issue any new debt during fiscal year 2007.

In November 2009, the Authority issued \$60,110,000 in of tax-exempt, fixed rate revenue and revenue refunding bonds and \$6,485,000 in taxable, fixed-rate revenue and revenue refunding bonds ("Series 2009 Revenue Bonds"). The proceeds of these bonds were used to: (1) fully redeem and refund the Series 2008 revenue bonds, (2) pay for costs of issuance on the Series 2009 revenue bonds, (3) pay for additional construction costs on the Courthouse Center Garage, and (4) pay fees to terminate the existing interest rate swap agreement in connection with the Series 2008 revenue bonds.

See Notes 5 and 14 to the financial statements for more information on long-term debt. The Authority made all its scheduled payments for principal and interest during fiscal years 2009 and 2008.

Economic Factors and Future Developments

A U.S. federal courthouse is now built and awaiting the grand opening in the northwest area of the central business district. The Authority has completed the construction of the Courthouse Center Garage adding 50% more capacity to serve the needs of the federal courthouse and surrounding area. This project consists of a 314,089 square foot parking deck containing 852 parking spaces, with 36,835 square feet. of office space and 4,043 square feet of commercial retail/restaurant lease space on the ground floor. The Courthouse Center Garage opened its doors to the public in January 2010.

The Authority's staff and Board considered many factors when adopting the fiscal year 2009 budget. Included among these factors were uncertainties regarding health insurance costs, general property insurance costs and construction costs and various economic indicators.

Management's Discussion and Analysis

Off-street/Onstreet Rate Structure

During the year ended September 30, 2009, the following rates were in effect for the Authority's off-street facilities and on-street spaces:

- On-street meter rates consisted of \$.75, \$1.00, or \$1.25 per hour depending on the specific location of the meter.
- On-street monthly permit rates ranged from \$35.00 to \$85.00 per month.
- Off-street surface lot rates ranged from \$1.00 per hour up to a maximum of \$20.00 per day and \$21.53 to \$86.14 per month.
- Garage rates range from \$1.00 per hour up to a maximum of \$19.00 per day and from \$45.00 to \$207.89 per month.

Requests for Information

The Authority's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the authority's finances and to demonstrate the Authority's accountability. If users have questions about the report or need additional financial information, they should contact Scott Simpson, Chief Financial Officer of the Department of Off-Street Parking of the City of Miami, 190 NE 3rd Street, Miami, Florida 33132, or visit the Authority's website at www.miamiparking.com.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Net Assets
September 30, 2009 and 2008

Assets	2009	2008
Current Assets:		
Cash and cash equivalents	\$ 6,422,916	\$ 10,528,829
Investments and accrued interest receivable	29,848	24,648
Accounts and other receivables, net of allowance for doubtful accounts of \$114,022 and \$11,929, respectively	340,715	585,766
Due from other government	134,648	326,896
Prepaid expenses and other current assets	228,889	108,323
Total unrestricted current assets	7,157,016	11,574,462
Current Restricted Assets:		
Cash and cash equivalents	1,994,235	2,081,144
Investments	2,231,710	-
Accrued interest receivable	14,405	105,767
Total restricted current assets	4,240,350	2,186,911
Total current assets	11,397,366	13,761,373
Noncurrent Assets:		
Restricted Cash and cash equivalents	418,403	22,865,655
Investments	1,073,600	176,229
Rental advances on leased lots, net	148,466	158,734
Unamortized bond issuance costs	1,468,995	1,561,581
Capital assets, net	74,801,511	49,248,016
Total noncurrent assets	77,910,975	74,010,215
Total assets	89,308,341	87,771,588

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Net Assets
September 30, 2009 and 2008

Liabilities and Net Assets	2009	2008
Liabilities:		
Current liabilities payable from unrestricted assets:		
Accounts payable	\$ 3,479,554	\$ 2,776,658
Accrued payroll	434,622	346,398
Accrued liabilities	1,102,954	1,238,756
Accrued vacation and sick pay	474,511	384,380
Deposits	145,225	171,608
Due to City of Miami, net	2,966,702	2,039,813
Unearned revenue	387,406	407,936
Total payable from unrestricted assets	8,990,974	7,365,549
Current liabilities payable from restricted assets:		
Current portion of bonds payable	835,000	800,000
Current portion – City of Miami loan	150,000	150,000
Interest payable	1,009,235	1,131,144
Total payable from restricted assets	1,994,235	2,081,144
Total current liabilities	10,985,209	9,446,693
Long-term liabilities:		
Accrued vacation and sick pay	233,804	385,265
Bonds payable, net of current portion and unamortized discounts/premiums	46,853,854	47,694,210
City of Miami Loan	2,250,000	2,400,000
Total long-term liabilities	49,337,658	50,479,475
Total liabilities	60,322,867	59,926,168
Net assets:		
Invested in capital assets, net of related debt	27,191,412	23,328,486
Restricted for capital projects	408,048	358,323
Unrestricted	1,386,014	4,158,611
Total net assets	\$ 28,985,474	\$ 27,845,420

See Notes to Financial Statements.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Revenue, Expenses and Changes in Fund Net Assets
Years Ended September 31, 2009 and 2008

	2009	2008
Operating revenue:		
Parking lots	\$ 7,764,915	\$ 7,545,972
On-street facilities	10,241,641	9,108,790
Off-street facilities	2,764,712	2,858,842
Management and administrative fees	1,290,374	1,474,552
Other	317,524	416,448
	<u>22,379,166</u>	<u>21,404,604</u>
Operating expenses:		
Salaries, wages and fringe benefits	7,928,286	7,649,924
Security	1,026,145	852,625
Property rentals and assessments	2,110,595	1,676,687
Repairs and maintenance	1,155,117	1,453,712
Insurance	804,418	1,229,119
Legal and professional	833,364	477,892
Utilities	649,849	582,405
Printing and supplies	203,001	207,426
Other	1,359,878	1,455,663
	<u>16,070,653</u>	<u>15,585,453</u>
Operating income before depreciation and amortization	6,308,513	5,819,151
Depreciation and amortization	2,535,184	2,490,205
Amortization of rental advances	10,270	10,270
Operating income	<u>3,763,059</u>	<u>3,318,676</u>
Nonoperating revenue (expenses):		
Investment income	410,513	1,312,945
Interest expense	(1,024,037)	(1,551,110)
Excess revenue distribution to City of Miami	(2,010,000)	(1,000,000)
Other income (expense)	519	(54,162)
Total nonoperating expenses, net	<u>(2,623,005)</u>	<u>(1,292,327)</u>
Change in net assets	1,140,054	2,026,349
Net assets, beginning of year	27,845,420	25,819,071
Net assets, end of year	<u>\$ 28,985,474</u>	<u>\$ 27,845,420</u>

See Notes to Financial Statements.

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Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Cash Flows
Years Ended September 30, 2009 and 2008

	2009	2008
Cash Flows From Operating Activities		
Cash received from customers	\$ 22,475,211	\$ 21,435,126
Cash paid to suppliers	(7,881,474)	(7,613,099)
Cash paid to employees for services	(7,901,392)	(7,495,244)
Net cash provided by (used in) operating activities	6,692,345	6,326,783
Cash Flows From Investing Activities		
Interest received	496,651	1,252,645
Proceeds from sales and maturities of investments	-	1,086,657
Purchase of investments	(3,129,057)	-
Net cash provided by (used in) investing activities	(2,632,406)	2,339,302
Cash Flows From Noncapital Financing Activities		
Excess revenue distribution to City of Miami	(800,000)	(1,000,000)
Cash received from other government	192,248	116
Cash received from primary government	-	1,388,855
Cash paid to primary government	(283,111)	-
Net cash provided by (used in) noncapital financing activities	(890,863)	388,971
Cash Flows From Capital and Related Financing Activities		
Payments for capital acquisitions	(27,800,434)	(11,075,167)
Payments made for bond issue costs	-	(204,171)
Proceeds of refunding bonds	-	40,950,000
Payment for redemption of refunded bonds	-	(40,655,000)
Repayments on bonds	(800,000)	(770,000)
Interest paid on long-term debt	(1,058,716)	(1,431,561)
Repayments on City of Miami loan	(150,000)	(150,000)
Net cash used in capital and related financing activities	(29,809,150)	(13,335,899)
Net decrease in cash and cash equivalents	(26,640,074)	(4,280,843)
Cash and cash equivalents, beginning of year (including \$24,946,799 and \$32,933,743 in restricted assets for 2009 and 2008, respectively)	35,475,628	39,756,471
Cash and cash equivalents, end of year (including \$2,412,638 and \$24,946,799 in restricted assets for 2009 and 2008, respectively)	\$ 8,835,554	\$ 35,475,628

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Cash Flows
Years Ended September 30, 2009 and 2008

	2009	2008
Reconciliation of Operating Income to Net Cash Provided By		
Operating Activities:		
Operating income	\$ 3,763,059	\$ 3,318,676
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation and amortization	2,535,184	2,490,205
Amortization of rental advances	10,270	10,270
Recovery (provision) for doubtful accounts	102,093	(63,389)
Change in assets and liabilities:		
Accounts and other receivables	142,958	246,835
Prepaid expenses and other current assets	(120,566)	72,670
Accounts payable	150,954	136,720
Accrued payroll	88,224	34,710
Accrued liabilities	128,412	176,429
Accrued vacation and sick pay	(61,330)	119,970
Deposits	(26,383)	25,235
Unearned revenue	(20,530)	(241,548)
Net cash provided by operating activities	\$ 6,692,345	\$ 6,326,783
Supplemental Disclosures of Noncash and Capital and Related Financing Activities		
Purchase of capital assets on account	\$ 287,600	\$ 993,400

See Notes to Financial Statements.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Fiduciary Net Assets
September 30, 2009 and 2008

Assets	2009	2008
Investments at fair value:		
Equity fund	\$ 4,916,271	\$ 4,577,536
Fixed income fund	5,382,723	5,146,189
Short-term cash investment fund	12,744	43,102
Total investments	10,311,738	9,766,827
Other assets:		
Accrued interest	10,454	9,672
Total assets	10,322,192	9,776,499
Liabilities		
Accrued expenses	-	-
Total liabilities	-	-
Net assets held in trust for pension benefits	\$ 10,322,192	\$ 9,776,499

See Notes to Financial Statements.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Statements of Changes in Fiduciary Net Assets
Years Ended September 30, 2009 and 2008

	2009	2008
Additions		
Contributions:		
Employer	\$ 499,914	\$ 406,440
Employees	328,504	302,816
Net appreciation (depreciation) in fair value of investments	186,200	(1,802,916)
Dividends and interest on investments	254,855	271,434
Total additions (reductions)	1,269,473	(822,226)
Deductions		
Benefits paid to participants	684,859	308,966
Administrative expenses	38,921	40,227
Total deductions	723,780	349,193
Net increase (decrease)	545,693	(1,171,419)
Net assets held in trust for pension benefits, beginning of year	9,776,499	10,947,918
Net assets held in trust for pension benefits, end of year	\$ 10,322,192	\$ 9,776,499

See Notes to Financial Statements.

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Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Notes to Financial Statements

Note 1. General and Summary of Significant Accounting Policies

Description: The Department of Off-Street Parking of the City of Miami, Florida, a component unit of the City of Miami, Florida, d/b/a Miami Parking Authority (the "Authority") was created in 1955 by a special act of the Florida State Legislature (Laws of Florida, Chapter 30997, as amended) and subsequently incorporated into the City of Miami, Florida's (the "City") Charter in 1968. The Authority is an agency and instrumentality of the City, which owns and operates parking facilities within the City.

The five-member Authority Board (the "Board") exercises supervisory control over the operations of the Authority. The City Commission (the "Commission") has reserved the right to confirm new Board members, to establish and set rates and charges for parking services, to approve the Authority's operating budget, and to authorize the issuance of revenue bonds. All other duties have been vested in the Board.

The City Commission is financially accountable for the Authority and, therefore, it is accounted for as a Business-Type Activity in the City's comprehensive annual financial report as a discretely presented component unit.

Reporting entity: The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Codification Section 2100, which establishes standards for defining and reporting on the financial reporting entity. For financial reporting purposes, the Authority includes those operations that are generally controlled by or dependent on the Authority. Control by or dependence on the Authority is determined on the basis of such factors as budget adoption, outstanding debt secured by revenue of the Authority, and obligation of the Authority to finance any deficit that may occur or receipt of significant subsidies from the Authority.

Additionally, the Authority reports and is the sole sponsor of a defined-benefit pension plan (the "Plan") that is mandatory for all full-time Authority employees. The Authority accounts for the assets it holds in a trustee capacity for its employees participating in the plan, in a fiduciary fund.

The Authority manages under a separate management agreement, the operations of the James L. Knight/International Center Garage for the City. Under the terms of the agreement, the Authority receives a management fee based on a percentage of gross revenue for the garage, which is recorded as revenue from management and administrative fees in the Authority's financial statements. Because all ownership rights and ultimate financial responsibility for these operations are held by the City, these operations are excluded from the Authority's reporting entity.

In addition to the managed garage facilities, under City ordinance No. 8435, the City authorized the Board to administer the operations of the Gusman Center for the Performing Arts and the Olympia Building properties owned by the City. Such operations are separately accounted for by the Board and reported by the City under the title of the G&O Special Revenue Fund. All operating budgets of the G&O Special Revenue Fund must be approved by the Commission. In the event that operating revenue of the G&O Special Revenue Fund is not sufficient to cover its operating expenditures, the Authority or the City will fund the cash shortage. Cash needs funded by Authority are reimbursed by the City. The G&O Special Revenue Fund operations are excluded from the Authority's reporting entity.

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Notes to Financial Statements

Note 1. General and Summary of Significant Accounting Policies (Continued)

The following is a summary of the Authority's significant accounting policies:

Basis of accounting: The Authority utilizes the accrual basis of accounting for its business-type activities and its fiduciary funds. Under the accrual basis, revenue is recorded when earned and expenses are recorded when obligations are incurred or when benefits are received. These financial statements are presented using the economic resources measurement focus.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

Based on the accounting and reporting standards set forth in Governmental Accounting Standards Board ("GASB") Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Government Entities that Use Proprietary Fund Accounting*, the Authority applies only the accounting and reporting pronouncements issued by the Financial Accounting Standards Board prior to November 30, 1989, that do not conflict with or contradict GASB pronouncements. Only GASB pronouncements issued after this date are followed.

Cash and cash equivalents: For purposes of the accompanying statements of cash flows, the Authority considers all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

Investments: The Authority's investments with maturity dates of greater than one year at the time of purchase are reported at fair value using quoted market price or the best available estimate thereof. Fair value is defined by GASB Statement No. 31, *Certain Investments and External Investment Pools*, as the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. Investments in participating interest-earning contracts that have a remaining maturity at the time of purchase of one year or less, are reported at amortized costs. All investment income, including changes in the fair value of investments, is reported as revenue in the accompanying statements of revenue, expenses and changes in net assets.

Accounts receivable: Accounts receivable are reported net of an allowance for doubtful accounts. The Authority fully reserves for all receivables greater than 90 days.

Restricted assets: Assets required to be segregated by bond ordinance or contractual obligations are identified as restricted assets. Restricted assets at September 30, 2009 and 2008, represent moneys mandated under the terms of City Ordinance 11693, as amended by City Ordinance No. 11719 (the Ordinances), and as supplemented by City Resolution No. 98-814 related to the Series 1998 Parking System Revenue Refunding Bonds.

Capital assets: Capital assets are recorded at cost, net of accumulated depreciation. Contributed capital assets are recorded at estimated fair value when received. The Authority capitalizes major renewals and betterments for leasehold improvements, furniture and equipment that exceed \$1,000 in cost. Expenditures for minor renewals and betterments that do not add to the value of the asset or materially extend the life are expensed when incurred.

Department of Off-Street Parking
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Notes to Financial Statements

Note 1. General and Summary of Significant Accounting Policies (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed. During the construction phase of capital assets, interest of business-type activities is included as part of the capitalized value of the assets constructed. Interest expense capitalized is offset by interest earned on project specific unspent bond proceeds. In 2009 the Authority incurred \$2,496,488 in interest charges and capitalized \$1,537,771. In 2008 the Authority incurred \$2,993,370 in interest charges and capitalized \$1,496,551.

Depreciation on capital assets is provided using the straight-line method. Leasehold improvements are amortized on a straight-line basis over the shorter of the lease term or estimated useful life of the assets. Depreciable lives are as follows:

	<u>Years</u>
Building and structures	40
Leasehold improvements	5 – 20
Furniture and fixtures	5 – 10
Equipment	3 – 10

When capital assets are disposed of, the related cost and accumulated depreciation are removed from the accounts and gains or losses are reflected as part of change in net assets.

Unamortized bond premiums, discounts and bond issuance costs: Premiums, discounts and bond issuance costs on the revenue bonds are amortized using the interest method, over the maturity of the related issue.

Vacation and other compensated absences: The Authority accrues a liability for vacation and other compensated absences as the benefits are earned by its employees up to the maximum allowed to be carried forward into the subsequent year. The accrual amounted to \$708,315 and \$769,645 at September 30, 2009 and 2008, respectively.

Unearned revenue: Unearned revenue consists primarily of parking fees received in advance from monthly customers. Such amounts are recognized as revenue in subsequent periods as they are earned.

Net assets: Equity in the Authority's statement of net assets is displayed in three categories: 1) invested in capital assets, net of related debt, (2) restricted for capital projects and 3) unrestricted. Net assets invested in capital assets, net of related debt consists of capital assets reduced by accumulated depreciation and by any outstanding debt incurred to acquire, construct or improve those assets, excluding unexpended proceeds. Net assets are reported as restricted when there are third party limitations (statutory, contractual or bond covenant) on their use. Unrestricted net assets consist of all net assets that do not meet the definition of either of the other two components.

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Notes to Financial Statements

Note 1. General and Summary of Significant Accounting Policies (Continued)

Operating revenue and expense: The Authority distinguishes operating revenue and expenses from non-operating revenue and expenses in its statement of revenue, expenses and changes in net assets. Operating revenues are those revenues earned from parking fee charges to customers and ancillary activities such as management fees earned from the management of parking facilities and towing revenue.

Operating expenses relate to the cost of providing those services and also include administrative expenses and depreciation of capital assets. All other revenues and expenses that are not a result of the Authority's parking functions are considered non-operating. Examples of non-operating items include investment earnings, interest expense, gains and losses on capital assets and excess revenue distribution to the City of Miami.

Reclassifications: Certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

Use of estimates: The preparation of the basic financial statements requires management of the Authority to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the period. Actual results could differ from those estimates.

Note 2. Cash and Cash Equivalents and Investments

At September 30, 2009 and 2008, the Authority's cash and cash equivalents and investments, exclusive of the investments of the Pension Plan, consisted of the following:

	2009	2008
Investments:		
U.S. government and federal agency securities	\$ 3,305,310	\$ 176,229
Cash and Cash Equivalents:		
Money market mutual funds	7,239,167	31,453,674
Demand deposits	1,517,985	3,997,802
Petty cash	78,402	24,152
Florida State Board of Administration	295	319
Total cash and cash equivalents	8,835,849	35,475,947
Total cash and cash equivalents and investments	\$ 12,141,159	\$ 35,652,176

Department of Off-Street Parking
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Notes to Financial Statements

Note 2. Cash and Cash Equivalents and Investments (Continued)

Investments: The Authority is authorized to invest in U.S. government obligations and its agencies or instrumentalities, direct obligation of this state or agencies and instrumentalities, collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, obligations of states, agencies, counties, cities and other political subdivisions of any state rated investment quality by a nationally recognized investment firm with not less than an A rating, fully collateralized repurchase agreements and reverse repurchase agreements, prime domestic commercial paper, prime domestic bankers' acceptances, insured or collateralized certificate of deposit.

This policy's investment objects are the preservation of capital and the protection of investment principal, strive to maximize the return on the portfolio by avoiding unreasonable investment risk, provide sufficient liquidity to meet the Authority's projected operating and capital requirements, and to control risks regarding specific security types, or individual financial institutions by diversifying its investments.

Interest rate risk: Interest rate risk is the risk that changes in the market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Authority's investment policy does not have provisions that limit investment maturity as a mean of managing exposure to fair value losses arising from increasing interest rates. Information about the sensitivity of the fair value of the Authority's investments and market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's debt-type investments by maturity at September 30, 2009:

Investment Type	Fair Value	Investment Maturities (in years)
		Less Than 1
U.S. treasury	\$ 2,322,220	\$ 2,322,220
U.S. agencies	983,090	983,090
Florida State Board of Administration	295	295
Money market mutual funds	7,239,167	7,239,167
Total	\$ 10,544,772	\$ 10,544,772

Department of Off-Street Parking
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Notes to Financial Statements

Note 2. Cash and Cash Equivalents and Investments (Continued)

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority's investment policy limits credit risk by requiring all fixed-income securities to be rated by Moody's as an A or better. Investments in the Florida State Board of Administration and the Money market mutual funds are not rated by a nationally recognized statistical rating agency as of September 30, 2009. Obligations of the U.S. government or obligations explicitly guaranteed by the U.S. government and are not considered to have credit risk.

Concentration of credit risk: The Authority's investment policy seeks diversification to reduce overall portfolio risk while attaining market rates of return to enable the Authority to meet all anticipated cash requirements. The policy limits the Authority to holding no more than 30% of local Government Surplus Trust Funds ("SBA"), 10% of federal agencies at the time of purchase, no more than 10% of federal agencies in one issuer, 15% of prime domestic and foreign bankers' acceptances at the time of purchase, no more than 5% of bankers' acceptances in one issuer and no more than 10% of all amounts invested in commercial paper and other short-term corporate debt.

Custodial credit risk: Custodial credit risk for deposits is the risk that in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. It is the Authority's policy to require that time deposits in excess of FDIC insurable limits be secured by collateral or private insurance to protect public deposits in a single financial institution if it were to default. Under Florida statutes, Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution, eligible collateral equal to between 50% and 125% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. government and agency securities, state or local government debt, corporate bonds) to public deposits is dependent upon the depository institution's financial history and its compliance with Florida Statutes, Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (for example, a broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Consistent with the Authority's investment policy, the investments are held by the Authority's custodial institution and registered in the Authority's name. Investments in the Florida State Board of Administration and Money market mutual funds are not subject to custodial credit risk.

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Notes to Financial Statements

Note 2. Cash and Cash Equivalents and Investments (Continued)

Pension Plan Investments

At September 30, 2009 and 2008, the investments for the Plan consisted of the following:

	2009	2008
Equity funds	\$ 4,916,271	\$ 4,577,536
Fixed-income funds	5,382,723	5,146,189
Cash management fund	12,744	43,102
Total investments	\$ 10,311,738	\$ 9,766,827

The Plan's investment policy, approved by the retirement board for the Plan, stipulates the permissible investments and the allowable long-range asset allocation, measured at market value, at the end of each quarter.

The Plan's investments are potentially exposed to various types of investment risk, including credit risk, custodial credit risk, concentration of credit risk and interest rate risk and foreign currency risk.

The Plan's investment policy limits credit risk by requiring all fixed-income securities to be rated by Moody's as an A or better.

At September 30, 2009, the following represents Moody's ratings and the market value of the Plan's fixed-income portfolio invested:

<u>Investment Type</u>	Moody's Rating	Fair Value	Percentage of Investments
Ridgeworth LTD Term Federal/Mortgage Securities	AAA	\$ 4,075,946	69.8%
SunTrust Retirement High Grade Growth Fund	Not Rated	1,306,777	29.4%
Short-Term Cash	Not Rated	12,744	0.8%
Total		\$ 5,395,467	100.0%

Custodial risk: The Plan does not have custodial credit risk since its investments consist of open-ended mutual funds.

Concentration of credit risk: Investments issued, or explicitly guaranteed by the U.S. Government and investments in mutual funds are not subject to any concentration of credit risk.

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Notes to Financial Statements

Note 2. Cash and Cash Equivalents and Investments (Continued)

Interest rate risk: The Plan's investment policy does not have provisions that limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Information about the sensitivity of the fair values of the Plan's investments and market interest rate fluctuations is provided by the following table that shows the distribution of the Plan's fixed-income portfolio at September 30, 2009:

Investment Type	Fair Value	Investment Maturities (in years)	
		Less Than 1	More Than 1
Ridgeworth LTD Term Federal/Mortgage Securities	\$ 4,075,946	\$ -	\$ 4,075,946
SunTrust Retirement High Grade Growth Fund	1,306,777	1,306,777	-
Total	\$ 5,382,723	\$ 1,306,777	\$ 4,075,946

Foreign currency risk: At September 30, 2009, the Plan was invested in an international equity index fund that had a fair value of approximately \$845,000 and represented 8% of the total investments of the Plan. At September 30, 2008, the Plan was invested in an international equity index fund that had a fair value of approximately \$802,000 and represented 8% of the total investments of the Plan.

Note 3. Due to City of Miami, Net

The amount due from primary government represents amounts owed from the City as of September 30, 2009 and 2008 in the amount of \$448,199 and \$207,164, respectively. The amounts represent costs incurred by the Authority on behalf of the City for construction on the City's lots, parking expenses for Orange Bowl events and operating expenses incurred by the Authority on behalf of the City. These costs are to be reimbursed by the City upon reimbursement request.

The amount due to primary government represents amounts owed to the City as of September 30, 2009 and 2008 in the amount of \$3,414,901 and \$2,246,977, respectively. The amounts represent money held by the Authority on behalf of the City, money collected on the behalf of the City for operations of Orange Bowl events, and distribution to the City not yet funded. The Authority pays certain operating expenses on behalf of the G&O Special Revenue Fund of the City of Miami (the "Fund") and is subsequently reimbursed by the Fund.

The Authority's due to primary government, net, as of September 30, 2009 and 2008, was as follows:

	2009	2008
Due to City of Miami	\$ 3,414,901	\$ 2,246,977
Due from City of Miami	(448,199)	(207,164)
Due to primary government, net	\$ 2,966,702	\$ 2,039,813

The amount due from other government mainly represents operating expenses incurred by the Authority on behalf of the Public Health Trust. These expenses are fully reimbursed by the Public Health Trust on a monthly basis.

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Notes to Financial Statements

Note 4. Capital Assets

Capital assets activity for the years ended September 30, 2009 and 2008 are summarized as follows:

	Balance September 30, 2007	Additions and Transfers	Adjustments and Deletions	Balance September 30, 2008	Additions and Transfers	Adjustments and Deletions	Balance September 30, 2009
Capital assets, not being depreciated:							
Land	\$ 14,152,054	\$ -	\$ -	\$ 14,152,054	\$ -	\$ -	\$ 14,152,054
Construction in progress:							
New developments	3,484,122	9,698,776	(63,516)	13,119,382	27,515,463	(205,682)	40,429,163
Major renovations	309,032	-	-	309,032	-	(309,032)	-
Total capital assets, not being depreciated	17,945,208	9,698,776	(63,516)	27,580,468	27,515,463	(514,714)	54,581,217
Capital assets, being depreciated:							
Building and structures	29,229,457	154,966	(1,488,808)	27,895,615	12,287	-	27,907,902
Leasehold improvements	8,835,351	1,101,066	(12,732)	9,923,685	165,075	-	10,088,760
Furniture and fixtures	307,326	7,625	-	314,951	8,237	-	323,188
Equipment	14,587,735	1,345,849	(113,149)	15,820,435	902,331	-	16,722,766
Total capital assets, being depreciated	52,959,869	2,609,506	(1,614,689)	53,954,686	1,087,930	-	55,042,616
Less accumulated depreciation and amortization:							
Building and structures	(14,996,086)	(793,722)	1,498,231	(14,291,577)	-	(783,609)	(15,075,186)
Leasehold improvements	(6,196,047)	(624,917)	(715)	(6,821,679)	-	(694,764)	(7,516,443)
Furniture and fixtures	(208,629)	(17,547)	-	(226,176)	-	(16,314)	(242,490)
Equipment	(9,780,538)	(1,054,019)	(113,149)	(10,947,706)	-	(1,040,497)	(11,988,203)
Total accumulated depreciation	(31,181,300)	(2,490,205)	1,384,367	(32,287,138)	-	(2,535,184)	(34,822,322)
Total capital assets, being depreciated, net	21,778,569	119,301	(230,322)	21,667,548	1,087,930	(2,535,184)	20,220,294
Total capital assets	\$ 39,723,777	\$ 9,818,077	\$ (293,838)	\$ 49,248,016	\$ 28,603,393	\$ (3,049,898)	\$ 74,801,511

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Notes to Financial Statements

Note 5. Long-Term Obligations

Changes in long-term liability activity for the years ended September 30, 2009 and 2008, were as follows (in thousands):

	Balance September 30, 2008	Additions	Reductions	Balance September 30, 2009	Amounts Due Within One Year
Bonds payable:					
Revenue bonds	\$ 48,510	\$ -	\$ 800	\$ 47,710	\$ 835
Bond premiums	-	59	8	51	-
Bond discounts	(16)	(56)		(72)	-
Compensated absences	770	532	594	708	475
City of Miami Loan	2,550	-	150	2,400	150
	<u>\$ 51,814</u>	<u>\$ 535</u>	<u>\$ 1,552</u>	<u>\$ 50,797</u>	<u>\$ 1,460</u>

	Balance September 30, 2007	Additions	Reductions	Balance September 30, 2008	Amounts Due Within One Year
Bonds payable:					
Revenue bonds	\$ 48,985	\$ 40,950	\$ 41,425	\$ 48,510	\$ 800
Bond premiums	68	-	68	-	-
Bond discounts	-	-	16	(16)	-
Compensated absences	650	504	384	770	384
City of Miami Loan	2,700	-	150	2,550	150
	<u>\$ 52,403</u>	<u>\$ 41,454</u>	<u>\$ 42,043</u>	<u>\$ 51,814</u>	<u>\$ 1,334</u>

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Notes to Financial Statements

Note 5. Long-Term Obligations (Continued)

The City has authorized and issued fixed-rate revenue bonds (Series 1998 bonds) on behalf of the Authority. The principal and interest of the revenue bonds are payable solely from the revenue of the Authority's parking facilities and, accordingly, are included in the accounts of the Authority. The Series 1998 bonds are secured by a pledge of, and payable solely from the net revenue and investment earnings of the Authority. The interest rate on the Series 1998 bonds was 4.3%.

The Series 1998 bonds are not subject to optional redemption prior to maturity.

The Series 1998 term bonds maturing on October 1, 2012, are subject to mandatory redemption prior to maturity, by operation of a sinking fund account, at a redemption price equal to par plus interest accrued to the redemption date, on October 1, 2011, and on each October 1 thereafter, in the following principal amounts in the years specified:

Year Ending October 1,	Principal Amount
2011	\$ 910,000
2012	960,000
	\$ 1,870,000

The Series 1998 bonds maturing on October 1, 2015, are subject to mandatory redemption prior to maturity, by operation of a sinking fund accounts, at a redemption price equal to par plus interest accrued to the redemption date, on October 1, 2014, and on each October 1 thereafter, in the following principal amounts in the years specified:

Year Ending October 1,	Principal Amount
2014	\$ 1,060,000
2015	1,115,000
	\$ 2,175,000

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Notes to Financial Statements

Note 5. Long-Term Obligations (Continued)

The Authority's debt service requirements to maturity for the Series 1998 bonds are as follows:

Maturing in fiscal year	(In thousands)		
	Principal	Interest	Total
2010	\$ 835,000	\$ 318,195	\$ 1,153,195
2011	875,000	280,138	1,155,138
2012	910,000	237,700	1,147,700
2013	960,000	190,950	1,150,950
2014	1,005,000	140,569	1,145,569
2015-2016	2,175,000	115,631	2,290,631
Total	6,760,000	1,283,183	8,043,183
Current portion	(835,000)	(318,195)	(1,153,195)
Long-term portion	\$ 5,925,000	\$ 964,988	\$ 6,889,988

During the fiscal year ended September 30, 2004, the City Commission adopted ordinance 12457 authorizing the Authority to issue up to \$45.5 million in new revenue bonds to fund various projects. In March 2006, the Authority issued \$36.805 million of tax-exempt variable rate revenue bonds and \$3.850 million of taxable variable rate revenue bonds (the "Series 2006 bonds").

On July 10, 2008, the City Commission adopted ordinance 13011 authorizing the Authority to issue up to \$42.0 million in new revenue bonds for the purpose of refunding the Series 2006 bonds. On August 28, 2008, the Authority issued the \$37.070 million tax-exempt variable rate revenue refunding bonds (the "Tax-Exempt Series 2008 Bonds") and the \$3.880 million taxable revenue refunding bonds (the "Taxable Series 2008 Bonds" and, together with the Tax-Exempt Series 2008 Bonds, the "Series 2008 Bonds"). The proceeds of these bonds were used to fully redeem and refund the Series 2006 bonds and to pay certain costs of issuance. The net present value economic gain resulting from this transaction, as calculated at closing, was \$12.648 million. The debt service for the refunded bonds was \$113.039 million, while the debt service of the refunding bonds was \$91.350 million, a difference of \$21.689 million. The Series 2008 Bonds are secured by two irrevocable direct-pay letters of credit collectively referred to as the Bond Credit Facility. The Bond Credit Facility, in the amount of \$41.489 million, was approved for the purpose of guaranteeing the payment of principal and interest on the Series 2008 Bonds. The effective interest paid on the tax-exempt variable rate revenue bonds ranged from 1.05% to 3.05%. The effective interest paid on the taxable variable rate bonds ranged from .44% to 2.75%.

The Tax-Exempt Revenue Refunding Bonds, Series 2008, has a maturity date of October 1, 2036 and the Taxable Revenue Refunding Bonds, Series 2008, has a maturity date of October 1, 2020. These bonds are secured by a pledge of, and payable solely from the net revenue.

The Series 2008 Bonds in the weekly mode are subject to redemption at the option of the City, in whole or in part, on any interest payment date, at the redemption price (100% of the principal amount), plus accrued interest on the redemption date.

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Notes to Financial Statements

Note 5. Long-Term Obligations (Continued)

Under the terms of the Series 1998 Ordinance covenants, the City and the Authority are required, among other things, to establish rates and collect fees and charges which will be sufficient at all times to:

- (a) pay the costs of current expenses for the fiscal year;
- (b) create and maintain specified reserves for such purposes; and
- (c) maintain a debt service coverage of at least 150%.

The Authority's debt service requirements to maturity for the Series 2008 Bonds are as follows:

	Tax-Exempt Principal Requirements	Taxable Principal Requirements	Interest Requirements	Total Requirements
2010	\$ -	\$ -	\$ 2,038,163	\$ 2,038,163
2011	-	-	2,038,163	2,038,163
2012	-	-	2,038,163	2,038,163
2013	-	-	2,038,163	2,038,163
2014	-	-	2,038,163	2,038,163
2015-2019	875,000	2,830,000	10,087,001	13,792,001
2020-2024	6,490,000	1,050,000	9,210,656	16,750,656
2025-2029	9,430,000	-	6,844,007	16,274,007
2030-2034	11,770,000	-	3,801,673	15,571,673
2035-2037	8,505,000	-	496,400	9,001,400
	<u>\$ 37,070,000</u>	<u>\$ 3,880,000</u>	<u>\$ 40,630,552</u>	<u>\$ 81,580,552</u>

Under the terms of the Series 2008 Bond Ordinance covenants, the City and the Authority are required, among other things, to fix, charge and collect rates, fees, rentals and charges which will be sufficient at all times to:

- (a) pay the costs of current expenses for the fiscal year;
- (b) create and maintain specified reserves for such purposes;
- (c) maintain a debt service coverage of at least 150%.

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Notes to Financial Statements

Note 5. Long-Term Obligations (Continued)

The Authority's debt service requirements to maturity on bonds payable at September 30, 2009 are as follows:

Maturing in fiscal year	(In thousands)		
	Principal	Interest	Total
2010	\$ 835	\$ 2,356	\$ 3,191
2011	875	2,318	3,193
2012	910	2,276	3,186
2013	960	2,229	3,189
2014	1,005	2,179	3,184
2015-2019	5,880	10,203	16,083
2020-2024	7,540	9,210	16,750
2025-2029	9,430	6,844	16,274
2030-2034	11,770	3,802	15,572
2035-2037	8,505	496	9,001
	47,710	41,913	89,623
Current portion	(835)	(2,356)	(3,191)
	<u>\$ 46,875</u>	<u>\$ 39,557</u>	<u>\$ 86,432</u>

The Series 2008 bonds have been refunded subsequent to year end (see Note 14).

The amounts on deposit in the various long-term debt related restricted asset accounts plus accrued interest as of September 30, 2009 and 2008, are as follows:

	2009	2008
Interest account	\$ 406,673	\$ 423,142
Principal account	996,205	960,558
Renewal, replacement and project	1,024,165	23,668,866
	<u>\$ 2,427,043</u>	<u>\$ 25,052,566</u>

No Authority assets are pledged to collateralize any of the outstanding debt. Under the terms of the Series 1998 and Series 2008 Bond Ordinance, the Series 1998 and Series 2008 bonds outstanding at September 30, 2008 and 2007, do not constitute an obligation of the City or a pledge of the faith and credit of the City.

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Notes to Financial Statements

Note 5. Long-Term Obligations (Continued)

On July 21, 2005, the Authority entered into a loan agreement with the City of Miami. The loan was obtained through Community Development Block Grant ("CDBG") funds up to a maximum amount of \$3,000,000 to be used for the construction of a parking garage facility. Funds are disbursed on a reimbursement basis. The loan bears no interest and is payable in 40 semi-annual installments of \$75,000 starting December 1, 2005. As of September 30, 2009, the Authority has drawn \$3,000,000 of this loan and made repayments in the amount of \$600,000.

Future annual principal payments are scheduled as follows at September 30:

2010	\$	150,000
2011		150,000
2012		150,000
2013		150,000
2014		150,000
Thereafter		1,650,000
	\$	<u>2,400,000</u>

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Notes to Financial Statements

Note 5. Long-Term Obligations (Continued)

Derivative Disclosure

Objective of the Interest Rate Swap. As a means to lower its borrowing costs, when compared against fixed-rate bonds at the time of issuance, the Authority entered into an interest rate swap agreement in connection with a portion of its tax-exempt variable rate bonds (\$34,740,000 of the \$37,070,000 tax-exempt bonds issued). The intention of the swap was to effectively change the Authority's variable interest rate on the bonds to a synthetic fixed rate of 4.485%.

Significant Terms. Under the swap, the Authority pays the counterparty a fixed payment of 4.485% and receives a variable payment computed as SIFMA Municipal Swap Index. The swap has a notional amount of \$34.74 million and the associated variable-rate bonds have a \$37.07 million principal amount. The swap was entered into at the same time that the Series 2006 bonds were issued. The notional value of the swap and the principal amount of the associated debt decline beginning in fiscal year 2016. The SIFMA Municipal Swap Index as of September 30, 2009 was .324%.

Fair Value. As of September 30, 2009, the swap agreement had a value of \$6,819,469, which represents if terminated, an obligation of the Authority at that date. The fair value of the swap may increase by reductions in total interest payments required under the variable-rate bond, creating lower synthetic rates. Because the coupons on the government's variable-rate bonds adjust to changing interest rates, the bonds do not have a corresponding fair value increase. The fair value was developed by a pricing service using the zero-coupon method. This method calculates the future net settlement payments required by the swap, assuming that the current forward rates implied by the yield curve correctly anticipate future spot interest rates. These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement of the swap.

Credit Risk. As of September 30, 2009, the Authority is exposed to credit risk in the amount of the derivative's fair value. As of September 30, 2009, the counterparty was rated A by Moody's Investor Service, A by Standard & Poor's and A+ by Fitch Ratings. To mitigate the potential for credit risk, if the counterparty's credit quality falls below BBB- as issued by Fitch Ratings or Standard & Poor's or Baa3, it will collateralized the swap liability to the Authority with securities, consisting of obligations of the United States government, mortgage participation certificates of the Federal Home Mortgage Corporation, or the Federal National Mortgage Association, or such other securities as the parties mutually agree to. Collateral would be deposited with a third-party custodian.

Department of Off-Street Parking
of the City of Miami, Florida
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Notes to Financial Statements

Note 5. Long-Term Obligation (Continued)

Basis Risk. Municipal interest rate swaps are normally based on a fixed payment and an indexed variable receipt instead of the actual variable debt payment. Any difference between the indexed variable receipt and the accrual market-determined variable borrowing rate on bonds is called "basis risk." Under the swap, the Authority will be paid the actual market-determined variable borrowing rate on the swap, as determined by the remarketing agent, which eliminates the basis risk.

Termination Risk. The derivative contract used the International Swap Dealers Association Master Agreement ("Master Agreement"), which includes standard termination events, such as failure to pay and bankruptcy. The Schedule to the Master Agreement includes an "additional termination event." That is the Authority may terminate the swap if the counterparty's credit quality falls to BBB- as issued by Fitch Rating's or Standard & Poor's or Baa3 as issued by Moody's Investor Service. The Authority or the counterparty may terminate the swap if the other party fails to perform under the terms of the contract. If the swap were terminated, the variable rate bond would no longer carry a synthetic interest rate. In addition, if at the time of the termination the swap has a negative fair value, the Authority would be liable to the counterparty for a payment equal to the swap's fair value.

Swap Payments and Associated Debt. As rates vary, variable-rate bond interest payments and net swap payments will vary. Using rates at September 30, 2009, the debt service requirements of the Authority's tax-exempt variable-rate debt and net swap payments are as follows:

Fiscal Year Ending September 30,	Principal	Interest	Interest Rate Swap, Net	Total
2010	\$ -	\$ 556,050	\$ 1,445,253	\$ 2,001,303
2011	-	556,050	1,445,253	2,001,303
2012	-	556,050	1,445,253	2,001,303
2013	-	556,050	1,445,253	2,001,303
2014	-	556,050	1,445,253	2,001,303
2015-2019	875,000	2,754,375	7,201,098	10,830,473
2020-2024	6,490,000	2,465,100	6,745,556	15,700,656
2025-2029	9,430,000	1,814,325	5,029,682	16,274,007
2030-2034	11,770,000	1,007,475	2,794,198	15,571,673
2035-2037	8,505,000	131,550	364,850	9,001,400
	<u>\$ 37,070,000</u>	<u>\$ 10,953,075</u>	<u>\$ 29,361,649</u>	<u>\$ 77,384,724</u>

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Notes to Financial Statements

Note 5. Long-Term Obligation (Continued)

The interest rate swap agreement does not affect the obligation of the Authority under the Indenture to repay the principal and variable interest on the Series 2008 Bonds. However, during the term of the swap agreement, the Authority effectively pays a fixed rate on the debt. The debt service requirements to maturity for these bonds are based on that fixed rate. The Authority will be exposed to variable rates if the counterparty to the swap defaults or the swap agreement is terminated. A termination of the swap agreement may also result in the Authority making or receiving a termination payment.

Note 6. Defeased Debt

On November 23, 1998, the Authority utilized \$9.9 million of unrestricted cash and \$1,772,000 of Series 1993A debt reserve and sinking funds to defease \$11,140,000 of outstanding Series 1993A bonds with an average interest rate of 5.25% and maturity date October 1, 2010. The funds used to defease the Series 1993A bonds have been deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on these bonds and, accordingly, said bonds are considered defeased and all liabilities associated with these bonds have been removed from the accounts of the Authority. The outstanding balance of these bonds that has not been retired as of September 30, 2009 and 2008 is \$1,305,000 and \$2,540,000, respectively.

Note 7. Pension Plan

Plan description: The Authority is the sponsor of the single-employer Department of Off-Street Parking Retirement Plan (the "Plan"), which is a defined-benefit pension plan that covers all of the Authority's full-time employees, including employees employed by the facilities managed by the Authority. A retirement board controls and manages the administration of the Plan. A financial institution serves as trustee and asset manager of the Plan, with the retirement board serving as an investment committee. The Plan issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Department of Off-Street Parking of the City of Miami, Florida Retirement Plan, 190 Northeast Third Street, Miami, Florida 33132.

Upon retirement, the amount of monthly benefits under the Plan is determined as the average salary earned by the employee during the two highest salaried years out of the employee's final five years of service multiplied by 3% for each of the first 10 years of service and by 2% for each year thereafter. Benefits are payable in the form of annuity contracts or a lump-sum payment. A terminated employee receives at least an amount equal in value to his or her contribution plus interest.

Summary of Significant Accounting Policies – Basis of Presentation. The Plan's financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan.

Funding Policy. The contribution requirements of participants and the Authority are established and amended by the retirement board. Participants' contributions, as required under the Plan, are 6.5% of base compensation. The Authority is required to contribute at an actuarially determined rate; the current rate is 9.04% of annual covered payroll.

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Notes to Financial Statements

Note 7. Pension Plan (Continued)

Annual Pension Cost. The Authority's annual pension cost and net pension (credit) obligation (from) to the Plan for the years ended September 30, 2009 and 2008 were as follows:

	2009	2008
Annual required contribution	\$ 499,914	\$ 406,440
Interest on net pension obligation	-	-
Annual pension cost	499,914	406,440
Contribution made	(499,914)	(406,440)
Increase (decrease) in net pension obligation	-	-
Net pension obligation, beginning of year	-	-
Net pension obligation, end of year	\$ -	\$ -

The annual required contribution for the years presented was determined as part of the October 1, 2007 and 2006 actuarial valuations using the frozen entry age actuarial cost method. The actuarial assumptions included a 7.5% investment rate of return and a 5.5% projected salary increase assumption. Inflation is estimated at 3% annually. Assets are valued using a five-year moving average method. The unfunded actuarial accrued liability is to be amortized by a series of level payments over a 10-year period on a closed basis.

Three-year trend information is as follows:

Year Ended September 30,	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation (Credit)
2007	\$ 502,468	100%	-
2008	406,440	100%	-
2009	499,914	100%	-

Department of Off-Street Parking
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Notes to Financial Statements

Note 7. Pension Plan (Continued)

Funded Status and Funding Progress. The funded status of the Plan as of October 1, 2008, the most recent actuarial valuation date, is as follows:

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) Frozen Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
10/1/2008	11,044,807	11,072,795	27,988	99.70%	4,865,203	0.60%

Note 8. Other Post Employment Benefits

During fiscal year ended September 30, 2008, the Authority implemented Governmental Accounting Standards Board Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other than Pensions*, for certain postemployment health care benefits provided by the Authority. The requirement of this statement was implemented prospectively.

Plan Description. Pursuant to Section 112.0801, Florida Statutes, the Authority is required to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. The Authority has a single-employer OPEB Plan with benefits based on age and date of employment. The Authority provides postretirement medical and prescription drug coverage to pre-65 year old retirees and their eligible dependents through a fully insured medical plan. Retirees pay 80% of the blended (active and retiree combined) equivalent premium rates for themselves and 100% of the blended equivalent premium rates for their eligible dependents. The blended rates provide an implicit subsidy for retirees because, on an actuarial basis, the current and future claims are expected to result in higher costs to the plan on average than those of active employees. The Authority performs a bi-annual actuarial review.

Funding Policy. The Authority is financing the post employee benefits on a pay-as-you-go basis. For fiscal year 2009, five retirees received health care benefits. The Authority provided required contributions of \$26,000 toward the annual OPEB costs. Retiree contributions totaled approximately \$17,000.

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Notes to Financial Statements

Note 8. Other Post Employment Benefits (Continued)

Annual OPEB Cost and Net OPEB Obligation. The Authority's annual other postemployment benefit (OPEB) cost is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year to amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the Authority's annual OPEB cost for fiscal year 2009, the amount actually contributed to the plan, and changes in the Authority's net OPEB obligation to the retiree health plan:

	2009	2008
Annual required contribution	\$ 49,000	\$ 49,000
Interest on net pension obligation	-	-
Adjustment to annual required contribution	-	-
Annual OPEB Cost	49,000	49,000
Contribution made	(26,000)	(46,000)
Increase (decrease) in net OPEB obligation	23,000	3,000
Net OPEB obligation, beginning of year	3,000	-
Net OPEB obligation, end of year	\$ 26,000	\$ 3,000

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation as of September 30, 2009 and 2008 (first year of implementation), respectively, was as follows:

Year Ended September 30,	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2008	\$ 49,000	94%	\$ 3,000
2009	49,000	53%	\$ 26,000

Funded Status and Funding Progress. The funded status of the Plan as of October 1, 2007, the most recent actuarial valuation date, is as follows (dollar amounts in thousands):

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
10/01/2007	\$ -	\$ 349,000	\$ 349,000	0.00%	\$ 4,453,987	7.84%

(1) For information regarding assumptions and amortization methods, see Note 8.

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Notes to Financial Statements

Note 8. Other Post Employment Benefits (Continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The required schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the Authority and plan members at that point. The methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

The following simplifying assumptions were made:

Eligibility. Employees are assumed to receive benefits upon retirement. The eligibility requirements for retirement are as follows: (1) For each participant hired prior to November 1, 2007, the earlier of (a) age 55 and 5 years of service or (b) 25 years of service and (2) for each participant hired on or after November 1, 2007, age 60 and 5 years of service. All participants are assumed to enroll in Medicare upon eligibility and discontinue the Retiree Medical Plan.

Covered Spouses. Based on census data for the Authority's active employees, 80% of males and 60% of females are assumed to be married upon retirement and elect to cover their spouses under the medical plan, with husbands three years older than wives.

Starting Health Care Per Capita Costs. Premium rates are the basis for the medical and prescription drug starting per capita costs. Starting costs for medical and prescription drugs were combined since the premium rate for these coverages are combined.

Mortality. Life expectancies were based on mortality tables from the National Center for Health Statistics. The RP-2000 Combined Mortality Table projected to 2015 was used.

Turnover and Age at Retirement Rates. Reasonable estimates partially based on the assumptions used for similar groups for GASB 45 valuations and the Authority's experience.

Healthcare Cost Trend Rate. The expected rate of increase in healthcare insurance premiums was based on the Authority's historical experience, our mark-place knowledge and macro-economic theory. An initial rate of 8.0%, reduced to an ultimate rate of 5.0% after seven years, was used.

Health Insurance Premiums. 2007 health insurance premiums for retirees were used as the basis for calculation of the present value of total benefits to be paid.

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Notes to Financial Statements

Note 8. Other Post Employment Benefits (Continued)

Waiving Retiree Health Care Coverage. Active employees who have waived active medical coverage are assumed not to participate in the retiree medical plan. Of those active employees with active medical coverage, 65% are assumed to decline health care coverage at time of retirement.

Discount Rate. Based on the historic and expected returns of the Authority's short-term investment portfolio, a discount rate of 5.0% was used. The unfunded actuarial accrued liability is being amortized on a compound interest basis over thirty years. The remaining amortization period at September 30, 2009 is twenty-nine years.

Note 9. Commitments and Contingencies

Contingencies. Certain claims have been filed or are pending against the Authority. It is management's opinion based on the advice of counsel that all matters are without merit or are of such kind or involve such amounts, that losses, if any, would not have a material adverse effect on the financial position of the Authority.

Agreement with the City. Pursuant to an agreement between the City and the Authority, the Authority agreed to transfer to the City, annually for a period of five years, commencing with fiscal year ended on September 30, 1999, an amount equal to the Authority's excess revenue after paying operating expenses, debt service payments, meeting all renewal and replacement capital requirements and setting aside reserves for the working capital needs of the Authority as determined by the Board. The agreement with the City expired on September 30, 2003. Bond Ordinance 11693 (the "Ordinance") authorized the issuance of the Series 1998 bonds. The Ordinance allows the Authority, at its option, to transfer excess revenue as noted above, except that no minimum transfer requirements are stipulated.

The excess revenue paid or payable to the City for the years ended September 30, 2009 and 2008 was \$2,010,000 and \$1,000,000, respectively.

Construction of Courthouse Center Garage. On December 21, 2007, the Authority entered into an agreement with a developer for the demolition of Municipal Garage No. 1 and subsequent construction of the Courthouse Center

Garage. The total contract price amounted to \$34.3 million for the performance of all services under this agreement. Total change orders amounted to \$995,000, for a total of \$35.3 million owed under this agreement. Approximately \$33.1 million was spent as of September 30, 2009, less \$1.2 million being retained by the Authority, leaving a remaining commitment balance of \$3.4 million.

Note 10. Risk Management

The Authority is exposed to various risks of losses related to tort; theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. The Authority has obtained coverage from commercial insurance companies and has effectively managed risk through various employee education and prevention programs. Insurance coverage has exceeded the amount of settlements for the past three fiscal years.

Department of Off-Street Parking
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Notes to Financial Statements

Note 11. Operating Leases – Lessee

The Authority leases several lots under fixed rental, as well as revenue-sharing agreements. The Authority's revenue-sharing leases entail rentals equal to a percentage of net or gross revenue generated by the leased facility. Rental expense pertaining to revenue-sharing leases is recognized in the period the related revenue is recognized and is included in property rentals and assessments in the Authority's statements of revenues, expenses and changes in net assets. Rent expense attributable to parking lots leased by the Authority is as follows for the years ended September 30, 2009 and 2008:

	2009	2008
Fixed rental	\$ 483,004	\$ 257,650
Revenue sharing	1,553,978	1,332,482

On January 1, 2005, the Authority entered into a noncancelable operating lease agreement for a parking facility. The lease has a term of five years, which expires on January 1, 2010. Under the terms of the lease, the lessee is responsible for the operation, maintenance and repair of the parking facility.

Note 12. Operating Leases – Lessor

The Authority leases approximately 16,000 square feet of retail space located at one of its facilities to a private entity. The lease has a term of 25 years with 5 additional renewal options of 5 years each, which expires on April 15, 2026. Under the terms of the lease, the tenant is responsible for all expenses associated with the space.

The following is a schedule of approximate minimum rent commitments under the aforementioned lease:

Year Ending September 30,	
2010	\$ 288,000
2011	288,000
2012	288,000
2013	288,000
2014	288,000
Thereafter	3,336,000
Total	<u>\$ 4,776,000</u>

As of September 30, 2009, leased assets consist of the following:

	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 2,395,542	\$ -	\$ 2,395,542
Building	6,353,655	1,394,445	4,959,210
	<u>\$ 8,749,197</u>	<u>\$ 1,394,445</u>	<u>\$ 7,354,752</u>

Department of Off-Street Parking
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Notes to Financial Statements

Note 13. Pronouncements Issued, But Not Yet Adopted

GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments* - This Statement addresses the recognition, measurement, and disclosure of information regarding derivative instruments entered into by state and local governments. Derivative instruments are often complex financial arrangements used by governments to manage specific risks or to make investments. By entering into these arrangements, governments receive and make payments based on market prices without actually entering into the related financial or commodity transactions. A key provision in this Statement is that derivative instruments covered in its scope, with the exception of synthetic guaranteed investment contracts (SGICs) that are fully benefit-responsive, are reported at fair value. The provisions of this Statement will be effective for the Authority beginning with its year ending September 30, 2010. The Authority has not yet determined the effect this statement will have on its financial statements.

Note 14. Subsequent Event – Bond Issuance

On September 24, 2009, the City Commission adopted ordinance 13092 authorizing the Authority to issue up to \$70.0 million in new revenue bonds for the purpose of refunding the Series 2008 bonds. On November 5, 2009, the Authority issued \$60,110,000 in of tax-exempt, fixed-rate revenue and revenue refunding bonds and \$6,485,000 in taxable, fixed-rate revenue and revenue refunding bonds ("Series 2009 Revenue Bonds"). The proceeds of these bonds were used to: (1) fully redeem and refund the Series 2008 bonds, (2) pay for costs of issuance on the Series 2009 revenue bonds, (3) pay for additional construction costs on the Courthouse Center Garage, and (4) pay fees to terminate the existing interest rate swap agreement in connection with the Series 2008 bonds. The interest rate swap was terminated by the Authority on November 19, 2009, for the amount of \$5.9 million. The Series 2009 Revenue Bonds are secured by the net revenues of the Authority. The coupon rates for the tax-exempt fixed-rate revenue bonds range from 4.25% to 5.35%. The coupon rates on the taxable, fixed-rate bonds range from 5.11% to 5.66%. The Authority's debt service requirements to maturity on the Series 2009 are as follows:

	Tax-Exempt Principal Requirements	Taxable Principal Requirements	Interest Requirements	Total Requirements
2010	\$ -	\$ -	\$ 3,006,555	\$ 3,006,555
2011	-	-	3,320,122	3,320,122
2012	-	-	3,320,122	3,320,122
2013	-	-	3,320,122	3,320,122
2014	-	-	3,320,122	3,320,122
2015-2019	-	4,760,000	16,104,669	20,864,669
2020-2024	7,985,000	1,725,000	13,955,245	23,665,245
2025-2029	12,200,000	-	11,339,663	23,539,663
2030-2034	15,510,000	-	7,832,294	23,342,294
2035-2039	19,830,000	-	3,293,455	23,123,455
2040	4,585,000	-	-	4,585,000
	<u>\$ 60,110,000</u>	<u>\$ 6,485,000</u>	<u>\$ 68,812,369</u>	<u>\$ 135,407,369</u>

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Department of Off-Street Parking

Comprehensive Annual Financial Report

Required Supplementary Information



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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Department of Off-Street Parking
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Required Supplemental Information
Schedule of Funding Progress - Pension Plan(1)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) Frozen Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
10/1/2006	\$ 8,755,279	\$ 8,916,061	\$ 160,782	98.20%	\$ 3,812,702	4.20%
10/1/2007	10,056,421	10,084,434	28,013	99.70%	4,453,987	0.60%
10/1/2008	11,044,807	11,072,795	27,988	99.70%	4,865,203	0.60%

(1) For information regarding pension contribution percentage rates, assumptions and amortization method, see Note 7.

Department of Off-Street Parking
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Required Supplemental Information
Schedule of Funding Progress - Other Post Employment Benefits(1)

Actuarial Valuation Date	Actuarial Value of of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
10/01/2007	\$ -	\$ 349,000	\$ 349,000	0.00%	\$ 4,453,987	7.84%

(1) For information regarding assumptions and amortization methods, see Note 8.

Department of Off-Street Parking

Comprehensive Annual Financial Report

Supplemental Schedules



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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Department of Off-Street Parking
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Statement of Revenue and Expenses – Budget and Actual (Unaudited)
For the Year Ended September 30, 2009

	2009 Budget	Actual	Budget Variance (Unfavorable) Favorable
Operating revenues:			
Parking lots	\$ 8,889,686	\$ 7,764,915	\$ (1,124,771)
On-street facilities	9,113,000	10,241,641	1,128,641
Off-street facilities	2,852,322	2,764,712	(87,610)
Management and administrative fees	400,556	1,290,374	889,818
Other	154,750	317,524	162,774
Total	<u>21,410,314</u>	<u>22,379,166</u>	<u>968,852</u>
Operating expenses:			
Salaries, wages and fringe benefits	7,347,151	7,928,286	(581,135)
Maintenance, security and other	7,542,020	8,142,367	(600,347)
Total	<u>14,889,171</u>	<u>16,070,653</u>	<u>(1,181,482)</u>
Operating income before depreciation and amortization	6,521,143	6,308,513	(212,630)
Depreciation and amortization	2,660,271	2,545,454	114,817
Operating income	<u>3,860,872</u>	<u>3,763,059</u>	<u>(97,813)</u>
Nonoperating revenues (expenses):			
Investment income	963,643	410,513	(553,130)
Interest expense	(2,724,506)	(1,024,037)	1,700,469
Other income (expense)	-	519	519
Payments to primary government	(2,100,009)	(2,010,000)	(90,009)
Net income	<u>\$ -</u>	<u>\$ 1,140,054</u>	<u>\$ 960,036</u>

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Department of Off-Street Parking

Comprehensive Annual Financial Report

Statistical Section



Component Unit of the City of Miami, Florida
Fiscal Year Ended September 30, 2009

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STATISTICAL SECTION

This part of the Authority's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the Authority's overall financial health.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the Authority's financial performance and well-being have changed over time. 50

Debt Capacity

These schedules present information to help the reader assess the affordability of the Authority's current levels of outstanding debt and the Authority's ability to issue additional debt in the future. 54

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the Authority's financial report relates to the services the Authority provides and the activities it performs. 58

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Authority's financial activities take place 62

Sources: Unless otherwise noted, the information in these exhibits is derived from the comprehensive annual financial report for the relevant year.

Department of Off-Street Parking
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Historical Schedule of Revenue and Expenses (Unaudited)
Last Ten Fiscal Years

	2000	2001	2002	2003
Operating revenue:				
Parking lots	\$ 4,945,593	\$ 4,592,958	\$ 4,458,106	\$ 4,274,452
On-street facilities	3,739,630	4,376,296	4,487,997	4,920,249
Off-street facilities	2,431,646	2,361,231	2,500,214	2,730,953
Management and administrative fees	644,656	721,333	751,235	734,551
Other	54,958	127,517	96,628	88,256
Total operating revenue	11,816,483	12,179,335	12,294,180	12,748,461
Operating expenses:				
Salaries, wages and fringe benefits	4,766,944	4,666,530	4,981,509	5,419,139
Repairs and maintenance	501,030	576,677	599,219	667,978
Security	467,025	622,506	606,231	622,758
Utilities	284,931	367,786	356,351	368,416
Other	1,864,819	2,252,294	2,479,963	2,292,863
Total operating expenses	7,884,749	8,485,793	9,023,273	9,371,154
Operating income before depreciation and amortization	3,931,734	3,693,542	3,270,907	3,377,307
Depreciation and amortization	(1,111,097)	(1,467,937)	(1,586,648)	(1,666,111)
Operating income	2,820,637	2,225,605	1,684,259	1,711,196
Nonoperating revenues (expenses):				
Interest income	796,991	536,751	298,962	207,509
Net increase (decrease) in fair value of investment – current	27,543	232,526	108,436	(70,908)
Net increase (decrease) in fair value of investment – restricted	-	-	-	-
Interest expense	(615,149)	(591,749)	(567,348)	(543,536)
Other (1)	-	-	-	-
Gains (losses) on disposals of properties and equipment	215,858	2,701	4,500	-
Total nonoperating revenues (expenses)	425,243	180,229	(155,450)	(406,935)
Net income before payments to primary government and capital contributions	3,245,880	2,405,834	1,528,809	1,304,261
Payments to primary government	(2,518,285)	(2,410,000)	(1,870,522)	(1,694,788)
Capital contributions (2)	-	302,712	-	-
Net income (loss) before extraordinary items	727,595	298,546	(341,713)	(390,527)
Loss on early extinguishments of debt	-	-	-	-
Net income (loss)	\$ 727,595	\$ 298,546	\$ (341,713)	\$ (390,527)
Capital outlay	\$ 5,080,579	\$ 2,161,676	\$ 2,447,006	\$ 2,343,260

(1) Other nonoperating expenses relates to trade vendor discounts taken

(2) Results for 2001 represent capital contributions received during the year from the Coconut Grove Parking Trust Fund towards the cost of the Coconut Grove Garage. Results for 2004 represents a capital contributions for the City to pay certain amenities adjacent to the Watson Island lot. Results for 2005 represent a capital contribution from the City of Miami to pay for the acquisition of a parcel of land. Results for 2006 represent a capital contribution from the City for the construction of surface lots.

Exhibit 1

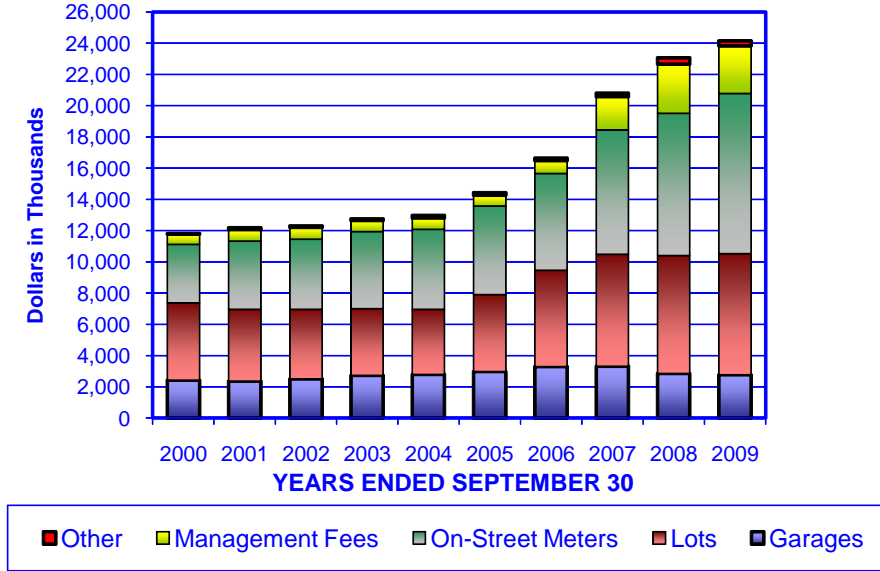
	2004	2005	2006	2007	2008	2009
\$	4,163,874	\$ 4,944,587	\$ 6,161,685	\$ 7,160,050	\$ 7,545,972	\$ 7,764,915
	5,121,009	5,654,960	6,199,456	7,955,787	9,108,790	10,241,641
	2,798,135	2,964,015	3,306,585	3,329,317	2,858,842	2,764,712
	740,493	710,008	799,577	1,024,673	1,474,552	1,290,374
	152,858	151,668	179,386	213,989	416,448	317,524
	<u>12,976,369</u>	<u>14,425,238</u>	<u>16,646,689</u>	<u>19,683,816</u>	<u>21,404,604</u>	<u>22,379,166</u>
	5,397,084	5,704,640	6,093,551	6,857,619	7,649,924	7,928,286
	673,629	669,314	1,006,771	1,024,644	1,453,712	1,155,117
	599,975	639,043	652,880	716,600	852,625	1,026,145
	401,528	440,923	545,925	614,301	582,405	649,849
	2,599,978	2,995,700	3,379,984	4,398,922	5,046,787	5,311,256
	<u>9,672,194</u>	<u>10,449,620</u>	<u>11,679,111</u>	<u>13,612,086</u>	<u>15,585,453</u>	<u>16,070,653</u>
	3,304,175	3,975,618	4,967,578	6,071,730	5,819,151	6,308,513
	(1,662,884)	(1,699,218)	(2,362,431)	(2,439,843)	(2,500,475)	(2,545,454)
	<u>1,641,291</u>	<u>2,276,400</u>	<u>2,605,147</u>	<u>3,631,887</u>	<u>3,318,676</u>	<u>3,763,059</u>
	169,668	148,716	1,209,820	1,976,105	1,312,945	410,513
	(110,589)	(44,379)	1,215	504	-	-
	-	-	-	-	-	-
	(517,988)	(490,587)	(1,503,411)	(2,195,760)	(1,551,110)	(1,024,037)
	-	-	-	-	610	519
	-	14,192	1,019,920	28,900	(54,772)	-
	<u>(458,909)</u>	<u>(372,058)</u>	<u>727,544</u>	<u>(190,251)</u>	<u>(292,327)</u>	<u>(613,005)</u>
	1,182,382	1,904,342	3,332,691	3,441,636	3,026,349	3,150,054
	(1,531,868)	(1,887,598)	(2,000,670)	(2,375,610)	(1,000,000)	(2,010,000)
	150,000	879,113	167,515	-	-	-
	<u>(199,486)</u>	<u>895,857</u>	<u>1,499,536</u>	<u>1,066,026</u>	<u>2,026,349</u>	<u>1,140,054</u>
	-	-	-	-	-	-
\$	<u>(199,486)</u>	<u>\$ 895,857</u>	<u>\$ 1,499,536</u>	<u>\$ 1,066,026</u>	<u>\$ 2,026,349</u>	<u>\$ 1,140,054</u>
\$	<u>1,852,238</u>	<u>\$ 7,152,156</u>	<u>\$ 9,051,927</u>	<u>\$ 3,682,957</u>	<u>\$ 12,195,133</u>	<u>\$ 28,294,361</u>

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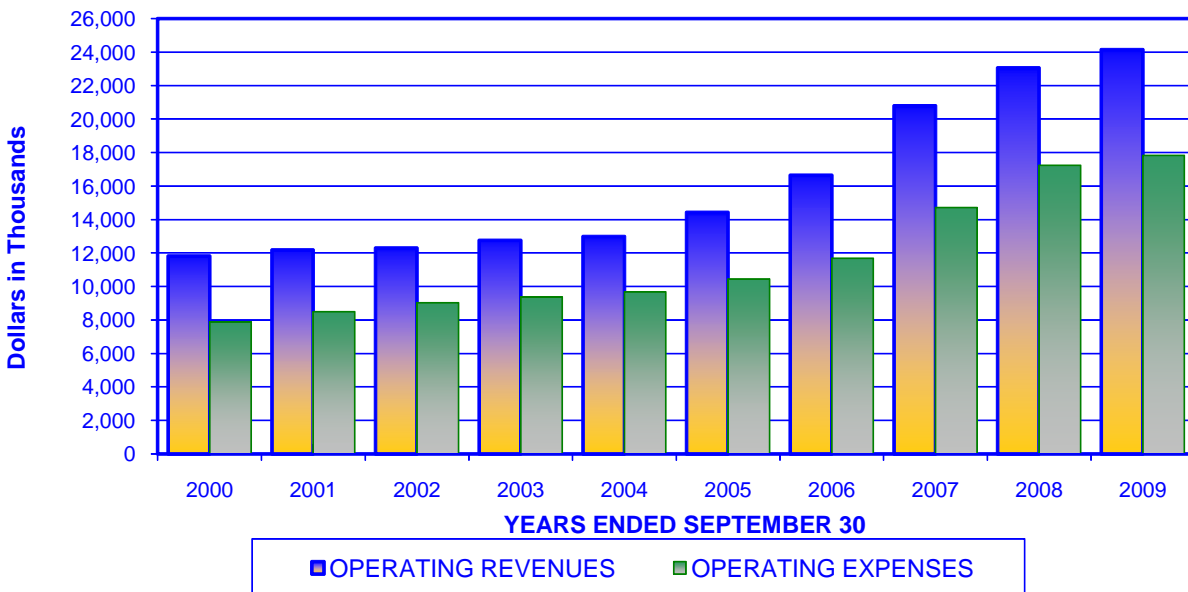
Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Historical Schedule of Revenue and Expenses (Unaudited) (Continued)
Last Ten Fiscal Years

OPERATING REVENUES BY TYPE



OPERATING REVENUES & EXPENSES



Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Exhibit 2

Net Assets by Component (Unaudited)
Last Seven Fiscal Years

	2003	2004	2005	2006	2007	2008	2009
Business Activity							
Invested in capital assets, net of related debt	\$17,514,527	\$18,449,879	\$23,654,194	\$23,365,367	\$21,259,598	\$23,328,486	\$23,328,486
Restricted for capital projects	853,602	886,830	926,518	992,580	300,891	358,323	408,048
Unrestricted	4,189,009	3,020,943	(1,327,203)	395,098	4,258,582	4,158,611	1,386,014
Total business activity net assets	\$22,557,138	\$22,357,652	\$23,253,509	\$24,753,045	\$25,819,071	\$27,845,420	\$25,122,548

Note: Data not available prior to fiscal 2002 implementation of Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

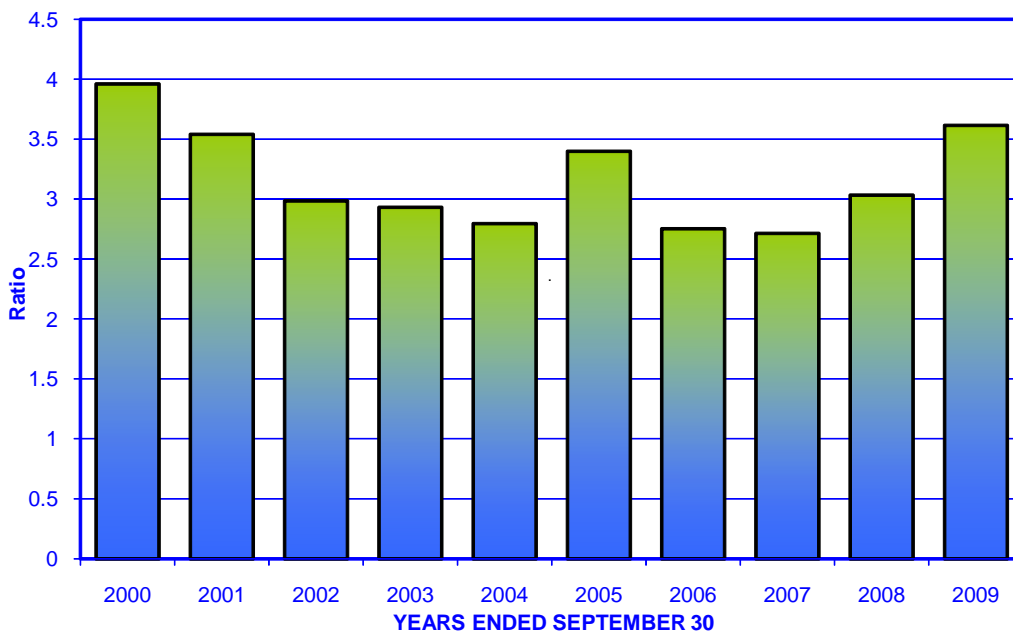
Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Historical Schedule of Debt Service Coverage (Unaudited)
Last Ten Fiscal Years

	2000	2001	2002	2003
Income available for debt service (a)	\$ 4,728,725	\$ 4,230,293	\$ 3,569,869	\$ 3,513,908
Debt service:				
Interest on bonds	608,860	585,460	561,059	537,247
Amortization of bond issue cost	6,289	6,289	6,289	6,289
Total interest expense	\$ 615,149	\$ 591,749	\$ 567,348	\$ 543,536
Principal (b)	\$ 585,000	\$ 610,000	\$ 635,000	\$ 655,000
Debt service on bonds (c)	1,193,860	1,195,460	1,196,059	1,198,536
Debt service coverage ratio (d)	3.96	3.54	2.98	2.93

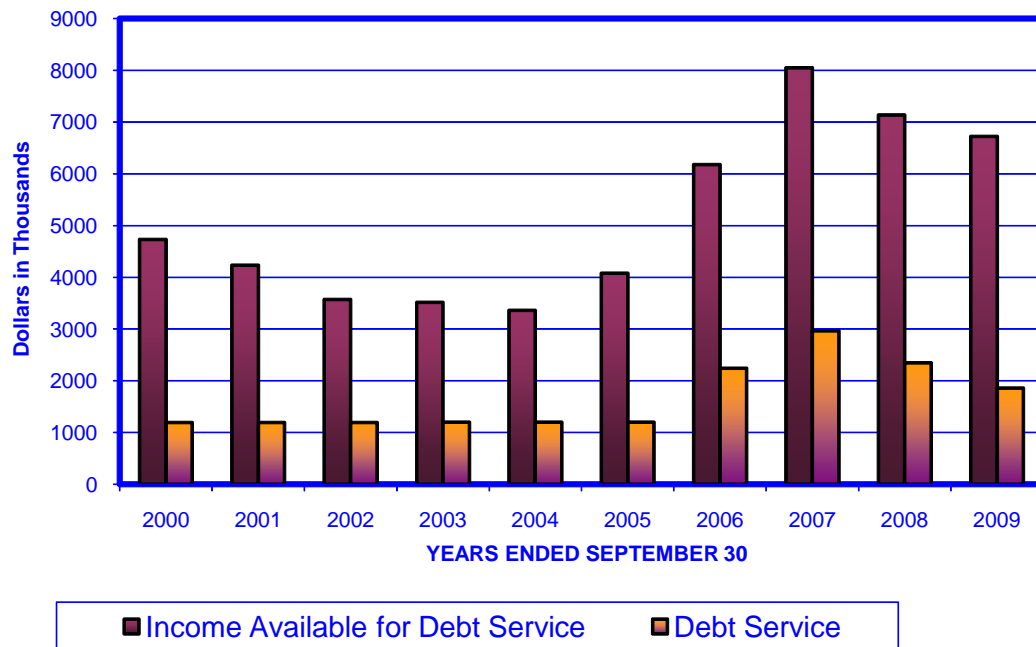
- (a) Operating income before depreciation and amortization plus investment income.
- (b) Represents the principal payment due on October 1 subsequent to the end of the fiscal year.
- (c) Interest on bonds plus principal.
- (d) Income available for debt service divided by debt service on bonds.

DEBT SERVICE COVERAGE RATIO



2004	2005	2006	2007	2008	2009
\$ 3,363,254	\$ 4,079,956	\$ 6,177,398	\$ 8,047,837	\$ 6,719,026	\$ 6,719,026
511,699	484,298	1,475,484	2,140,610	1,496,819	953,362
6,289	6,289	27,927	55,151	54,291	70,675
\$ 517,988	\$ 490,587	\$ 1,503,411	\$ 2,195,761	\$ 1,551,110	\$ 1,024,037
\$ 685,000	\$ 710,000	\$ 740,000	\$ 770,000	\$ 800,000	\$ 835,000
1,202,988	1,200,587	2,243,411	2,965,761	2,351,110	1,859,037
2.80	3.40	2.75	2.71	3.03	3.61

INCOME AVAILABLE FOR DEBT SERVICE -VS - DEBT SERVICE



Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Ratios of Outstanding Debt by Type (Unaudited)
Last Ten Fiscal Years

Fiscal Year Ended September 30,	Parking System Revenue Refunding Bonds Series 2008	Parking System Revenue Bonds, Series 2006	Parking System Revenue Bonds, Series 1998	Loans Payable
2000	\$ -	\$ -	\$ 12,950,000	\$ -
2001	-	-	12,365,000	-
2002	-	-	11,755,000	-
2003	-	-	11,120,000	-
2004	-	-	10,465,000	-
2005	-	-	9,780,000	964,868
2006	-	40,655,000	9,070,000	2,850,000
2007	-	40,655,000	8,330,000	2,700,000
2008	40,950,000	-	7,560,000	2,550,000
2009	40,950,000	-	6,760,000	2,400,000

Note: Details regarding the Authority's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics on page 66 for personal income and population data.

N/A – Information Not Available

Exhibit 4

Total	Percent of Personal Income (1)	Per Capita (1)
\$ 12,950,000	0.14%	\$ 35.43
12,365,000	0.13%	34.11
11,755,000	0.12%	32.43
11,120,000	0.11%	30.68
10,465,000	0.10%	28.87
10,744,868	0.09%	29.64
52,575,000	0.43%	145.05
51,685,000	0.40%	142.59
51,060,000	N/A	140.87
50,110,000	N/A	138.25

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Total Number of Parking Spaces (Unaudited)
Last Ten Fiscal Years

	2000	2001	2002	2003
DOSP parking garages (a)	2,464	2,880	2,880	2,880
Managed parking garages (b)	1,352	1,352	1,352	1,352
Parking lots (c)	6,545	6,591	5,972	5,967
On-street parking meters and PAD (d)	6,264	6,573	6,875	7,391
Total number of spaces	16,625	17,396	17,079	17,590

- (a) Municipal Garage No. 1 was demolished during 2008 to make way for the construction of the Courthouse Center Garage.
- (b) International Place – Knight Center Garage (1,352 spaces) opened in January 1983. The management of the Public Health Trust garages began in February 2007 (6,429 spaces).
- (c) Miami Arena area lots (approximately 2,900 spaces) opened in October 1988. The management of the Public Health Trust lots began in February 2007 (746 spaces). The management of the Flagler Development Company lots by the Authority (1,206 spaces) began in December 2006.
- (d) During fiscal year 2004 through 2008, the Authority has continually replaced on street meters with PAD (pay and display) multispace meters.

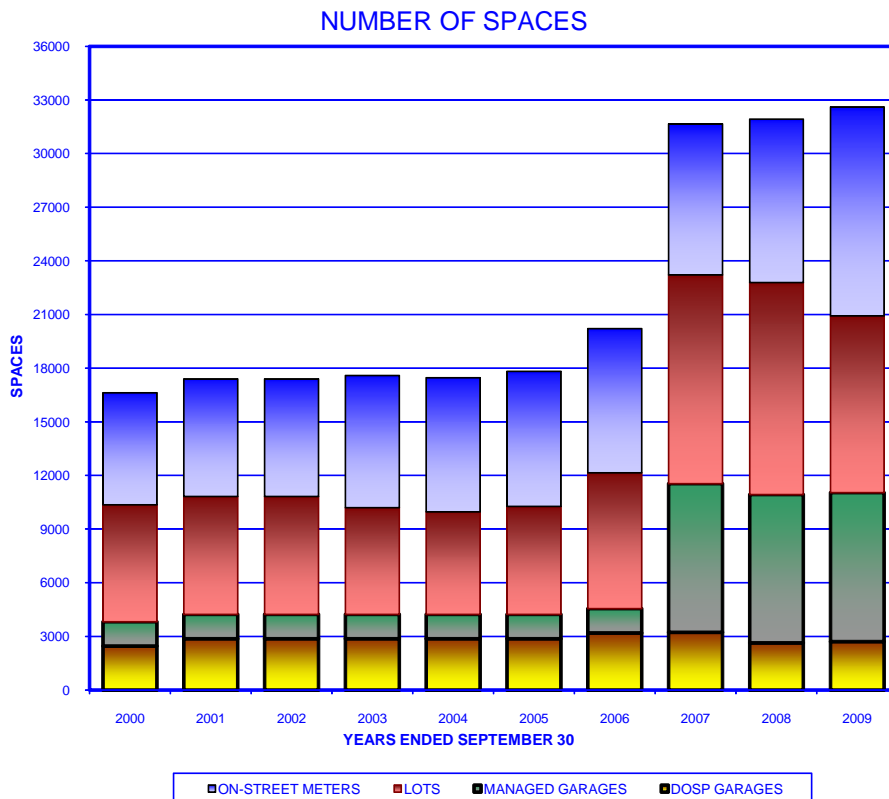


Exhibit 5

2004	2005	2006	2007	2008	2009
2,880	2,880	3,204	3,225	2,646	2,717
1,352	1,352	1,352	8,319	8,296	8,319
5,747	6,047	7,594	11,664	11,838	11,681
7,479	7,547	8,058	8,443	9,147	9,889
17,458	17,826	20,208	31,651	31,927	32,606

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Parking Revenue Per Space (Unaudited)
Last Ten Fiscal Years

	2000	2001	2002	2003
Parking revenue per space				
DOSP parking garages (a)	\$ 986.87	\$ 819.87	\$ 868.13	\$ 948.25
Parking lots	755.63	696.85	746.50	716.35
On-street parking meters	597.00	665.80	652.80	665.71
Average per space	727.88	706.21	727.81	734.43

(a) Does not include managed garages.

REVENUES PER SPACE
DOSP FACILITIES

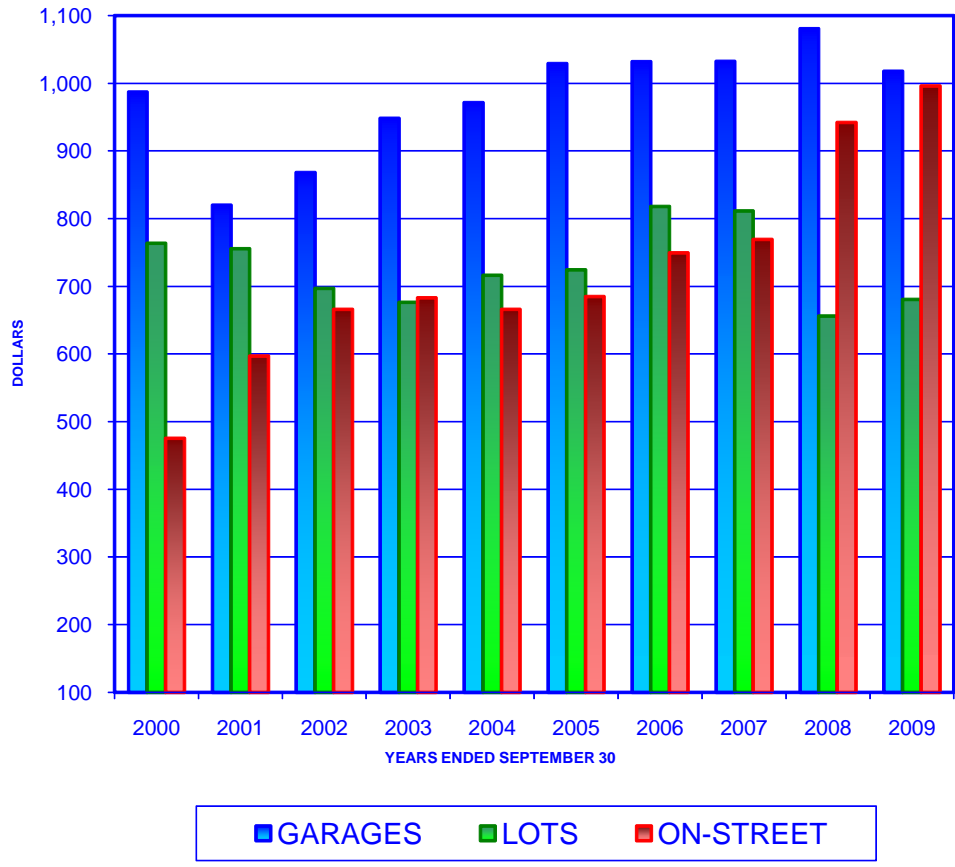


Exhibit 6

	2004		2005		2006		2007		2008		2009
\$	971.58	\$	1,029.17	\$	1,032.02	\$	1,032.35	\$	1,037.32	\$	1,017.49
	724.53		817.69		811.39		655.80		637.44		664.75
	684.73		749.30		769.35		942.29		995.82		1,035.66
	750.22		823.33		830.91		816.66		820.93		855.23

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Miami Parking Authority Employees by Function (Unaudited)
Last Ten Fiscal Years

	2000	2001	2002	2003
Number of employees:				
Administrative staff	5	6	6	5
Customer service	6	4	4	5
Enforcement	23	23	23	23
Finance	9	9	9	9
Gusman	5	5	5	5
Human Resource	3	3	3	3
Information Technology	2	2	2	2
Maintenance	29	16	15	17
Meter collection	5	4	4	7
Meter maintenance	15	16	13	16
Off-street parking	55	45	36	36
On-street parking	10	9	8	9
Planning & development	1	1	1	1
Procurement	1	1	1	1
Public Health Trust	-	-	-	-
Senior management	3	3	4	4
Total number of employees	172	147	134	143

Source: Department of Off-Street Parking, Human Resources Department

Exhibit 7

2004	2005	2006	2007	2008	2009
6	6	7	3	4	3
4	8	8	8	8	6
21	23	26	21	30	27
9	12	11	11	12	10
5	6	6	7	7	6
3	3	3	3	3	3
2	3	3	3	3	3
11	21	26	21	24	22
6	8	7	6	6	5
18	16	14	17	18	15
37	34	45	45	43	42
10	12	10	5	5	5
1	1	2	2	2	2
1	1	2	2	2	2
-	-	-	59	59	48
14	4	5	4	4	4
148	158	175	217	230	203

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Exhibit 8

Miami-Dade County, Florida Demographic Data (Unaudited)
Growth Factors
Last Ten Fiscal Years

Year	Miami-Dade County Motor Vehicle Registration (1)	Miami-Dade County Sales Tax Collections (2) (000s)	City of Miami Value of Building Permits (3) (000s)	Unincorporated Miami-Dade County Value of Building Permits (1) (000s)	Miami-Dade County Estimated Nonagricultural Employment (4)
2009	2,360,727	2,087,994	611,348	319,170	1,010,200
2008	2,304,292	2,315,601	1,675,507	636,849	1,045,500
2007	2,409,216	2,421,210	1,069,800	610,999	1,061,300
2006	2,182,782	2,364,163	2,141,487	1,227,709	1,057,700
2005	2,094,012	2,151,475	1,751,348	1,305,492	1,046,500
2004	2,032,721	1,949,507	820,646	1,341,453	1,013,900
2003	2,008,064	1,774,214	727,754	1,516,853	1,025,400
2002	1,916,980	1,913,110	695,460	1,474,037	1,019,200
2001	2,533,220	1,835,007	635,697	1,461,565	1,047,800
2000	2,420,074	1,791,550	677,942	1,200,662	1,019,200

Sources:

- (1) Miami-Dade County Finance Department
- (2) State of Florida Department of Revenue
- (3) City of Miami Finance Department
- (4) Florida Agency for Workforce Innovation, Labor Market Statistics, CES Program
(in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics)

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Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

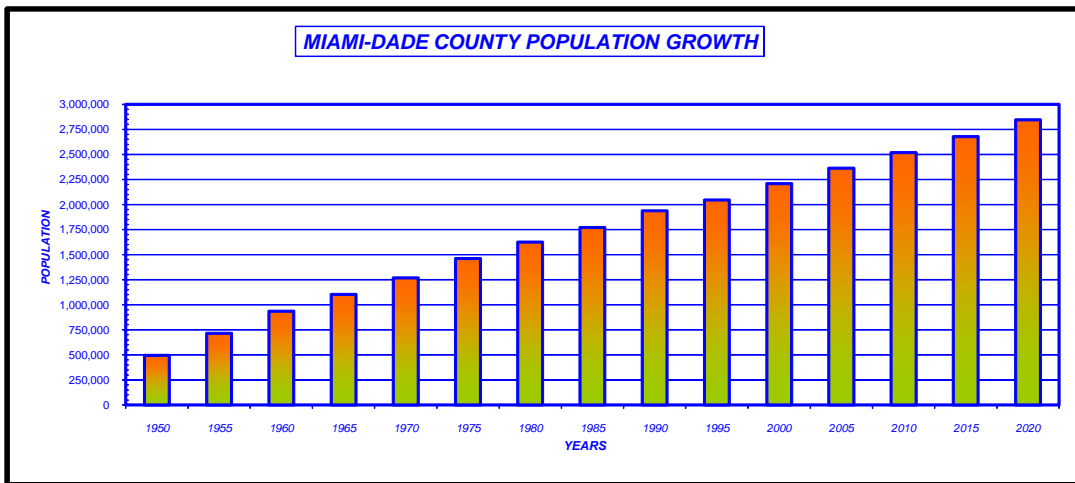
Miami-Dade County, Florida Demographic Data (Unaudited)

	September 2001	%	September 2002	%	September 2003	%
Goods:						
Producing sector:						
Contract construction	38,200	3.65	41,400	4.06	41,800	4.08
Manufacturing	66,600	6.36	58,000	5.69	56,300	5.49
Mining	600	0.05	-	-	500	0.05
Total goods producing	105,400	10.06	99,400	9.75	98,600	9.62
Services sector:						
Transportation, communications and utilities	96,200	9.18	96,800	9.50	95,400	9.30
Wholesale trade	86,400	8.25	70,400	6.91	71,200	6.94
Retail trade	176,800	6.87	119,600	11.73	119,500	11.65
Finance, insurance and real estate	68,300	6.52	65,400	6.42	65,800	6.42
Services	366,100	34.94	417,900	41.00	423,100	41.26
Government	148,600	14.18	149,700	14.69	151,800	-
Total services	942,400	89.94	919,800	90.25	926,800	90.38
Total	1,047,800	100.00	1,019,200	100.00	1,025,400	100.00

65 Years and Older			
%	Number	%	Total
57.0	255,284	15.7	1,625,598
59.1	265,480	15.0	1,770,744
59.0	270,806	14.0	1,937,094
58.7	260,610	12.4	2,100,000
59.3	275,268	12.1	2,260,000
27.5	321,613	13.4	2,402,105

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, CES Program
(in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics)

September 2004	%	September 2005	%	September 2006	%	September 2007	%	September 2008	%	September 2009	%
44,000	4.34	43,400	4.15	48,300	4.57	54,400	5.12	45,400	4.34	39,100	4.34
50,500	4.98	49,600	4.74	46,900	4.43	46,900	4.42	45,300	4.33	41,400	4.33
400	0.04	400	0.03	600	0.06	400	0.03	500	0.05	400	0.05
94,900	9.36	93,400	8.92	95,800	9.06	101,700	9.57	91,200	8.72	80,900	8.72
90,500	8.93	89,700	8.57	85,000	8.04	82,500	7.77	61,500	5.88	59,000	5.88
72,300	7.13	75,100	7.18	74,200	7.01	76,400	7.20	75,700	7.24	74,100	7.24
116,800	11.52	115,800	11.07	120,200	11.36	126,000	11.87	123,100	11.77	120,300	11.77
69,500	6.85	69,900	6.68	74,900	7.08	76,400	7.20	73,200	7.00	70,800	7.00
417,800	41.21	448,200	42.83	452,900	42.82	442,500	41.69	462,200	44.22	453,300	44.22
152,100	15.00	154,400	14.75	154,700	14.63	155,800	14.70	158,600	15.17	151,800	15.17
919,000	90.64	953,100	91.08	961,900	90.94	959,600	90.43	954,300	91.28	929,300	91.28
1,013,900	100.00	1,046,500	100.00	1,057,700	100.00	1,061,300	100.00	1,045,500	100.00	1,010,200	100.00



Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Exhibit 10

Demographic and Economic Statistics (Unaudited)
Last Ten Fiscal Years

Year	Population (1)	Personal Income (Amounts Expressed in Thousands (2))	Per Capita Personal Income (2)	Median Age (3)	School Enrollment (4)	Unemployment Rate (5)
2000	365,548	\$ 9,538,244	\$ 26,093	36	360,202	5.30%
2001	362,470	9,639,527	26,594	36	368,453	6.90%
2002	362,470	9,706,947	26,780	37	374,725	7.70%
2003	362,470	10,001,635	27,593	37	371,482	7.50%
2004	362,470	10,539,177	29,076	37	369,578	5.70%
2005	362,470	11,362,347	31,347	37	361,550	4.70%
2006	362,470	12,219,589	33,712	37	365,784	3.40%
2007	362,470	13,074,655	36,071	38	346,629	3.90%
2008	362,470	N/A	N/A	38	344,806	6.10%
2009	362,470	N/A	N/A	38	345,570	11.10%

Sources:

- (1) United States Census Bureau
 - (2) Bureau of Economic Analysis, U.S. Department of Commerce
 - (3) Miami-Dade County Finance Department
 - (4) Miami-Dade County School Board Budget Office
 - (5) Florida Agency for Workplace Innovation, Office of Workforce Information Services,
Labor Market Statistics
- N/A Information not available

Department of Off-Street Parking
of the City of Miami, Florida
(A Component Unit of the City of Miami, Florida)

Exhibit 11

Principal Employers (Unaudited)
Current Year and Nine Years Ago

Employer	2009			2000		
	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
Miami-Dade County Public Schools	50,000	1	2.12%	35,469	1	1.50%
Miami-Dade County	32,000	2	1.35%	30,000	2	1.27%
U.S. Federal Government	20,400	3	0.86%	18,276	3	0.77%
State of Florida	17,000	4	0.72%	18,100	4	0.77%
Publix Super Markets	11,000	5	0.47%	-		0.00%
Baptist Health South Florida	10,826	6	0.46%	7,500	9	0.32%
Public Health Trust/Jackson Memorial Hospital	10,500	7	0.44%	8,191	6	0.35%
University of Miami	9,874	8	0.42%	7,800	8	0.33%
American Airlines	9,000	9	0.38%	9,000	5	0.38%
Miami-Dade Community College	6,500	10	0.28%	-		0.00%
BellSouth Corporation - Florida	-		0.00%	4,240	10	0.18%
Precision Response Corporation	-		0.00%	8,000	7	0.34%
	<u>177,100</u>		<u>7.49%</u>	<u>146,576</u>		<u>6.20%</u>

Source: The Beacon Council / U.S. Department of Labor Bureau of Labor Statistics

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